City of Cedar Rapids

Development Committee Meeting Agenda
City Hall Training Room
Tuesday, April 17, 2018
8:00 am – 9:30 am

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. Recommendation Items
   a) Paramount Lot RFP
      Caleb Mason
      Community Development
      10 Minutes
   b) Downtown Vision Plan
      Jennifer Pratt
      Community Development
      Jesse Thoeming
      Economic Alliance
      10 Minutes
2. Updates
   a) ReZone Cedar Rapids
      Anne Russett
      Community Development
      10 Minutes
   b) College District Area Action Plan
      Adam Lindenlaub
      Community Development
      10 Minutes
   c) Neighborhood Finance Corporation
      Jennifer Pratt
      Community Development
      10 Minutes
   d) UFG/Cedar Rapids Collaborative Project
      Bill Micheel
      Community Development
      10 Minutes
3. Future Discussion Items
4. Public Comment

Next Meeting May 15, 2018
To: City Council Development Committee  
From: Caleb Mason, Community Development & Planning  
Subject: Request for Proposals – 1st St & 3rd Ave SE  
Date: April 17, 2018

The City owns properties at the corner of 1st St SE & 3rd Ave SE. A request for proposal was initiated in 2016-2017; however, the developer withdrew consideration of a project proposed at the site. Interest from the development community remains to redevelop the site and a new request for redevelopment proposals is now being initiated.

Property Background
The properties were acquired through the voluntary property acquisition program and are currently being leased to for surface parking. The disposition of the properties is subject to meeting key requirements of the federal program which include:

- Land value is determined by an appraisal which establishes fair market value
- Sale proceeds are returned to the acquisition program
- Any new development must include flood mitigation measures
Staff Recommendation
Staff recommends inviting redevelopment proposals for the property with the following key objectives:

1. Financially viable redevelopment based on current market conditions
2. Use of entire site for building footprint
3. Multi-story design of at least 5-stories
4. Urban design that enhances the character of the neighborhood
5. Pedestrian level must be inviting with commercial/retail space or architectural treatments
6. Coordination of parking needs with area property owners
7. Preference for projects that incorporate market rate housing options consistent with the Maxfield Research Comprehensive Housing Market Analysis

The proposals will be evaluated and ranked in the following three categories by a stakeholder review panel:

1. Developer Capacity and Project Feasibility
   a. Capacity, experience, and capability of the Proposer with similar projects
   b. Marketing Feasibility
   c. Financial feasibility
   d. Timeline for redevelopment and built-out

2. Community Benefit
   a. Quality of architecture and design
   b. Innovative sustainability features in the site and building design
   c. Inclusion of market rate housing options

3. Economic impact
   a. Overall project investment
   b. Jobs created or retained
   c. Amenities or services provided

The following is the recommended RFP schedule:

April 16, 2018  City Council Development Committee
May 8, 2018  Resolution Setting a Public Hearing (consent agenda)
May 22, 2018  Public Hearing & Resolution inviting proposals
May 28, 2018*  Informational Meeting
July 27, 2018  11:00 a.m. - Proposal Deadline
August 1, 2018*  Stakeholder panel selects proposal
August 14, 2018  City Council consideration of preferred Developer

Bold items denote City Council action
*Tentative date
To: City Council Development Committee  
From: Jennifer Pratt, Community Development & Planning  
Jesse Thoeming, Economic Alliance/Downtown SSMID  
Subject: Vision Downtown Cedar Rapids  
Date: April 17, 2018

In 2007, the Cedar Rapids Metro Economic Alliance commissioned JLG Architects to assist in preparing the first “Vision Cedar Rapids” study to review, coordinate, merge, and prioritize over a dozen independent studies that had been previously completed. This document served as a key guide in the aftermath of the 2008 flood event. The clear, unified vision for the Downtown District directly informed the planning and reinvestment efforts.

With the framework for flood recovery in place, the study was updated in 2012 and served as a guide for significant project implementation. And in 2017, with many of the recommendations realized and much of the downtown and surrounding districts transformed, Vision Downtown Cedar Rapids was revisited at a key inflection point. The core of the community is positioned to launch to an even bigger and brighter future.

The City contributed to the 2017 Vision Downtown Plan, along with the following stakeholders:
- Tom Aller 2001 Development Corporation
- James Houser Linn County Supervisor
- Doug Neumann Economic Alliance
- Casey Prince Economic Alliance/Downtown SSMID
- Randy Rings Downtown SSMID Past Chair
- Fred Timko Downtown SSMID Chair
- Stacey Walker Linn County Supervisor

Staff will provide an update on the extensive list of initiatives completed or underway from the 2007 and 2012 Vision Downtown Plans. Then, the new Downtown Vision Plan will be presented with strategies for creating a vibrant downtown experience, based on the following areas of focus:
- Investing in impact opportunities
- Embracing the river and activating Mays Island
- Energizing connectors and creating a Cultural Quad
- Distinguishing the downtown and championing urban living
- Establishing District coordination

**Staff Recommendation**
Staff proposes recommendation to City Council by the Development Committee that the 2017 Vision Downtown Cedar Rapids Plan be approved and incorporated into the City’s comprehensive plan, EnvisionCR.