Purpose of the Consolidated Plan

• Identifies housing & community development needs, goals, & priorities for the community.
• Stipulates how limited resources will be spent in accordance with identified needs.
• Required in order to receive CDBG and HOME Program funding.
• Updated every 5 years.
5-Year Funding

- CDBG – estimated $5 Million
- HOME – estimated $1.5 Million

- Projections based upon current funding levels with slight decreases
- Funding levels tend to decrease annually
- Strategic Plan helps target funds to areas of greatest need/highest impact
Elements of Consolidated Plan

• Citizen input
• Housing market analysis
• Demographic trends
• Analysis of needs for specific populations (seniors, homeless, etc.)
• 5 year strategic plan to address needs, goals, & priorities
Examples of Eligible CDBG Activities

- Housing Rehabilitation
- Homebuyer Assistance
- Infrastructure improvements
- Public facility improvements
- Public services to special needs populations

- All activities must meet a National Objective:
  - Low/Moderate Income Benefit
  - Eliminate Slum/Blight
  - Urgent Need w/ no other funding source (ex. disaster)
Eligible HOME Activities

• Housing Rehabilitation
• Homebuyer Assistance
• Housing New Construction
• Tenant Based Rental Assistance
Upcoming Public Outreach

- Public Input Survey – distributed by email, online, and through public service partner agencies
- Interviews with key stakeholders and partner agencies
- Stakeholder Focus Group Meeting
- Open House-style Public Meeting
- Public notice
- Required public hearings
Next Steps

• February-March 2020 – Public Outreach
• April 2020 – Draft plan available for review & comment
• April-May 2020 – Public Hearing/City Council consideration of draft plan
• May 15, 2020 – Consolidated Plan typically due to HUD
CDBG & HOME Annual Action Plan

Public Hearing
January 28, 2019
Purpose of the Annual Action Plan

• Identifies the budget allocations of CDBG and HOME funds

• Describes the specific activities to be funded

• Projects consistent with goals of 5-Year Consolidated Plan
  • Affordable housing
  • Homeless services
  • Public service - support activities for low-moderate income
Annual Funding

July 1, 2020 – June 30, 2021

• Funding announcement – Spring, 2020

• Current year allocations:
  • CDBG – $1,060,439
  • HOME – $329,859
Funding Trends

CDBG

HOME
## CDBG Breakdown

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
<th>Estimated Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration and Planning</td>
<td>20% (max)</td>
<td>$ 212,087</td>
</tr>
<tr>
<td>Public Service</td>
<td>15% (max)</td>
<td>$ 159,065</td>
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<tr>
<td>Housing</td>
<td>60%</td>
<td>$ 636,265</td>
</tr>
<tr>
<td>Other Eligible Community Needs</td>
<td>5%</td>
<td>$ 53,022</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$ 1,060,439</strong></td>
</tr>
</tbody>
</table>
HOME Breakdown

<table>
<thead>
<tr>
<th>Service</th>
<th>Percentage</th>
<th>Estimated Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration and Planning</td>
<td>10% (max)</td>
<td>$32,985</td>
</tr>
<tr>
<td>HOME Community Housing Development Organization</td>
<td>15% (min)</td>
<td>$49,479</td>
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<tr>
<td>Housing</td>
<td></td>
<td>$247,395</td>
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<tr>
<td></td>
<td></td>
<td><strong>$329,859</strong></td>
</tr>
</tbody>
</table>

- **Recommendation**: $75,000 prioritized for eligible activities carried out by a Community Housing Development Organization (CHDO).
Accomplishments
July 1, 2018 – June 30, 2019

• 1,027 homeless individuals - Shelter & Case Management
• 4,370 individuals - Free Health Care Services
• 37 households - Housing Units Rehabilitated or Constructed
• 30 homebuyers - Down Payment Assistance
• 434 youth – Youth Programs
• 516 individuals – Transportation/Neighborhood Services
Activities to Date

- Oct. 30, 2019 – Pre-application Workshop
- Dec. 2, 2019 – Application deadline
- Jan. 28, 2019 – Public Hearing
Next Steps

• Feb. 6, 2020 – Grants & Programs Committee begins review/recommendations
• April 2020 – Draft plan available for review & comment
• April-May 2020 – Public Hearing/City Council consideration of draft plan
• May 15, 2020 – Consolidated Plan typically due to HUD
Public Hearings

1. Annual Action Plan:
   • To consider housing & community development needs & priorities for upcoming program year.
   • Feedback on program performance.

2. Consolidated Plan – to consider needs, goals, and priorities for the 5-Year Strategic Plan.

Presented by:
Sara Buck
Housing Services Manager
s.buck@cedar-rapids.org
319-286-5192
Rezoning Ordinance
Public Hearing and First Reading
January 28, 2020

Foxtail Ridge Addition
Overview and Rezoning Criteria

- Rezone 19.6 acres from A-AG, Agriculture to S-RMF, Suburban Residential Medium Flex
- Located in Urban Medium Intensity on the Future Land Use Map
- 72 duplex and 52 market-rate multifamily units, density of 6.3 units/acre
- Neighborhood meeting on November 5, 2019
- CPC recommended approval on November 21, 2019
- Supermajority (3/4) vote required for Council to approve
- Does this proposal meet the intent of the Zoning Ordinance?
What does the Zone District Mean?

S-RMF Suburban Residential Medium Flex

- Suburban Character
- Residential Use
- Medium Intensity
- Flex (range of housing)
Zoning Location Map
Zoning Continued
Future Land Use Map – Adopted 1/27/15

Tower Terrace Rd

U-MI

U-LI

http://crgis.cedar-rapids.org/FLUM/index.html
Site Plan
Rezoning – Intent of Comprehensive Plan?

• All rezonings shall be to a district permitted by the Future Land Use Map as shown in 32.02.01.B.

Subject property is within the Urban Medium Intensity (U-MI) land use on the Future Land Use Map (FLUM) part of EnvisionCR, the City’s Comprehensive Plan. The S-RMF rezoning is permitted within this LUTA according to the Zoning Ordinance. The proposed residential density of 6.3 units/acre is at the lower end of the 4 – 24 units/acre prescribed by the Comprehensive Plan.

• The proposed zone district should be consistent with the general intent of the Comprehensive Plan, as well as any area plans or studies adopted by City Council.

Proposal meets the intent of the Comprehensive Plan: Pg. 49

“Cedar Rapids should continue to integrate a variety of housing types in existing and new growth areas.”

“Neighborhoods may include a mix of housing types and target multiple price points in the market, allowing for a mix of housing options and incomes.”
Pg. 56 Grow CR “Development of **Missing Middle** housing in neighborhoods with single-unit housing allows for a variety of styles and price points within the same area. This mixture of housing types also makes transitioning from one housing style to another possible.” This is in contrast to limiting certain housing types to specific areas of the City.

Pg. 59 Table 2 Land Use Compatibility – Two-family and Multi-family residential are “normally permitted” in Urban Medium Intensity.
## Comprehensive Plan Continued

### Table 2: Land Use Compatibility

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>AP Agriculture Preserve</th>
<th>R Rural</th>
<th>U-LL Urban Large Lot</th>
<th>U-LI Urban Low Intensity</th>
<th>U-MI Urban Medium Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (agriculture and related activities)</td>
<td>⬤</td>
<td>⬤</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-family residential</td>
<td>⬤</td>
<td>⬤</td>
<td></td>
<td>⬤</td>
<td></td>
</tr>
<tr>
<td>Two-family residential</td>
<td>⬤</td>
<td>⬤</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-family residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- ⬤ Normally permitted
- ○ Requires location and compatibility standards

EnvisionCR Page 59
Comprehensive Plan Continued

Table 1: Land Use Typology Areas

<table>
<thead>
<tr>
<th>Land Use Typology Area</th>
<th>Description/Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>U-LI Urban-Low Intensity</td>
<td>Areas with urban services including relatively low-density residential and neighborhood commercial and service uses.</td>
</tr>
<tr>
<td>U-MI Urban-Medium Intensity</td>
<td>Areas with urban services including medium-density residential and neighborhood and community commercial, office, and service uses.</td>
</tr>
</tbody>
</table>
Comprehensive Plan Continued
Rezoning – Site Adequate?

• The property should be suitable for the development of structures and uses permitted in the proposed district. *No known physical or environmental constraints to restrict development.*

• Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development. *Serviceable by existing utilities. Water static pressure and fire flows are adequate according to Utilities.*

*The project will be adjacent to future Tower Terrace Road (major arterial) and has direct access to Council Street (collector).*
Site Continued

- Development should ensure effective and adequate utilization of existing or planned public facilities and services.

*Commercial uses are encouraged to directly access collector or arterial streets in Urban-Medium Intensity according to the Comprehensive Plan page 63. More intense uses should be located along major streets.*
Rezoning – Character of S-RMF?

- The proposed district should be compatible with the existing or planned character of the surrounding area. Compatibility can be achieved by a rezoning to:
  (A) Districts of the same character type (Urban, Traditional, Suburban, etc). Changes between character areas should be carefully reviewed for compatibility.  
  **Same Suburban character.** *Envision CR describes suburban character by intensity of use in that setting. The site’s residential density of 6.3 units per acre is consistent with both low and medium intensity suburban character.*
  (B) Districts of a similar use type (Residential, Mixed-Use, etc), particularly when transitioning between character areas.  
  **Similar Residential use.** *Transitioning is provided from single-family to duplex to multi-family. This proposal is less intense than if a commercial use was proposed at the intersection of Council Street and Tower Terrace Road.*
  (C) Other transitions may be appropriate depending on other review criteria and conditions which may be placed on approvals.
  **In response to neighborhood concerns, the applicant added landscaping between single and two-family homes, which is not required by the Zoning Ordinance. Applicant has also realigned streets to increase rear yard open-space as best possible.*
Character Continued

• The proposed rezoning should be consistent with the existing or planned character of the surrounding area. Both existing and planned character are Suburban. EnvisionCR does not exclude two-family or multi-family housing from suburban areas with existing single-family housing. Similar suburban character with mix of housing found along Boyson Rd and 74th Street NE, within a mile of the site.

• A variety of housing types and a mix of land uses should be provided in all neighborhoods. A change in intensity or type of use is most appropriate between rear yards, at corners, or along higher classified streets. The development results in a mix of housing types. Change in intensity occurs in the rear yards between single family and proposed two-family housing. Multi-family is positioned along the corner of major streets and separated from the single-family homes via the two-family housing. No change in use.

• Whether the rezoning is consistent with the characteristics of the surrounding area, including any changing conditions. Changing conditions in the surrounding area include intensive development along Tower Terrace Road in Marion and emerging suburban development less than ½ mile north on Council Street including Unity Point and growth in Robins. Also upcoming development along Tower Terrace Road at C Avenue and Council to the north.
Tower Terrace Road and C Avenue NE

- Zoned Suburban Mixed Use Center
- Future Hy-Vee Store, other mixed use development
- Within a mile of the site
Boyson Road east of Council Street
Character Continued

- Whether the proposed rezoning will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

Same Medium Intensity as subdivision to the west (Grey Fox Drive NE), where higher densities are permitted.

Scale between single-family (S-RLL) along Woodcrest Street and two-family addressed by:
- Ranch-style construction
- Rear-yard deck and/or walk-out similar to single-family

Scale of the multi-family is addressed by:
- Low-rise two-story units. Existing two-story homes in 16 of 21 adjacent lots.
- Street-side entrances with high-quality facades exceeding 1-2 family standards.
- Five smaller structures, not 1-2 oversized “barracks”.
- Garages and surface parking behind units and landscape screening
- Two-family units provide transition between single and multi family
Character Continued

200' MINIMUM
Proposed Structures
Issues Raised

• Storm Water Flooding
  Existing flooding should be better controlled by new streets, storm sewer and basins. Detention basin storage and overflow will be designed and constructed. Adjacent properties will be surveyed and certified to convey the 100-year runoff.

• Multi-family height is out of scale.
  Two-story homes are prevalent in the neighborhood. Existing topography would not restrict the height of anything built north of Woodcrest Street, including two-story single family homes.

• Comprehensive Plan shows this as Urban Large Lot/Urban Low Intensity
  Adopted FLUM shows the location in Urban Medium Intensity

• Is not the same character as low-density residential
  Existing and proposed development have Suburban character per Comp. Plan

S-RMF Suburban Residential Medium Flex
Issues Raised

• Incompatible with existing residential development
  Comprehensive Plan Page 68 – “ensure integration of land uses within an area roughly a quarter section in size”. Comp. Plan has moved toward intensity-based zoning.

  Comp. Plan Page 79 - “focusing on density and intensity of uses and by using Urban, Traditional, and Suburban character areas. The updated code is intended to provide greater flexibility for development”

  EnvisionCR specifically encourages a range of housing types. Primary use for the existing and proposed development is residential. The zoning code is not intended to treat different types of homes as radically different uses that require special consideration and planning. Zoning Ordinance Page 288 “A variety of housing types and a mix of land uses should be provided in all neighborhoods.”

• Too dense compared to existing housing
  Comp. Plan Page 80 – “Districts are based on specified intensity ranges, established by the comprehensive plan. In order to comply with the comprehensive plan, a development proposal should fall within the range of intensities for its intensity district….Intensity in each zone district is controlled by minimum and maximum residential densities.” 6.3 units/acre satisfies Comp. Plan Table 1.
Issues Raised

- Transitional standards not met. Need a transitional residential district from the low density development.

Comp. Plan Page 80.

“when **different types of uses** are adjacent or close enough to each other to create potential conflicts, design standards to moderate the transition should be in place. For example, a commercial use may be appropriately located next to a residential use according to level one (intensity) and two (location).”

Transitional standards are clearly spelled out in the code when uses such as commercial, industrial or other non-residential uses are built adjacent to residential neighborhoods. Transitions will occur in rear yards (single to two-unit homes) and at major intersections (apartments at the corner of Council and Tower Terrace).
Rezoning Ordinance Conditions

• Landscape plantings shall be provided along the west and south boundaries of the site including along detention basins.

• Construction along west and south boundaries of the site shall be limited to two-unit homes. *Cannot build apartments where the duplexes are planned.*
Council Street and Tower Terrace Road

- Council Street – 35 mph Collector with 6,400 vehicles per day
- Four crashes in five years (2015-2019) with two for distracted driving in ¼ mile between Foxtail Drive and future Tower Terrace Road
- Highly directional traffic from the north (85%)
- Existing and proposed traffic has acceptable level of service
- Funding for Tower Terrace Road at I-380 in FY21, C Avenue NE west from Alburnett Road FY20-23
- Tower Terrace Road to Council Street within 10 years
- Site peak hour traffic does not warrant a traffic study
- Turn lanes not warranted
- Access spacing and future improvements
## Trip Generation Comparison

<table>
<thead>
<tr>
<th></th>
<th>Detached Single Family(^1)</th>
<th>Proposed Development</th>
<th>Convenience Store(^2)</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM Trips</td>
<td>40</td>
<td>61</td>
<td>79</td>
</tr>
<tr>
<td>PM Trips</td>
<td>51</td>
<td>79</td>
<td>125</td>
</tr>
<tr>
<td>Daily Trips</td>
<td>539</td>
<td>843</td>
<td>1,254</td>
</tr>
</tbody>
</table>

1. Assumed 2.5 dwelling units per acre
2. Assumed 16 fuel stations and reduced for pass-by trips

ITE Trip Generation Manual 10\(^{th}\) Edition
Other Items

• Busing

• Phasing - Duplexes in 2 phases, multi-family between phase 1 and 2.

• Supply and demand
Conclusion

• This rezoning request meets the purpose and intent of Chapter 32 Zoning Ordinance and Envision CR.

• Density is compatible with the Future Land Use Map. Use and site layout are compatible with the Comprehensive Plan.

• 2019 Zoning Ordinance and 2015 Comp. Plan differ from previous policies – flexible, intensity based and integrate a mix of housing types.

• May be a less intense use than if commercial development occurred at the corner.

• Recommend approval.
Next Steps

➢ February 25, 2020 - Second Reading of Ordinance
➢ March 10, 2020 - Third Reading of Ordinance

Presented by:
Ken DeKeyser
Development Services
k.dekeyser@cedar-rapids.org
(319) 286-5822
Request for Proposals
1021 & 1027 8th St NW

City Council
January 28, 2020
Background

- City staff received two separate requests to initiate the standard competitive disposition for 1021 & 1027 8th St NW

- Disposition requirements:
  - Sale Price at Fair Market Value (appraisal)
  - Proceeds are reimbursed to Federal Program

- Properties zoned Traditional Residential Single Unit (T-R1) – small lot single unit homes

- Development Committee reviewed and recommended initiating disposition process
Development Objectives

1. Provide an opportunity for infill redevelopment - new construction or relocation of historic structures.

2. Design that enhances the character of the neighborhood

3. Preference for projects that meet housing needs identified in the City’s comprehensive housing market analysis.
Evaluation Criteria

1. Capacity, experience, and capability of the Proposer with similar projects
2. Financial feasibility
3. Quality of architecture and/or historic preservation
4. Innovative sustainability features in the site and building design
5. Inclusion of housing options
## Timeline

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 28</td>
<td>Public Hearing &amp; Resolution inviting proposals</td>
</tr>
<tr>
<td>February 12</td>
<td>11:00 a.m. - Proposal Deadline</td>
</tr>
<tr>
<td>February 14</td>
<td>Stakeholder panel review</td>
</tr>
<tr>
<td>February 25</td>
<td>City Council consideration of recommended proposal</td>
</tr>
</tbody>
</table>

**Bold items denote City Council action**
Request for Proposals
1527 2nd Ave SE

City Council
January 28, 2020
Background

- Located in the 2nd & 3rd Avenue Local Historic District
- Property was acquired in January 2019 to address nuisance violations, house was demolished due to structural instability
- City staff received a request to initiate the standard competitive disposition process from Friends of CR Historic Preservation
- Development Committee reviewed and recommended initiating disposition process
Development Objectives

1. Provide an opportunity for infill redevelopment - new construction or relocation of historic structures.

2. Design that enhances the character of the neighborhood and follows Design Guidelines.

3. Preference for projects that meet housing needs identified in the City’s comprehensive housing market analysis.
Evaluation Criteria

1. Capacity, experience, and capability of the Proposer with similar projects
2. Financial feasibility
3. Quality of architecture and/or historic preservation
4. Innovative sustainability features in the site and building design
5. Inclusion of housing options
## Timeline

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<td>Stakeholder panel review</td>
</tr>
<tr>
<td>April 14</td>
<td>City Council consideration of recommended proposal</td>
</tr>
</tbody>
</table>

**Bold** items denote City Council action
Cleveland Park Playground

• Replace existing playground due to age and maintenance issues.
• New playground consists of 2-5 and 5-12 year old structures and stand alone equipment.
• Parks worked with the Cleveland Neighborhood Association to include their ideas in design.
Cleveland Park Playground

• The Neighborhood Association raised funds to increase the size and features of the playground.
• Cleveland Neighbors $65,000
  • Hall-Perrine $50,000
• Parks & Rec CIP $75,000
• Budget for Playground $140,000

• Kiwanis Net Climber Donation $15,000
• Bids are due January 29, 2019.
Cleveland Park Playground

Aerial View of Cleveland Park
2020 Sanitary Sewer Service Repair Project
Projects include:

- Orangeburg Sanitary Sewer Service Replacement
- Concrete patching; Curb and Gutter replacement
Why Replace now?

• Orangeburg pipe life span 40 to 50 years
• Installed in 1950’s and 1960’s
• Replacement requirement consistent with Chapter 9 of the Cedar Rapids Municipal Code
• Increase useful life of street replacement and repairs
Key Facts about Project

- July 23, 2019 - Resolution of Necessity approved
- Estimate - $100,000
- January 29th – Bid opening
- May/ June 2020 – Begin construction
- June 2020 – Construction complete

Presented by:
Doug Wilson, PE
Paving for Progress Program Manager
d.wilson@cedar-rapids.org
319-286-5141
Williams Boulevard SW at Dean Road SW Roundabout Project

January 28, 2020
Project Area
Intersection Statistics

- Average Speeds: 60 MPH
- Average Daily Traffic Volumes: 18,000 vehicles per day
- 31 crashes in the last 6 years:
  - 1 Fatal
  - 13 Injury
  - 17 Property Damage
  - 77% of these crashes would have been eliminated with a roundabout in place
## Identifying the Best Solution

<table>
<thead>
<tr>
<th>Benefits of Roundabouts</th>
<th>Challenges of Traffic Signals</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Eliminates most severe crash types</td>
<td>- Signals do not eliminate severe head-on/right-angle crashes</td>
</tr>
<tr>
<td>- Physical design slows vehicles down</td>
<td>- Signals can still result in serious injury on high-speed roadways</td>
</tr>
<tr>
<td>- Can handle high volumes of traffic</td>
<td>- Signal back-ups can occur during peak travel times</td>
</tr>
<tr>
<td>- No signal delays</td>
<td></td>
</tr>
</tbody>
</table>
Roundabouts Maximize Safety

- More than 90% reduction in fatalities
- 76% reduction in injuries
- 35% reduction in all crashes
- Eliminates head-on and right-angle crashes
- Reduces speeds

*U.S. Department of Transportation Federal Highway Administration*
Roundabouts Reduce Conflict Points

Vehicle Conflict Point Comparison

- Diverging
- Merging
- Crossing

Source: NCHRP Report 672 Exhibit 5-2
Project Design
Public Outreach

• Public Open House // February 2019
• Gardens Retirement Community // March of 2019
• Stone Creek Townhome Association Board // September 2019
• Ongoing meetings with property owners
• Project website, print material, videos, e-blasts
Key Facts about the Project

• Partnership with the Iowa DOT and Linn County
• Coincides with Iowa DOT Bridge Replacement Project on U.S. Highway 151 in Fairfax
• Awarded 3 Iowa DOT Safety Grants
  • $500,000 Traffic Safety Improvement Program
  • $200,000 U-STEP
  • $200,000 C-STEP
Key Facts about the Project

• Construction Cost Estimate – $1,689,000
• Bid Opening – February 5
• Start Date – March 2020
• Completion – October 2020
The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:

John Witt, P.E., PTOE
Traffic Engineering Program Manager
j.witt@cedar-rapids.org
Example:
Signalized Intersection

Williams Blvd and Stoney Pt Road

Average = 6 crashes per year
Public Hearing

23rd Street Drive SE from 1st Avenue to 2nd Avenue – Sanitary Sewer, Water Main and Street Improvements

Contract 6550066-02
Proposed Improvements

- Sanitary sewer and water main replacement
- New storm sewer and intakes
- Sidewalk infill and replacement
- Pavement reconstruction
Project Details and Recommendation

- Estimated construction cost = $1,350,000
- Bid Letting – February 5, 2020
- Construction: Spring 2020 through Fall 2020

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.
Public Hearing
Willowbend Road NE West of Harwood Drive Storm Sewer Improvements
Contract 6550087-01
Proposed Improvements

- Purpose is to protect existing 8 inch sanitary sewer at risk of failure
- Realign, armor and stabilize the drainage channel
- Flatten and stabilize the embankment slopes
- Accommodate gutter downspouts and other drainage pipes
Project Details and Recommendation

- Estimated construction cost = $310,000
- Bid Letting – February 5, 2020
- Construction: Spring 2020 through Summer 2020

The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.
6th St SW from Walford Rd to Tharp Rd SW Turn Lane Improvements

January 28, 2020
Project Purpose:
Widen and improve 6th Street SW to accommodate increased truck traffic from West Side Trucking expansion

- Project Includes:
  - PCC Overlay
  - Turn Lane Construction
  - Grading and storm sewer extensions associated with widening
- Project received $828,000 RISE Grant from Iowa DOT
Bid Results

• Bids received on January 22, 2020

Peterson Contractors, Inc., Reinbeck, IA  $1,903,140.75
BWC Excavating, LC, Solon, IA           $2,099,804.05
Boomerang Corp., Anamosa, IA            $2,134,601.55
E & F Paving, LLC, Cedar Rapids, IA     $2,179,628.36
The Public Works Department recommends award of the contract to Peterson Contractors, Inc. in the amount of $1,903,140.75.

Presented by:
Brenna Fall, P.E.
CIP Program Manager
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319.286.5732