Local Historic Landmark – Strand Theatre

City Council Meeting

March 10th, 2020
Local Historic Landmarks

- Established in 18.05 of Municipal Code
- Identifies single, historic property worthy of preservation
- City Planning Commission still has control over land use (subdivisions, zone changes, etc.)
Local Historic Landmarks

- Two local historic districts
- Six local landmarks:
  - The Ausadie Building
  - Iowa Wind Mill & Pump Company (The Mott)
  - CR Milk Condensing Company (The Chelsea)
  - Grace Episcopal Church
  - The Perkins House
  - Witwer Grocery Company Building
Strand Theatre – 316 3rd Ave SE

- Local landmark designation request made by owner and Heart of America
Strand Theatre

- Built in 1915
- Listed on the National Register as a contributing resource to the Central Business District Historic District under Criterion A (events) and C (architecture)
- Functioned as a playhouse and/or movie theater through 1981
  - State Theatre, New World Playhouse, and World Theater
- Designed to resemble Italian palazzo style by Cedar Rapids architect William J. Brown
Strand Theatre

- The World Theater closed in 1981 and the building sat vacant for many years
- In 2005, the owners gutted the entire facility, removing the marquee, replacing storefronts with cement boards, and stripping away interior finishes
- Removal of the stage comprised the structural integrity of the west and north walls
- The lobby is still intact, and the steel structure for the balcony, upper wood lath proscenium, and two pieces of asbestos plaster trim remain
Heart of America Project

• Retain and rehabilitate the fabric, finishes, and features that remain
• Façade will be restored to reflect the original design inclusive of the marquee and flanking retail storefronts
• Complete repair of the lobby finishes
• Foyer stairs will be constructed to access remaining portion of the balcony and former projection booth
• Exposed balcony steel structure will remain
East Proposed Section
West Proposed Section
Actions to Date

• February 27\textsuperscript{th} – Historic Preservation Commission review and recommendation
• March 5\textsuperscript{th} – City Planning Commission review and recommendation
Next Steps

• Today – City Council Public Hearing & 1\textsuperscript{st} Reading of the Ordinance
• March 24\textsuperscript{th} – City Council anticipated 2\textsuperscript{nd} & 3\textsuperscript{rd} Reading and Adoption
Annexation Public Hearing
Land West of Edgewood Road SW and North of 76th Ave SW

March 10, 2020
Overview

Request for Annexation by Iowa Land and Building Company and the Cedar Rapids and Iowa City Railway Company (CRANDIC)

- 100% Voluntary, encompassing 394.69 acres
- Part of State Certified Megapark
- Urban Area – within 2 miles of City of Fairfax
- Notification provided per state law
Annexation Location
Considerations

- Does not create irregular borders
  - Adjacent to City of Cedar Rapids to the east, north, and south
  - County jurisdiction to the west
  - Does not create an island of county
- No concerns raised with staff review
  - Water and Sewer available adjacent to site
  - Future road improvements will be triggered by development
Future Land Use Map (Envision CR)

Land Use Designation: Employment Reserve with an Urban Reserve Overlay
Land Use

• Employment Reserve Land Use Typology Area intended for a variety of uses consistent with the intent of the State of Iowa’s Megapark Designation
• Per City Code, land will be designated A-AG (Agricultural) Zone District upon annexation
• Future Land Use, change of zone, and subdivision will be on future council agendas
Recommendation and Next Steps

- Application sent to State of Iowa City Development Board
- Annexation considered by CDB in April, 2020

Presented by:
Seth Gunnerson
Community Development and Planning Department
s.gunnerson@cedar-rapids.org
(319) 286-5129
Annexation Public Hearing
Land North of Blairs Ferry Road NE and West of Rapids Ridge Road NE

March 10, 2020
Overview

Request for Annexation by Robarb I, LLC

- 100% Voluntary, encompassing 31.04 acres
- Urban Area, within 2 miles of Hiawatha
- West of the Wexford Heights Subdivision
- Notification provided per state law
Annexation Location
Considerations

• Does not create irregular borders
  • Adjacent to City of Cedar Rapids to the east
  • County jurisdiction to the west, north and south
  • Does not create an island of county

• No concerns raised with staff review
  • Water available through Rapids Ridge Road NE
  • Sanitary and Storm Sewer planned as part of Wexford Heights addition.
Future Land Use Map (Envision CR)
Land Use

- Annexed land comes into the City as A-AG (Agricultural) Zone District
- Future Land Use, zoning and subdivision will be on future council agendas
Recommendation and Next Steps

- Application sent to State of Iowa City Development Board
- Annexation considered by CDB in April, 2020

Presented by:
Seth Gunnerson
Community Development and Planning Department
s.gunnerson@cedar-rapids.org
(319) 286-5129
Rezoning

842 14\textsuperscript{th} Street SE
GENERAL INFORMATION:

- T-R1, Traditional Residential Single Unit District to T-MC, Traditional Mixed-Use Center District
- Total area – 0.23 acres
- Future Land Use Map designation is Urban Medium Intensity
- Proposed vocational training (carpentry) on ground floor. Keep existing apartments on upper floor.
Rezoning Criteria Met

• Consistent with the Future Land Use Policy Plan & Comprehensive Plan?
  The subject property is shown as Urban Medium Intensity on the Future Land Use Map. The requested zone change to T-MC, Traditional Mixed-Use Center District is in accord with the Future Land Use Map designation and the general intent of the Comprehensive Plan.

• Public facilities, Services and Suitability?
  The site has operated as a mixed-use structure for 100 years.

• The proposed district should be compatible with the existing or planned character of the surrounding area
  The site serves as a buffer for the northerly residential neighborhood from commercial development along Mt. Vernon Road SE.
  A commercial use has always occurred on the property despite the existing residential zoning. Therefore the proposed rezoning would also correct a technical mistake on the zoning map.
Next Steps

- March 10, 2020 - Public Hearing & 1st Reading of Rezoning Ordinance
- March 24, 2020 - Council 2nd & Possible 3rd Readings of Ordinance

Presented by:

David Houg
Development Services
daveh@cedar-rapids.org
(319) 286-5168
Rezoning

4127 Blairs Ferry Road NE
4127 Blairs Ferry Road NE

GENERAL INFORMATION:

➤ A-AG, Agriculture District to I-LI, Light Industrial District
➤ Total area – 1.1 acres
➤ Future Land Use Map designation is Urban Medium Intensity
Rezoning Criteria Met

• Consistent with the Future Land Use Policy Plan & Comprehensive Plan?

The subject property is shown as Urban Medium Intensity on the Future Land Use Map. The requested zone change to I-LI, Light Industrial District is in accord with the Future Land Use Map designation and the general intent of the Comprehensive Plan.

• Public facilities, Services and Suitability?

Adequate levels of services in the area will not be impacted.

• The proposed district should be compatible with the existing or planned character of the surrounding area

The adjacent northerly industrial use has been in operation for 16 years. Areas to the south and east are currently being developed commercially.
Next Steps

- March 10, 2020 - Public Hearing & 1st Reading of Rezoning Ordinance
- March 24, 2020 - Council 2nd & Possible 3rd Readings of Ordinance

Presented by:

David Houg  
Development Services  
daveh@cedar-rapids.org  
(319) 286-5168
Rezoning

7708 6th Street SW
7708 6th Street SW

GENERAL INFORMATION:

- A-AG, Agriculture District to I-GI, General Industrial District
- Total area – 2.28 acres
- Future Land Use Map designation is Industrial.
Rezoning Criteria Met

• Consistent with the Future Land Use Policy Plan & Comprehensive Plan?

*The subject property is shown as Industrial on the Future Land Use Map. The requested zone change to I-GI, General Industrial District is in accord with this designation and the general intent of the Comprehensive Plan.*

• Public facilities, Services and Suitability?

*Adequate levels of services in the area will not be impacted.*

• The proposed district should be compatible with the existing or planned character of the surrounding area

*The surrounding area is expected to be developed with the same industrial character type.*
Next Steps

- March 10, 2020 - Public Hearing & 1st Reading of Rezoning Ordinance
- March 24, 2020 - Council 2nd & Possible 3rd Readings of Ordinance

Presented by:

David Houg  
Development Services  
daveh@cedar-rapids.org  
(319) 286-5168
Public Hearing for the Disposition of City-owned Property Located at 500 6th Ave SW

March 10, 2020
• Disposal of 2008 Flood Property
• Non-conforming vacant lot
• GPN to be joined with 428 6th Ave SW
Public Works Recommendation

Approve resolution to accept bid to authorize conveyance of 500 6th Avenue SW to adjacent property owner Gregory B. and Biewo P. Gbor.

Presented by:

Rita Rasmussen, SR/WA, R/W-NAC
Real Estate Services Manager
r.rasmussen@cedar-rapids.org
319-286-5807
Public Hearing for Vacation and Disposition of Right-of-Way at Jacolyn Drive SW (between 20th Avenue SW and Wilson Avenue SW)

March 10, 2020
- Supports future development
- Provide buffer and allow for future expansion to the west
- City to retain easements in ROW.
Public Works Recommendation

Holding the First Reading of the ordinance to vacate the allocated portions of excess Jacolyn Drive SW right-of-way to:

Item 8: Eagles Landing LLC
Item 9: Fusion Incorporated
Item 10: Sadler Brothers Ltd

Presented by:
Rita Rasmussen, SR/WA, R/W-NAC
Real Estate Services Manager
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319-286-5807
1st Avenue E from 2nd Street to 5th Street Pedestrian Crossing Upgrade

March 10, 2020
Project Purpose:
Improve pedestrian and vehicular safety, and prepare for railroad crossing upgrades.

• Project Includes:
  • Installation of raised medians
  • Relocation of pedestrian crosswalk (trail crossing)
  • Removal of in-roadway warning lights
  • Fencing and landscaping improvements
  • 4th Street pavement improvements
Project Details

- Construction Cost Estimate = $1,400,000
- Bid Letting on March 11, 2020
- Construction scheduled for 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:

Brenna Fall, P.E.
CIP Program Manager
b.fall@cedar-rapids.org
319.286.5732
Chandler Street SW from 18th Street to 10th Avenue Pavement and Water Main Improvements

March 10, 2020
Project Details

Project Includes:

- Pavement resurfacing
- Water main and sanitary sewer replacement
- Sidewalk infill
- Drainage Improvements
The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Key Facts about Project

- Construction Cost Estimate – $1,750,000
- Bid Opening – March 18th
- Start Date – May 2020
- Completion – Fall 2020

Presented by:

Doug Wilson, P.E.
Paving for Progress Program Manager
d.wilson@cedar-rapids.org
Floodwall/McGrath Amphitheater Restroom & Storage Building

Report on Bids
March 24, 2020
Project Map

Project Includes:

• 304 linear feet of concrete floodwall for 2008 flood volume
• 7,500 square foot restroom and storage facility
• Designed to serve up to 2,000 people/event
• ADA compliant ingress and egress
Key Facts about Project

- Construction Cost Estimate – $4,000,000
- Bid Opening – February 26, 2020
- Funding – GO Bonds/Flood Mitigation Funds
- Start Date – May 2020
- Completion Date – May 2021
Bid Results

• Bid Opening – February 26, 2020 (7 bids)

  Knutson Construction, Iowa City, IA $3,951,000.00
  Rinderknecht, Cedar Rapids, IA $4,197,000.00
  Kleiman Construction, Cedar Rapids, IA $4,259,308.00
  Tricon Construction, Cedar Rapids, IA $4,416,000.00
  Carl A. Nelson & Co., Cedar Rapids, IA $4,492,000.00
  Miron Construction, Cedar Rapids, IA $4,562,902.00
  Meyer Contracting, Maple Grove, MN $4,685,565.70
  McComas-Lacina Construction, Iowa City, IA $4,727,000.00

• Construction Cost Estimate – $4.0 M
• Completion Date – May 2021
The Public Works Department will place the consideration of the award of contract for this project on a future City Council agenda.
Reach 3 NewBo Levee

- Report on Bids
March 10, 2020
Project Map

Project Includes:

- 1000 Feet of Levee from the CRANDIC RR to 12th Avenue SE
- Average Height is 12 Feet

Reach 3 NewBo Levee
Lot 44 Parking Impacts
Key Facts about Project

• Designed by US Army Corps of Engineers
• Integrates with Parking Lot 44 Pump Station (2018)
• Bid Opening – February 26, 2020
• Funding – GO Bonds
• Start Date – May 2020
• Completion Date – May 2021
Bid Results

• Bid Opening – February 26, 2020 (5 bids)
  Peterson Contractors, Inc., Reinbeck, IA $2,156,178.75
  Boomerang Corp., Anamosa, IA $2,157,949.30
  General Constructors Inc, Bettendorf, IA $2,177,044.00
  Legacy Corporation, East Moline, IL $2,444,220.00
  Tschiggfrie Excavation Co, Dubuque, IA $3,099,766.00

• Construction Cost Estimate – $2.8 M
• Completion Date – May 2021
The Public Works Department will place the consideration of the award of contract for this project on a future City Council agenda.

Presented by:
Rob Davis, P.E.
Flood Control Program Manager
r.davis@cedar-rapids.org
Project Map

Project Includes:

- Railroad track removal
- Pavement removal
- New railroad track and switch installation
- Railroad crossing construction

Union Pacific Rail Road at Quaker Oats Rail Improvements
Key Facts about Project

• Phase 3 of 4 construction phases at Quaker Oats
• Construction Cost Estimate – $910,000
• Bid Opening – February 26, 2020
• Funding – Iowa DOT Grant
• Start Date – May 2020
• Completion Date – September 2020
• Facilitates a rail road flood closure gate at Quaker Oats (2021)
Bid Results

• Bid Opening – February 26, 2020 (2 bids)

  Brandt Construction, Inc., Milan IL  $626,835.00
  Capital Railroad Contracting, Inc., Columbia, MO  $651,429.08*

*Multiplication/Addition errors found in bid

• Construction Cost Estimate – $910,000

• Completion Date – September 2020
The Public Works Department recommends awarding the contract to Brandt Construction of Milan, Illinois for the amount of $626,835.00.

Presented by:
Rob Davis, P.E.
Flood Control Program Manager
r.davis@cedar-rapids.org
34th Street SE Bridge Replacement and Roadway Improvements

March 10, 2020
Project Details

Project Includes:

- Bridge replacement
- Creek channel stabilization
- Pavement replacement
- Water main, storm sewer and sanitary sewer replacement
- Retaining wall replacement
Bid Results

Bid Date: March 4, 2020

Rathje Construction Co., Marion, IA $1,259,533.25
Boomerang Corp., Anamosa, IA $1,287,248.39
Pirc-Tobin Construction, Inc., Alburnett, IA $1,390,910.15
The Public Works Department recommends award of the contract to Rathje Construction Co., in the amount of $1,259,533.25.

Presented by:
Doug Wilson, P.E.
Paving for Progress Program Manager
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415 & 421 C Avenue NW
Proposal Recommendation
City Council
March 10, 2020
Background

- October 22, 2019 – City Council initiates the RFP:
  - Provide an opportunity for infill redevelopment – new construction or relocation of historic structures
  - Design the enhances the character of the neighborhood
  - Preference for projects that help meet housing needs
- November 5, 2019 – City Council extends the proposal deadline an additional 2 weeks
- November 19, 2019 – Two proposals were received
Background

- December 20, 2019 – Stakeholder panel reviewed the proposals
  - Included representation from the Historic Preservation Commission, Northwest Neighbors Neighborhood Association, Matthew 25, and real estate development community
  - Panel recommended Gelid LLC Project
Project Overview
Gelid, LLC

- $480,000 investment
- 4 – two-story row homes
- 1,000 sq. ft., 2 bedroom, 2 1/2 bath
- Detached garages
Proposed Terms

• Minimum Investment: $480,000
• Minimum Improvements – 4 units
• City participation:
  • Standard housing incentive – 10-year, 100% reimbursement of increased value
• Purchase Price – Fair Market Value, unless purchasers are income qualified
Next Steps

- Urban Renewal Plan Amendment
- Development Agreement
Background

- January 28, 2020 – City Council initiates the RFP:
  - Provide an opportunity for infill redevelopment – new construction or relocation of historic structures
  - Design the enhances the character of the neighborhood
  - Preference for projects that help meet housing needs
- February 11, 2020 – City Council extends the proposal deadline an additional 1 week
- February 19, 2020 – Two proposals were received
Background

- February 20, 2020 – Stakeholder panel reviewed the proposals
  - Included representation from the Historic Preservation Commission, Northwest Neighbors Neighborhood Association, Matthew 25, and real estate development community
  - Panel recommended Skelton project
Project Overview

- Relocation of 1951-built house located at 1007 D Avenue NW
- Additional improvements to home after relocation:
  - Kitchen updates
  - Interior painting
Proposed Terms

• Minimum Improvements – relocation of house and additional improvements
• Purchase Price – Fair Market Value, unless purchasers are income qualified
Next Steps

- Development Agreement