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 Pat Shey
Council member Scott Overland
Mayor Ron Corbett is an ex-officio member of all Council Committees per City Charter Section 2.06.

Agenda:
- Approval of Minutes – January 18, 2017
- Presentations:
  1. College District Area Action Plan
     Adam Lindenlaub/Jeff Hintz
     Community Development
     10 Minutes
- Recommendation Items
  1. Bike Share Program
     Bill Micheel/Jeff Hintz
     Community Development
     10 Minutes
  2. Low Income Housing Tax Credit Project
     Paula Mitchell
     Community Development
     10 Minutes
- Updates
  1. Historic Rehabilitation Program
     Jeff Hintz
     Community Development
     5 Minutes
  2. NW Neighborhood Action Plan
     Bill Micheel
     Community Development
     10 Minutes
  3. Cedar Lake
     Bill Micheel
     Community Development
     5 Minutes
- Public Comment

Next Meeting: March 15, 2017
City of Cedar Rapids
DEVELOPMENT COMMITTEE MINUTES
City Hall Council Chambers
Wednesday, January 18, 2017
3:00 p.m.

The meeting was brought to order at 3:00 p.m.

Present: Council members Poe (Chair), Overland, and Shey. Staff members present: Jennifer Pratt, Community Development Director; Seth Gunnerson, Community Development Planner; Ivan Gonzalez, Housing Redevelopment Specialist; Anne Russett, Community Development Planner; Jeff Hintz, Community Development Planner; Adam Lindenlaub, Community Development Planner; Bill Micheel, Community Development Assistant Director; Anne Kroll, Community Development Administrative Assistant.

Council member Shey made a motion to approve the minutes from December 14, 2016. Council member Overland seconded the motion. The motion passed unanimously.

Presentations:

1. City-Owned Parcels
Seth Gunnerson, Community Development Planner, stated that this is a report on what the City owns that could be developed in the future. Mr. Gunnerson shared maps of the properties and discussed their development potential as well as the core area housing growth from 2008-2015. Mr. Gunnerson also gave an overview of how ReZone Cedar Rapids will affect these properties. Ivan Gonzalez, Housing Redevelopment Specialist, reviewed the seventy-three (73) City-owned properties located in the Ellis Boulevard Viable Business Corridor (VBC) and discussed potential hurdles with zoning, infrastructure, and being located in the 100-year flood plain. Mr. Gonzalez shared a map of the parcels and priority nodes located in the Ellis Boulevard VBC.

Council member Overland asked what percentage of City-owned properties are outside of the flood impacted areas. Mr. Gunnerson stated that all of the properties that were reviewed today were either acquired through the Voluntary Property Acquisition Program, so they were impacted by the 2008 flood, or they were previously owned by the City. The City has disposed of almost all parcels outside of the 100-year flood plain.

Council member Poe spoke about the low point north of Ellis Boulevard and how that would be a prime development area for housing once the berm is mitigated and built up. Council member Poe asked if staff has had any meetings with developers interested in this area. Mr. Gunnerson stated that there was a focus group meeting on this area in September 2016. Staff heard a lot of interest but the developers were waiting for staff to wrap up the Land Use Plan for that area.
Council member Poe is interested to hear what the objections might be in developing along this corridor and wants to get the momentum going for that development.

**Recommendation Items:**

1. **Update to Chapter 18 – Historic Preservation**
   Anne Russett, Community Development Planner, provided a background of the update and stakeholder outreach that has taken place since November 2015. Jeff Hintz, Community Development Planner, discussed the proposed changes to the rules Citywide as well as within the National Register of Historic Places listed districts and landmarks and local historic districts. Ms. Russett provided an analysis of policy changes as well as the timeline and next steps for the adoption of Chapter 18.

   Council member Overland asked how it has been working with residents in the Historic District who want to make modifications coming to the HPC and if it is a smooth process to get approval. Mr. Hintz stated that it is a clear process and, as a staff liaison, he gives information on how the process works and what to expect to set them up for the best chance of success.

   Council member Poe asked to be reminded of the funds that can be used for ornamentation and how they can be applied for. Mr. Hintz stated that Council has allocated $25,000 for the Historic Rehab Program, so with that plus the $25,000 that was used for the Paint Rebate Program there is $50,000 for residents to apply for. The application is online and the cutoff is on February 1, 2017. If all the funds are not applied for, the program will stay open until those funds have been used. Council member Poe does not like unfunded mandates and stated that it is important to have funding available to help residents in the historic districts make those modifications.

   Council member Overland made a motion to recommend adoption by the City Council. Council member Shey seconded the motion. The motion passed unanimously.

2. **Mt. Vernon Road Corridor Action Plan**
   Adam Lindenlaub, Community Development Planner, reviewed the purpose of the plan, public involvement, the plan format, plan goals, and action items. There are twenty-three (23) City led actions in the plan. Paving for Progress is helping jumpstart the redevelopment of the area and showing results of the plan. Mr. Lindenlaub also reviewed the approval process for the plan.

   Council members Shey, Overland, and Poe discussed the twenty-three (23) City led actions and wanted to make sure that citizens were well aware of those actions and that residential and commercial property owners are engaged in this process. Mr. Lindenlaub stated that citizens and business owners who attended the open houses are aware of the City led actions. Council member Poe noted that it would be a good idea for City Council to have a prioritized timeline for the twenty-three (23) City led actions.

   Council member Poe shared concerns about pedestrian safety and hopes that ReZone Cedar Rapids will help enhance the already developed areas in that corridor. Jennifer Pratt, Community Development Director, noted that pedestrian safety is a high priority for future projects.

   Council member Shey made a motion to recommend adoption of the Mt. Vernon Road Corridor Action Plan by City Council and its inclusion in EnvisionCR. Council member Overland seconded the motion. The motion passed unanimously.
Updates:

1. NW Neighborhood Action Plan
Bill Michiel, Community Development Assistant Director, stated that the focus groups were helpful in identifying challenges and opportunities to develop along Ellis Boulevard. The development community has been very helpful and responsive to the City in this process. The third and final open house will take place February 1, 2017. Mr. Michiel provided a timeline for plan adoption.

Council member Poe asked if the plan will be on the City’s website. Mr. Michiel stated that the results from the third open house along with the draft and then final plan will be posted on the City’s website.

2. ReZone Cedar Rapids
Ms. Russett gave an overview of the stakeholder meetings in November 2016 and summarized stakeholder input related to snout houses and signs. Ms. Russett also outlined future opportunities for stakeholder input.

Council member Shey discussed the possibility of bringing back alleys in new developments and wanted to know whose responsibility it is to maintain the alleys. Ms. Russett stated that staff will reach out to Public Works and get their perspective on alleys. Ms. Pratt noted that right now alley maintenance is the responsibility of the homeowner.

Council member Overland stated that, in regards to snout houses, people would not buy them if they did not like them, so developers continue to build them. Some snout houses are more severe than others. This is a complicated situation, but it could be in conjunction with setbacks and working with developers to get a better product and some more options.

Council member Poe discussed alleys and how hard it can be for homeowners to maintain their alley and asked staff to explore options. Council member Poe stated that snout houses are a complicated issue and there are varying degrees. There is a social aspect of these homes as well making it difficult to communicate with neighbors. Council member Poe wants to be open to discussion and is not talking about banning snout houses. ReZone Cedar Rapids is not just for right now it is for the future of the City. Council member Poe would like staff to get pictures of the extreme snout house development on Rosehill Road SW.

3. Future Agenda Items
Ms. Pratt stated that this is an opportunity for the Committee to add topics to future agendas. One item that Council member Poe mentioned is reviewing the Highway 100 Plan. Council member Poe would like to see an update for the extension of Ellis to 6th, signage throughout the City, gateway planning, and downtown lighting as well.

Council member Shey made a motion to adjourn the meeting at 4:17 p.m. Council member Overland seconded the motion. The motion passed unanimously.

Respectfully submitted,

Anne Kroll, Administrative Assistant II
Community Development
To: City Council Development Committee
From: Adam Lindenlaub through Jennifer Pratt, Director of Community Development & Planning
Subject: College District Area Action Plan Update
Date: February 15th, 2017

Background:
EnvisionCR established Area Action Plans, or AAPs, as a method to work with the community to determine improvements for an area of the City not formally defined as a neighborhood association. During the development of EnvisionCR, one such area was recognized for further study to determine efforts for improvement. This area is called the College District and is bounded by 1st Avenue East on the south, 20th Street NE/Prairie Drive NE on the east, 27th Street NE/Elmhurst Drive NE on the north and Oakland Road NE/Coe Road NE on the west. Included with this memorandum is a map showing the above described boundary for the College District.

Development of this plan presents an opportunity to bring numerous groups together with the common goal of improving the area. Those groups are:

- The Mound View Neighborhood Association
- The Uptown District
- Coe College
- Mt. Mercy University
- The Cedar Rapids Community School District
- The Cedar Rapids Metro Catholic Education System

The purpose of an AAP is to examine and provide recommendations for improvements in the following areas:

- Placemaking
- Connectivity
- Land Use
- Character
- Streetscapes

To aid in development of the AAP, the creation of an Advisory Group is recommended that consists of individuals or representatives of entities that have a professional or personal interest in the College District. The role of the Advisory Group is as follows:

1. Identify issues and concerns along the corridor
2. Provide feedback on the development of plan goals
3. Affirm public outreach efforts

Recommendations:
None at this time as this is an update.
Timeline and Next Steps:
City Council approved a resolution authorizing the establishment and membership of an Advisory Group on February 14th, 2017. Community Development is anticipating the planning process for the College District will take a year starting this March.
To: City Council Development Committee  
From: Bill Micheel, Asst. Director of Community Development & Planning  
Jeff Hintz, Planner II, Community Development & Planning  
Subject: Public Bicycle Sharing Program Recommendation  
Date: February 15th, 2017

**Background:**  
Many community partners, including the MedQ, Coe College, and cycling and transit advocates, have indicated a strong interest in the establishment of a bike share program. Based on that interest, staff has explored the current options and trends in other communities. At this point, staff is recommending a request for proposal process to determine the financial feasibility of a Public Bicycle Sharing Program in Cedar Rapids.

**Program Information:**  
Public Bicycle Sharing Programs or “Bike Share” programs are a service which makes bicycles available for shared use, on a very short-term basis and for a very affordable fee, to the public. Bike share programs are set up to allow each bike to service several users per day to travel between Bike Share stations.

Potential benefits of a Cedar Rapids Bike Share Program include:
- Adding an attractive amenity to Cedar Rapids which will be an asset for tourism, attraction of state and national conferences, recruitment and retention of workforce, and recruitment of students at local Colleges and Universities.
- Adds to the vibrancy of downtown.
- Will facilitate trips between downtown & Kingston Village and between downtown and the NewBo/Czech Village Area along 3rd Street SE.
- Makes biking the trails a recreational option for visitors and residents who do not own a bike.
- Adds another transportation option for residents and visitors.
- Contribute to the growing cycling culture within the City.

At the February Development Committee meeting, Community Development staff will discuss in greater detail how bike share programs can be implemented, how these programs function, and optional funding arrangements.

**Staff Recommendation:**  
A recommendation by the Development Committee to the City Council supporting the initiation of a request for proposals process to determine the feasibility of a City of Cedar Rapids Public Bicycle Sharing Program.

**Timeline and Next Steps:**  
Consideration of a Cedar Rapids Bike Share Program and potential staff direction from City Council is scheduled for February 28th.
To: City Council Development Committee  
From: Paula Mitchell through Jennifer Pratt, Director of Community Development & Planning  
Subject: Request for City Support – 4% Low Income Housing Tax Credit (LIHTC) Project  
Date: February 9, 2017

Background:  
The City has received a request for an amended resolution of support and financial assistance as part of the Iowa Finance Authority’s noncompetitive (4%) LIHTC application round. This is an amended submittal from TWG Development, LLC. Previously, the City supported a similar project proposed by the developer, located at 2215 Sadler Drive SW. Since that resolution of support was adopted, the seller of the Sadler Drive site withdrew that property from the market. The developer now plans to complete a similar project at an alternate location and is asking for the City to provide support at the new site. Here is a summary of the proposal:

- **TWG Development, LLC** – The developer has proposed a $19.2 million family housing project at 5200, 5220, and 5300 16th Avenue. The development consists of new construction of a three-story apartment building containing a total of 150 units. The project proposes a mix of 1 and 2-bedroom units which will be rented to households under 60% of the Area Median Income with rents ranging from $782-981.

An Assessment of Demand for LIHTC Development in Cedar Rapids was prepared by the market analyst on October 10, 2016. The Assessment indicated that the estimated demand for shallow-subsidy (household income limited to 40-80% of the Area Median Income) rental housing is 181-245 units annually over the next five years.

Recommendation:  
The project has been reviewed by Community Development staff and Development Services staff and meets the City’s development criteria. If the City Council wishes to proceed, staff recommends a 10 year, 100% tax exemption through Urban Revitalization Tax Exemption. Because the affordable housing project exhibits a demonstrated gap, serves a public purpose, and will provide a long-term benefit to the community, it qualifies under the Community Benefit category of the City’s Economic Development program. Expectations for all projects receiving this incentive include quality design that enhances the area, experienced development team, financial and market feasibility, and neighborhood and community support.

Timeline and Next Steps:  
- January 13, 2017 – Staff received revised developer LIHTC Application.  
- February 15, 2017 – Request reviewed at Development Committee.  
- February 28, 2017 – City Council consideration of financial request.  
- Applications accepted on an ongoing basis for IFA’s noncompetitive funding.
Project Location: