City of Cedar Rapids

Development Committee Meeting Agenda
City Hall Training Room
Wednesday, November 15, 2017
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 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 – October 18, 2017

- Presentations
  - 1. MedQ Master Plan       Phil Wasta       15 Minutes
     MedQuarter

- Updates
  - 1. College District Area Action Plan       Adam Lindenlaub       10 Minutes
     Community Development
  - 2. Highway 100                   Seth Gunnerson       10 Minutes
     Community Development
  - 3. Neighborhood Finance Corp (NFC)        Jennifer Pratt       10 Minutes
     Community Development

- Future Discussion Items
- Public Comment

Next Meeting: December 13, 2017

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
Cedar Rapids City Hall, Training Room
Wednesday, October 18, 2017
4:00 p.m.

The meeting was brought to order at 3:57 p.m.

Present: Council members Poe, Shey and Overland. Staff members present: Jennifer Pratt, Community Development Director; Seth Gunnerson, Community Development Planner; Ali Suntken, Housing and Redevelopment Specialist; Anne Russett, Community Development Planner; Anne Kroll, Community Development Administrative Assistant.

Council member Overland made a motion to approve the minutes from September 20, 2017. Council member Shey seconded the motion. The motion passed unanimously.

Updates:

1. ReZone Cedar Rapids
Anne Russett, Community Development Planner, stated that the third open house was held on Tuesday, October 17, 2017 and the nearly fifty (50) people in attendance had the opportunity to provide input on eight (8) issue areas and areas identified for form-based regulations. Attendees identified the College District Area, Highway 100, Council Street, and the Mount Vernon Road Corridor as areas to consider form-based regulations. The eight issue areas included: site design impacts on character and walkability, tree preservation and planting, location of parking, amount of parking, signs, exterior lighting, renewable energy, and predictability in the development review process. Ms. Russett stated that staff is working on an online survey. In addition, staff has been conducting other stakeholder outreach and has had meetings with the Downtown SSMID Commission, Czech/NewBo SSMID Commission, Czech/NewBo Main Street Board, and Northwest Neighbors Neighborhood Association. Ms. Russett shared upcoming meeting dates and next steps in the process.

Council member Poe stated that she would like to see Highway 100 in discussions of form-based regulations and would like a Highway 100 construction update as a future agenda item.

Presentations:

1. Downtown Vision Plan Update
Casey Prince, Downtown Executive Director, stated that the original plan was completed in 2007 and an updated was completed in 2012. JLG Architects was the consultant for both and is the consultant for the 2017 update. Mr. Prince shared the action items from 2007 and 2012 Framework Plans and stated that almost all of the items have either been finished or are have
been started. The goals of the 2017 update are: inventory status of the 2007 and 2012 plans, synthesize all current plans and projects into the new plan to help align public/private sector priorities, and dream big for the downtown and surrounding areas to ensure their sights are still set on the horizon and that they are ready when opportunities are presented. Mr. Prince stated that there will be an open house on Tuesday, October 24, 2017 from 5-7 p.m. at the DoubleTree where attendees can meet JLG Architects, learn about previous plans and accomplishments, and share input looking forward.

Council member Shey stated that the City was fortunate to have this plan after the Flood of 2008 and is happy to see that it is being updated and moving forward.

Council member Overland asked if the plan will continue to be updated every five (5) years. Mr. Prince stated that there is not a plan in place to update every five (5) years it has just happened that way. Council member Overland stated that it makes sense to update every five (5) years to keep the plan from getting stale and to incorporate new ideas or changes to existing ideas.

Council member Poe stated that it is important that Mr. Prince connect with City staff about ReZone Cedar Rapids so that he is aware of changes to zoning as they plan and move ahead.

**Recommendation Items:**

2. Low Income Housing Tax Credit Projects

Ali Suntken, Housing and Redevelopment Specialist, stated that the City received one (1) new request for support for Low Income Housing Tax Credit (LIHTC) projects and it is an affordable housing proposal. If funded the project would create fifty-two (52) new units. The developer has entered into a purchase agreement with a private owner for the sale of land, contingent on the developer obtaining tax credits from the Iowa Finance Authority. Ms. Suntken shared a summary of the project as well as the site plan, a map of the location, and pictures of what the building will look like. The location of the building has been identified as a design issue, but staff will work with the developer on options. Ms. Suntken shared the next steps.

Council member Overland asked about the design issue. Jennifer Pratt, Community Development Director, stated that the issue is that the parking is in the front of the building, but there is time to work with the developer. There are some things that we are trying to juggle: the view over the pond and the connection to the walking path. It is a matter of how we balance that location with also wanting to front the street and possibly move some of the parking. We do not want to move the building all the way to the front and keep it away from the pond, so there is a happy-medium in there that can be looked at.

The developer indicated that he has to work with the land owner on the design of the building. Staff noted that they are willing to work with the developer and the land owner.

Council member Overland made a motion to recommend that the City Council approve staff’s recommendation to continue refining the site design with the developer and provide City matching contribution in the form of 10-year, 100% tax exemption through Urban Revitalization Tax Exemption. Council member Shey seconded the motion. The motion passed unanimously.

1. Zoning Code Amendment for Fireworks Sales

Council member Poe recused herself from discussion and voting.
Seth Gunnerson, Community Development Planner, stated that in the spring of 2017, State Legislation permitted the sale of consumer fireworks. In the summer of 2017, the City received significant public feedback on the use and sale of fireworks. Staff is proposing an ordinance to restrict sales to Industrial Zone Districts, have a 450 foot separation distance from any Residential Zone District, have sales not permitted in the Urban Core, and parking much be provided at five (5) spaces per one thousand(1,000). The use of fireworks is a separate ordinance. Mr. Gunnerson shared a map of the Industrial Zone Districts and a timeline of next steps.

Council members Overland and Shey discussed the limited amount of spaces available for fireworks sales and asked questions about the 450 foot separation requirement. Mr. Gunnerson stated that the 450 foot separation requirement is not tied to fireworks specifically; it is a number that has been used for other purposes and it helps protect residential areas that are in close proximity to an industrial area.

Council member Overland made a motion to recommend that the City Council approve the Zoning Code amendment for the proposed ordinance for firework sales. Council member Shey seconded the motion. The motion passed unanimously.

Future Discussion Items:

Council member Overland stated that he would like a Neighborhood Finance Corporation update.

Council member Poe would like an update on the plan for the ten (10) year anniversary of the flood, an update from the MedQ, and would like to report to the Committee about the placemaking conference she attended.

Public Comment:

There was no public comment.

Council member Shey made a motion to adjourn the meeting. Council member Overland seconded the motion. The motion passed unanimously and the meeting adjourned at 4:39 p.m.

Respectfully submitted,

Anne Kroll, Administrative Assistant II
Community Development