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. Approval of Minutes – March 12, 2019
2. Recommendation Items
   a. Ambroz Request for Proposal
   Lauren Freeman
   Community Development
   10 Minutes
3. Updates
   a. Czech Village/NewBo Area Action Plan
   Adam Lindenlaub
   Community Development
   10 Minutes
   b. Historic Asset Inventory Sub-Committee
   Sylvia Bochner
   Community Development
   10 Minutes
   c. Historic Preservation Postcard Project
   Lauren Freeman
   Community Development
   Maria Johnson
   City Manager’s Office
   10 Minutes
   d. City Flag
   Maria Johnson
   City Manager’s Office
   10 Minutes
   e. Neighborhood Associations
   Eric Pate
   Community Development
   10 Minutes
4. Public Comment
5. Future Discussion Items

Next Meeting May 15, 2019

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.
To: City Council Development Committee  
From: Lauren Freeman, Program Coordinator through Jennifer Pratt, Director of Community Development & Planning  
Subject: Request for Proposals – 2000 Mt Vernon Road SE (Ambroz Building)  
Date: April 17, 2019

Property Background
In April 2017, the City issued a Request for Proposals (RFP) to invite developers to redevelop the Ambroz Recreation Center. An initial proposal was submitted, but later withdrawn by the proposer. Therefore, the Ambroz building is still owned by the City and continues to sit vacant.

This winter, the City worked with a volunteer architect to put together concept plans that looked at the most feasible adaptive reuse options for the building to help facilitate a second RFP with a view towards preservation of the building. The architect put together conceptual site plans, floor plans, and exterior elevations to provide one example approach to renovating this building to get it back into an active use. The approach was based on the designer’s interpretations of building codes, city ordinances, the Americans with Disabilities Act (ADA), and the Secretary of Interior’s Standards for the Treatment of Historic Properties. With this information and a renewed interest in local developers for redevelopment, the City Council Development Committee will consider initiating the standard competitive disposition process for the Ambroz building a second time.
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. Encourage investment along Mt. Vernon Rd SE consistent with the goals of the Mt. Vernon Road Action Plan
3. Preference for retaining a unique sense of place through renovation and/or new construction

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 build-out

2. **Community Benefit**
   a. Quality design and architectural features compatible with the traditional character of the neighborhood
   b. Innovative sustainability features in the site and building design
   c. Preference for retaining a unique sense of place with full or partial renovation of the existing building
   d. Preference for housing, as identified in the Mount Vernon Road Corridor Action Plan

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 17, 2019**  City Council Development Committee
- **May 28, 2019**  Public Hearing & Resolution to invite competitive proposals
- **July 19, 2019**  11:00 a.m. - Proposal Deadline
- **July 26, 2019**  Stakeholder panel selects proposal
- **August 13, 2019**  City Council consideration of preferred Developer

**Bold** items denote City Council action

*Tentative date*
To: City Council Development Committee
From: Adam Lindenlaub, Planner III through Jennifer Pratt, Director of Community Development & Planning
Subject: Czech/NewBo Area Action Plan Update
Date: April 17, 2019

Background:

Community Development staff will provide an update on the Czech Village/NewBo Area Action Plan Advisory Group Kick-off.
To:         City Council Development Committee
From:      Sylvia Bochner and Bill Micheel, through Jennifer Pratt, Director of Community
           Development & Planning
Subject:   Historic Asset Inventory Sub-Committee Update
Date:      April 17, 2019

Background:

In September 2018, the Historic Preservation Commission started a sub-committee with the goal of identifying proactive strategies to preserve important historic properties. This group includes members of the Historic Preservation Commission, along with representatives from two local historic preservation non-profits, Friends of Cedar Rapids Historic Preservation and Save CR Heritage.

Update:

Since the fall of 2018, the group has been working to develop a comprehensive list of all Cedar Rapids historic assets, using a list developed in 2017 as a starting point. This list is a living document that includes over 500 properties to which preservation strategies could be applied. This document will be maintained and updated twice a year to reflect changes and add properties that may not have been included. The list, however, is intended to proactively address historic properties, rather than react to demolition permits or redevelopment plans.

The group is now working on determining a manageable number of properties to focus efforts on for the remainder of 2019. They are considering a number of criteria, including the potential for the property to be recognized as a historic asset in our community, the risk of redevelopment for each property, and the effort required for preservation. The goal is to build momentum with demonstrated success on short-term achievements, while longer-term strategies are being pursued.

At their next meeting, they will select between 5 and 10 focus properties for 2019 and determine what action steps would be appropriate for each property. The group will divide responsibilities and continue to meet to share progress and results of strategies and action steps.
To: City Council Development Committee
From: Lauren Freeman and Maria Johnson, through Jennifer Pratt, Director of Community Development & Planning
Subject: Historic Preservation Postcard Project
Date: April 17, 2019

Background:

The Historic Preservation Postcard Project was created to highlight the City’s historic properties and celebrate Cedar Rapids’ recent achievements in historic preservation. The postcards were created in a joint effort between the City’s Community Development and Communications staff, and feature 12 historic buildings in the community that have been restored thanks to committed developers; city, state, and federal financial support; and community partnerships.

The packets of these collectible postcards will be available for purchase starting in May. The proceeds will benefit local historic preservation non-profits Friends of Cedar Rapids Historic Preservation and Save CR Heritage. Additionally, the information from these postcards will be featured in the upcoming issue of Our CR Magazine, which residents can expect to receive in their mailboxes at the beginning of May.
To: City Council Development Committee
From: Maria Johnson, Communications Division Manager
Subject: City flag redesign process plan
Date: April 17, 2019

The City Council Development Committee recently expressed interest in staff undertaking a process to create a new City flag, incorporating citizen input and ideas throughout the process.

In order to design a flag that incorporates the ideas of Cedar Rapids residents, we have developed a timeline, incorporating multiple opportunities for citizen engagement.

- **June 1, 2019** – Kick off event at Resident Appreciation Day/Farmers Market
- **June – November 2019** – Community Engagement
- **November 2019 – March 2020** - Professional designers take input and ideas from community to create 4-6 final designs, determined by community committee of artists and stakeholders
- **March – May** – Community voting on final designs
- **June 2020** – Flag unveiling at 2020 Resident Appreciation day

The flag is meant to be a symbol of pride for the community. How it is used will also be driven by our residents. The City organization will continue to use the Tree of Five Seasons as our logo and official brand.
To: City Council Development Committee  
From: Eric Pate, Planner through Jennifer Pratt, Director of Community Development & Planning  
Subject: Neighborhood Associations Update  
Date: April 17, 2019  

Background:  
City Council adopted Resolution No. 1322-09-11 on September 27, 2011, implementing the Neighborhood Service Delivery Initiative as a system for coordinating City services through neighborhood associations as an approach to better respond to community needs.  

Cedar Rapids neighborhood associations play a vital role in bringing neighbors together to work for the betterment of our community. There are over 10 organized neighborhood associations throughout Cedar Rapids that help citizens make their voices heard and open doors of communication between neighbors and city government.  

Updates:  
Neighborhood Association Spotlight  
During the deep freezes this past winter, the Wellington Heights Neighborhood Association came together and stepped up to the occasion to provide support to families during a difficult time by setting up a Pop-up food pantry that fed over 175 families.  

City Service Delivery Teams  
In an effort to make sure the City Service Delivery component of the NSDI operates efficiently, the delivery teams assigned to each of the Neighborhood Associations were streamlined to ensure the best value for the neighborhoods while appropriately managing city resources.  

Spring Neighborhood Workshop  
Our first quarterly Neighborhood Workshop of the year is scheduled for April 24th. This workshop will serve as an opportunity for Neighborhood Association presidents to network and build capacity. Scott Hock, Cedar Rapids Parks and Recreation Director, will speak to the group on maintaining and building upon relationships between Parks and Rec and neighborhoods.  

Spring Clean-Ups  
Spring Clean-ups are an important tool for building community and can be a great tool to show that a community cares about its neighborhood. Not only do these events play an important role from a neighborhood beautification standpoint, but they help residents form strong social bonds and help a community develop a strong appreciation for their neighborhood and sense of place. This year Matthew 25 has teamed up with the City of Cedar Rapids City Manager’s One-bag Challenge and the Neighborhood Finance Corporation to bring Matthew 25’s mobile tool library to neighborhoods to be used as part of their Neighborhood Clean-up event. Matthew 25’s mobile
tool library brings lawnmowers, weed eaters, trimmers, rakes, leaf blowers, and a whole truckload of other tools straight to the neighborhoods to help magnify the impact of neighborhood clean-up event efforts.

Clean-up events planned so far include the following:

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<thead>
<tr>
<th>Date</th>
<th>Location</th>
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<tbody>
<tr>
<td>April 6</td>
<td>Northwest Neighbors &amp; Mound View</td>
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<tr>
<td>April 20</td>
<td>Big Bang Foundation at Redmond Park</td>
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<td>April 27</td>
<td>Wellington Heights, Kenwood Park, &amp; Westdale Area</td>
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<td>May 5</td>
<td>Taylor Area</td>
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<td>May 11</td>
<td>Oakhill Jackson</td>
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