City of Cedar Rapids

Development Committee Meeting Agenda
City Hall Council Chambers
Wednesday, May 15, 2019
4:00 pm – 5:30 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 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 – April 17, 2019

2. Presentations
   a. Planning Trends
      Jennifer Pratt 10 Minutes
      Community Development

   b. Housing Needs Analysis
      Jennifer Pratt 10 Minutes
      Community Development

3. Recommendation Items
   a. Property Disposition for property near 4th Ave & 2nd St SW
      Lauren Freeman 10 Minutes
      Community Development

4. Updates
   a. Projection Art Project
      Eric Pate 10 Minutes
      Community Development

   b. Czech Village/NewBo Area Action Plan
      Adam Lindenlaub 10 Minutes
      Community Development

   c. City-Owned Infill Lots
      Seth Gunnerson 10 Minutes
      Community Development

5. Public Comment

6. Future Discussion Items

Next Meeting June 19, 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 – 400 2nd Street SW, 207 & 217 4th Avenue SW  
Date: May 15, 2019  

Property Background  
The City received a request from Fred Timko to purchase the vacant City-owned properties at 400 2nd Street SW, 207 4th Avenue SW, and 217 4th Avenue SW for redevelopment. The City Council Development Committee will consider the request to initiate the standard competitive disposition process inviting proposals for City-owned property during their meeting on May 15, 2019.

Under the new Chapter 32 – Zoning code, this property is zoned as Urban Neighborhood General (U-NG). Key building characteristic requirements will include:

- Building height up to six stories high
- Parking setbacks
- Building location up to sidewalk
**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. Multi-story design of at least 2-stories
3. Urban design that enhances the character of the neighborhood
4. Coordination of parking needs with area property owners

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. Market Feasibility
   c. Financial feasibility
   d. Timeline for redevelopment and built-out

2. **Community Benefit**
   a. Quality of architecture and design
   b. Innovative sustainability features in the site and building design
   c. Inclusion of housing options

3. **Economic impact**
   a. Overall project investment
   b. Jobs created or retained
   c. Amenities or services provided

The following is the recommended RFP schedule:

- **May 15, 2019**  
  City Council Development Committee
- **June 11, 2019**  
  Public Hearing & Resolution to invite competitive proposals
- **July 12, 2019**  
  11:00 a.m. - Proposal Deadline
- **July 16, 2019**  
  Stakeholder panel selects proposal
- **July 23, 2019**  
  City Council consideration of preferred Developer

*Bold items denote City Council action*

*Tentative date*
To: City Council Development Committee  
From: Eric Pate, Planner – Community Development and Planning  
Subject: Projection Art  
Date: May 15, 2019  

Background:
Projection art has seen an increase in interest as a unique form of public art across the world over the past several years due to its affordability, visibility, creative freedoms, and ease of use and installation compared to more conventional forms of visual art.

In recognition of the unique qualities of projection art, the City of Cedar Rapids Visual Arts Commission is working with the Metro Economic Alliance and Downtown SSMID to incorporate projection art into the Market After Dark event in the fall of 2019. The scale of this project is still under discussion. The Visual Arts Commission has had discussions of how this unique approach to visual art can be incorporated into a larger public art strategy for the community.

This project is in line with the vision of the City of Cedar Rapids Visual Arts Commission that Cedar Rapids will be the destination for visual arts in Iowa as well as the mission of the Visual Arts Commission of elevating the quality and profile of visual arts in Cedar Rapids.

Recommendation
This item is an update to the Development Committee. No action needed.
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: May 15, 2019

Background:

Community Development staff will provide an update on the Czech Village/NewBo Area Action Plan.
To: City Council Development Committee
From: Seth Gunnerson, Planner through Jennifer Pratt, Director of Community Development & Planning
Subject: City Owned Infill Lots
Date: May 15, 2019

Introduction
At the Development Committee’s May 15 meeting, staff will provide a summary of City-owned property in the core of the community and development potential. Staff will also provide an update on steps taken to promote infill development, which is the redevelopment of previously built sites within the city limits, since staff last presented on this topic at the January 2017 Development Committee Meeting. Since that update, the City has continued to see interest in development, and a number of actions have been taken to set up continued growth.

Land owned by the City that is available for infill development represents a diversity of opportunities. Several large, high-profile sites exist that may be master-planned, such as First and First West and the former Sinclair Site in NewBo. Other development sites are more moderately sized, but would support significant urban infill projects similar to recent developments in NewBo and Kingston Village. The City also has a large inventory of smaller parcels, particularly on the west side of the river, which are suitable for smaller scale projects, ranging from single family homes to row homes and small mixed-use buildings.

The City has adopted ReZone Cedar Rapids, a comprehensive update to the zoning code, which is intended to remove barriers to infill development and zone core areas of the City in a manner that is consistent with adopted plans. Many of the infill properties have been zoned to Urban Zone Districts, which are tailored to scale and character of the individual neighborhoods.

The adoption of Action Plans, such as for the Northwest Neighborhood has gathered neighborhood input and created more focused development concepts for the neighborhood to streamline future disposition processes. The City is currently beginning work on an Action Plan for the Czech Village and New Bohemia Districts, which will focus heavily on strategies to promote continued development of both public and privately owned land.