City of Cedar Rapids

Development Committee Meeting Agenda
City Hall Council Chambers
Wednesday, September 4, 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 – July 17, 2019

2. Presentation
   a) Historic Asset Inventory
      Sylvia Bochner 15 Minutes Community Development

3. Recommendation Items
   a) Wellbeing Advisory Committee Work Plan
      Stephanie Schrader 10 Minutes Community Development
   b) First Time Home Buyer Program & HOME Funding Requirements
      Sara Buck 10 Minutes Community Development

4. Updates
   a) 6th Street Corridor Action Plan
      Seth Gunnerson 10 Minutes Community Development

   b) Czech Village-NewBo Area Action Plan
      Adam Lindenlaub 10 Minutes Community Development

   c) River Recreation Feasibility Study
      Sylvia Bochner 10 Minutes Community Development

5. Public Comment

6. Future Discussion Items

Next Meeting October 16, 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.
The meeting was brought to order at 4:00 p.m.

Present: Councilmember Hoeger; Councilmember Vanorny; Councilmember Poe; Jennifer Pratt, Community Development Director; Bill Micheel, Community Development Assistant Director; Seth Gunnerson, Community Development Planner; Matt Myers, Traffic Engineer; Eric Pate, Community Development Planner; Adam Lindenlaub, Community Development Planner; Lauren Freeman, Community Development Program Coordinator; Sylvia Bochner, Community Development Planner; Jillane Gilmour, Community Development Administrative Assistant;

1. Approval of Minutes
Councilmember Vanorny moved to approve the minutes from the May 15, 2019 meeting. Seconded by Councilmember Poe. The motion carried.

2. Presentations
   a. Railroad Quiet Zone
   Caleb Mason, Community Development Economic Analyst, and Matt Myers, Traffic Engineer, shared a presentation on the railroad quiet zones and associated projects. There was an at-length discussion among City staff and the Committee members regarding the use of horns and improving safety in the quiet zones.

3. Updates
   a. Zoning Advisory Group
   Seth Gunnerson, Community Development Planner, shared an update on the formation of the Zoning Advisory Group. There were no questions from the Committee.

   b. 6th Street SW Corridor Action Plan
   Seth Gunnerson, Community Development Planner, shared an update on the 6th Street SW Corridor Action Plan. There was discussion among the Committee regarding the improvement to standards and excitement about the Plan.

   c. Czech Village-NewBo Area Action Plan
   Adam Lindenlaub, Community Development Planner, shared an update the Czech Village-NewBo Area Action Plan. There was discussion among the Committee in regards to being pleased with the amenities in the Plan and number of attendees at the open houses.
d. Historic Rehabilitation Program
Lauren Freeman, Community Development Program Coordinator, shared an update on the Historic Rehabilitation Program. There was discussion among Ms. Freeman and the Committee about how the Program was advertised and additional ways to educate property owners.

4. Public Comment
There were no public comments.

Councilmember Vanorny moved to adjourn the meeting at 5:03pm. Seconded by Councilmember Hoeger. The motion carried.

Respectfully submitted,

Jillane Gilmour, Administrative Assistant
Community Development
To: City Council Development Committee
From: Sylvia Bochner, Planner I through Jennifer Pratt, Director of Community Development & Planning
Subject: Historic Asset Inventory Sub-Committee Update
Date: September 4, 2019

Background:

Community Development staff will provide an update on the Historic Asset Inventory Sub-Committee of the Historic Preservation Commission.

The Historic Asset Inventory Sub-Committee is made up of Historic Preservation Commissioners, along with representatives from Friends of Cedar Rapids Historic Preservation and Save CR Heritage, two local historic preservation non-profits. The goal of the group is to identify proactive strategies to preserve important historic properties.

Update:

The Historic Asset Inventory Sub-Committee developed a list of over 500 important historic properties in Cedar Rapids. This full list will be available online.

From this list, they selected 8 properties to focus on in 2019 and identified appropriate strategies for each. These strategies include property owner outreach, adaptive reuse planning, and local landmarking. The group designated a main point of contact for each focus property, who will lead efforts on proactive strategies for that property. The first step for each property is to reach out to the property owner, provide information on the historic value of their buildings, and learn more about any plans they may have.

Following the identification of focus properties, the sub-committee will meet on a biannual basis to provide updates on progress that has been made. Between meetings, staff will remain in contact with group members.
To: City Council Development Committee  
From: Stephanie Schrader, Through Jennifer Pratt, Director of Community Development & Planning  
Subject: Wellbeing Advisory Committee Work Plan  
Date: September 4, 2019

**Background:**
The Wellbeing Advisory Committee is required to submit a work plan annually for the City Council’s review and approval. At the Wellbeing Advisory Committee’s July 10, 2019 meeting, the committee approved a draft work plan for the City Council’s review. The work plan is informed by Healthy Hometown program evidence-based interventions, along with community stakeholder feedback, to establish goals and objectives for FY20.

The Wellbeing Advisory Committee supports the ongoing work of creating a healthy community and assists the Cedar Rapids City Council with matters related to wellbeing. The Wellbeing Advisory Committee meets monthly and consists of nine members. In 2018, the Wellbeing Advisory Committee played an important role in helping provide a recommendation for the adoption of a smoke-free park ordinance, which took effect on January 1, 2019. In 2019, the Wellbeing Advisory Committee will continue to support community health and wellbeing through evidence-based tactics, including promoting the bike share program, support of the new Pedestrian Master Plan and exploring participation in the Age-Friendly Communities network.

**Recommendation:**
Staff recommends the approval of the Wellbeing Advisory Committee’s 2019-2020 Work Plan, with a recommendation from the Development Committee to City Council. The Wellbeing Advisory Committee recommended approval of the plan at their July 10, 2019 meeting.

**Attachment:**
Draft City of Cedar Rapids Wellbeing Advisory Committee 2019-2020 Work Plan
WELLBEING ADVISORY COMMITTEE WORK PLAN

JULY 1, 2019 – DECEMBER 30, 2020

VISION: Cedar Rapids – A community of social, emotional and physical well-being…all year long.
- Access to healthy foods for all
- A connected community where people walk, bike and utilize public transportation safely for everyday life
- Residents with a sense of purpose; joined to community and each other

COMMITTEE: Emily Barnard, Steve Dolezal, Kaitlin Emrich, Kelsey Logan, Sofia Mehaffey, Josh Moreno, Stephanie Neff, Katherine Read, Zach Schladetzky

<table>
<thead>
<tr>
<th>TACTICS AND IMPLEMENTATION STATUS</th>
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<tbody>
<tr>
<td><strong>Eat Well</strong> (Accessing healthier foods, Changing food environments, Promoting healthier options, Nutrition education)</td>
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<tr>
<th>Tactic</th>
<th>Objectives</th>
<th>Status (Red, Yellow, Green)</th>
<th>Completed Date</th>
<th>Status Notes</th>
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<tbody>
<tr>
<td>1. Community gardens, edible landscaping, orchards</td>
<td>Review existing land use policies to enhance and promote community gardens and edible orchards for all populations, ensuring access for individuals with disabilities. Advocate for accessible community gardens/edible landscaping in or near new developments and vacant spaces.</td>
<td></td>
<td> </td>
<td>Includes educational signage</td>
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<td>2. Food bank/pantry</td>
<td>Review and promote use of community manual for increasing access to healthy foods at food pantries.</td>
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<td>Includes education</td>
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<td>3. Local food system</td>
<td>Connect and support assessments of local food systems designed to improve equitable access to healthy food.</td>
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4. **Nutrition prescriptions & educational interventions for patients**
   - Determine current health system practice in promoting good nutrition to patients.
   - Support implementation of best practice to facilitate communication between health care providers and patients related to good nutrition.

5. **School concessions, vending**
   - Support school PTAs to offer healthy foods that meet Smart Snack guidelines at school-sponsored events.
   - Review school vending contracts to identify ways to incentivize healthy choices.

6. **Farm-to-school programming**
   - Encourage family/community participation in Farm-to-School events.

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**Move More** (Changing your surroundings, Planning, Education and engagement, )

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<tbody>
<tr>
<td>1. <strong>Community walkability</strong></td>
<td>Support and promote implementation of Complete Streets Policy by communicating Walk Friendly Community Designation Report Card results.</td>
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<td>2. <strong>Safe routes to school</strong></td>
<td>Advocate for aligning Safe Routes to School resources with CRCSD Master Facilities Plan.</td>
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<td>3. <strong>Repainting crosswalks/reparing sidewalks</strong></td>
<td>Support implementation of Pedestrian Master Plan.</td>
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<td>4. <strong>Bike share program</strong></td>
<td>Promote stories and demos of Bike Share Program to encourage ridership through at least six community organizations/events.</td>
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<td>Share information at worksite roundtable</td>
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<td>Objectives</td>
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| 1. Groups/clubs that help people broaden social circles               | Promote programs and outcomes for older adults and for youth involved in GCRCF SET Task Force summer programs.                                 |                            |                | Includes:  
  • i.e. Encore Café  
  • Discussion with AARP                                                                 |
| 2. Nicotine-free public spaces                                        | Support Ambassadors in maintaining an alcohol/tobacco-free environment at Green Square Park.                                                 |                            |                |                                                                                                                                                      |
| 3. Worksite wellness committees                                       | Promote worksite establishment of policies and communication to make healthier food and beverage choices available during meetings and in vending machines.  
  Increase number of worksites participating in 5-2-1-0.  
  Increase number of worksites completing wellness assessment to 40. |                            |                | Includes:  
  • Promotion of joining groups that broaden social circles  
  • Encouragement to use EAP & mental health resources |

**TACTICS AND IMPLEMENTATION STATUS**

**Feel Better** (Social connectedness and community engagement, Tobacco/nicotine prevention and cessation, Community, school and worksite wellness)
**Potential Future Tactics:**

**Eat Well –**
- Support implementation of garden curriculum in schools.
- Promote public locations of edible landscapes (fruit/nut trees) to increase access to healthy foods.

**Move More –**
- Support implementation of Walking School Bus Programs.
- Open streets event
- Develop/expand transportation options to increase access to work, healthy foods, social networks and physical activity facilities and programs.
- Walking school bus

**Feel Better –**
- Community arts programs and events
- Health organizations and health disparities
- Anti-bullying initiatives
- School education – social determinants of health
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<tr>
<th>Goal</th>
<th>Source</th>
<th>Baseline Measure</th>
<th>Current/Updated Measure</th>
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<td><strong>High resident satisfaction</strong></td>
<td><strong>Overall Quality of Life in Cedar Rapids:</strong> (rated on a scale of 1-5) Community Livability questions from Cedar Rapids National Citizen Survey 2018</td>
<td>74% Rated Excellent or Good</td>
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<td><strong>Cedar Rapids as a Place to Live:</strong> (rated on a scale of 1-5) Community Livability questions from Cedar Rapids National Citizen Survey 2018</td>
<td>81% Rated Excellent or Good</td>
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<td><strong>Increase in new community residents</strong></td>
<td><strong>Population:</strong> U.S. Census Bureau</td>
<td>131,127 (Cedar Rapids – 2016)</td>
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<td><strong>High awareness of where to go for Healthy Hometown information</strong></td>
<td><strong>Unique clicks/access on website, social media</strong></td>
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<td><strong>Number of users/participants at events</strong></td>
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<td><strong>Improved health indicators / decrease in chronic disease indicators</strong></td>
<td><strong>Adult Obesity:</strong> Obesity among adults age 18 or above (age-adjusted) 500 Cities Project (Centers for Disease Control and Prevention)</td>
<td>34.7% (Cedar Rapids – 2015)</td>
<td>32.2% (Cedar Rapids – 2016)</td>
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<td></td>
<td><strong>Diabetes Prevalence:</strong> Percentage of adults age 18 or above with diagnosed diabetes (age-adjusted). 500 Cities Project (Centers for Disease Control and Prevention)</td>
<td>8.0% (Cedar Rapids – 2015)</td>
<td>8.4% (Cedar Rapids – 2016)</td>
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<td></td>
<td><strong>Poor Physical Health Days:</strong> Physical health not good for 14 or more days among adults age 18 or above (age-adjusted). 500 Cities Project (Centers for Disease Control and Prevention)</td>
<td>9.9% (Cedar Rapids -- 2015)</td>
<td>9.9% (Cedar Rapids -- 2016)</td>
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<td><strong>Poor Mental Health Days:</strong> Mental health not good for 14 or more days among adults age 18 or above (age-adjusted). 500 Cities Project (Centers for Disease Control and Prevention)</td>
<td>10.7% (Cedar Rapids -- 2015)</td>
<td>11.1% (Cedar Rapids – 2016)</td>
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<tr>
<td>Area</td>
<td>Description</td>
<td>Score 2015</td>
<td>Score 2015 &amp; 2016</td>
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| **Increased access to and consumption of healthy foods** | **Food Environment**: Food Environment Index (access to healthy foods and food insecurity) from 0 (worst) to 10 (best). County Health Rankings – Community Population Survey, Bureau of Labor Statistics, and American Community Survey  
**Availability of Affordable Quality Food**: (rated on scale of 1-5) Community Characteristics—Rec and Wellness, Cedar Rapids National Citizen Survey 2018 | 8.3 (Linn Co. – 2015) | 8.3 (Linn Co. – 2015 & 2016) |
| **Increased access and utilization of places for physical activity** | **Physical Inactivity**: No leisure-time physical activity among adults age 18 or above (age-adjusted). 500 Cities Project (Centers for Disease Control and Prevention)  
**Access to Exercise Activities**: Percentage of population with adequate access to locations for physical activity. County Health Rankings – Baseline = Population Data, North American Information Classification System Standard Industry Classification (SIC) Codes; New = Population Data  
**Ease of Travel by Bicycle in Cedar Rapids**: (rated on scale of 1-5) Cedar Rapids Citizen Survey 2018 | 25% (Cedar Rapids – 2015) | 22.2% (Cedar Rapids – 2016) |
| **Increased social connectedness**     | **Social Associations**: Number of social associations per 10,000 population. County Health Rankings – North American Information Classification System Standard Industry Classification (SIC) Codes  
**Opportunities to Volunteer**: (rated on a scale of 1-5) Cedar Rapids Citizen Survey 2018  
**Social Events and Activities**: (rated on a scale of 1-5) Cedar Rapids Citizen Survey 2018 | 11.5 (Linn Co. – 2015) | 11.1 (Linn Co. – 2016) |
To: City Council Development Committee  
From: Sara Buck, Housing Programs Manager, through Jennifer Pratt Director of Community Development & Planning  
Subject: First Time Home Buyer Program updates & HOME Funding Requirements  
Date: September 4, 2019

Background: The City of Cedar Rapids is an “Entitlement Community” for the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) administered by the U.S. Department of Housing and Urban Development (HUD). This means Cedar Rapids qualifies based upon population, to receive an annual allocation of CDBG and HOME funding directly from HUD for use in the community. HUD releases guidance regularly on how these funds may be used and updates regulation regarding new or changing requirements of programs.

Recent guidance and local challenges in administration of the First Time Home Buyer program prompted the proposed changes to the program. These changes will ensure compliance with federal requirements and assist with delivery of the program services.

Proposed Changes:

- Removal of the local purchase price limit  
  - This was previously in place to cap the cost of the home and hasn’t been updated in several years. With new underwriting requirements and a HOME program cap, this is no longer necessary and has caused a disparate impact on larger households.
- Adjusting the program start date from fall to spring  
  - Previously, the program would start once funding was awarded, typically in September or October. HOME requirements regarding exterior painting made it difficult to make repairs in winter months. A spring opening would allow for exterior repairs to be made and is in line with the active time of the market.
- Increase the assistance amount  
  - New HOME guidance states the funding must focus on long-term affordability, by making the payment as affordable as possible. The current cap of $5,000 generally doesn’t pay for much more than the closing costs. By increasing the cap to $14,999, we could retain the 5-year property lien and better assist in buying down the mortgage.

Recommendation: Staff recommends the amendments to the program, as proposed, with a recommendation from the Development Committee to the City Council.

These have been recommended for approval by the Grants and Programs Committee

Timeline:
August 24, 2019 – September 23, 2019 – Public Comment Period  
September 25, 2019 - City Council Public Hearing & Resolution
To: City Council Development Committee  
From: Seth Gunnerson, Planner III through Jennifer Pratt, Director of Community Development & Planning  
Subject: 6th Street SW Corridor Action Plan  
Date: September 4, 2019

Background:  
At the September 4, 2019 Development Committee meeting, Community Development staff will give an update on the 6th Street SW Corridor Action Plan, including a recap of the public workshop held on Wednesday, August 7 at 6:00pm at Time Check Hall in the City Services Center. The event was held in conjunction with a Public Works open house on a Paving for Progress project planned for 2020 and 2021 that will rehabilitate the pavement and add pedestrian accommodations between Wilson Avenue SW and 33rd Avenue SW.

Corridor Action Plans are one of three types of plans, along with Neighborhood and Area Action Plans, identified in EnvisionCR. The 6th Street SW corridor was one of several identified by the comprehensive plan as needing further study. The Corridor Action Plan will identify needs along the corridor in areas such as Connectivity, Land Use, and Placemaking.

The Corridor Action Plan is in the early stages, with staff focused on hearing from the community and identifying issues. An open house will be held later this fall to recap the results of the workshop and other outreach, and list issues and solutions for public feedback. This will culminate in the presentation of the draft plan and action steps at a second public house, which will occur this upcoming winter. Plan adoption is anticipated early next year.
To: City Council Development Committee  
From: Adam Lindenlaub, Planner III through Jennifer Pratt, Director of Community Development & Planning  
Subject: Czech Village/NewBo Area Action Plan Update  
Date: September 4, 2019

Background:

Community Development staff will provide an update on the Czech Village/NewBo Area Action Plan.
To: City Council Development Committee  
From: Sylvia Bochner, Planner I through Jennifer Pratt, Director of Community Development & Planning  
Subject: River Recreation Feasibility Study  
Date: September 4, 2019

Background:

This summer, the Community Development department put out an RFP for a consultant to perform a River Recreation Feasibility and Implementation Study. The goal of this project is to determine the best river recreation opportunities for Cedar Rapids and prepare for implementation. This study will build on the concepts included Greenway Park Plan by determining more specifics on river, with special attention paid to compatibility with the Flood Control System.

This project will involve technical analysis of hydrology, dams, and other river conditions, along with economic impact analysis for river recreation amenities to develop several feasible options for river recreation amenities. The consultant and City staff will present these alternatives to the public. For the preferred alternative, they will determine priority of improvements and create a phasing plan that includes order of magnitude cost estimates.

Update:

After evaluating six proposals and interviewing two top applicants, staff selected a group that includes Crane Associates, River Restoration, and Anderson Bogert as the consultant for the project. The contract is forthcoming on the September 10 City Council meeting agenda.