City of Cedar Rapids
Development Committee Meeting Agenda
City Hall Council Chambers
Tuesday, March 12, 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 – February 19, 2019

2. Presentation
   a. Downtown Self-Supporting Municipal Improvement District                          Jesse Thoeming            10 Minutes
      Cedar Rapids Metro Economic Alliance
   b. City of Cedar Rapids and Trees Forever Growing Futures Partnership               Scott Hock                10 Minutes
      Parks & Recreation

3. Recommendation Items
   a. 720 1st Avenue NW Property Disposition                                             Lauren Freeman            10 Minutes
      Community Development
   b. 1028/1032 5th Street SE Property Disposition                                      Lauren Freeman            10 Minutes
      Community Development

4. Updates
   a. Czech Village/NewBo Area Action Plan                                             Adam Lindenlaub           5 Minutes
      Community Development
   b. Bike Share                                                                        Sylvia Bochner            5 Minutes
      Community Development
   c. Wellbeing Advisory Committee                                                      Stephanie Schrader       5 Minutes
      Community Development
   d. Iowa League of Cities All Star Community Nomination                              Stephanie Schrader       5 Minutes
      Community Development

5. Public Comment

6. Future Discussion Items
   Next Meeting April 17, 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 – 720 1st Avenue NW
Date: March 12, 2019

Property Background
The City received a request from Hobart Historic Restoration to purchase the vacant City-owned property at 720 1st Avenue NW 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 March 12, 2019.

Under the new Chapter 32 – Zoning code, this property is zoned as Urban Neighborhood Tech Shop (U-NT). The Urban Tech Shop districts are intended to accommodate artisanal to medium-scale manufacturing, repair or workshops, as well as art studios.

Key building characteristic requirements will include:

- Building height up to four 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. Design that enhances the character of the neighborhood
3. Project results in a community benefit

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 built-out

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

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

The following is the recommended RFP schedule:

**March 12, 2019**  City Council Development Committee
**April 9, 2019**  Public Hearing & Resolution to invite competitive proposals
**June 7, 2019**  11:00 a.m. - Proposal Deadline
**June 21, 2019**  Stakeholder panel selects proposal
**July 9, 2019**  City Council consideration of preferred Developer

*Bold items denote City Council action
*Tentative date
To: City Council Development Committee  
From: Lauren Freeman, Program Coordinator through Jennifer Pratt, Director of Community Development & Planning  
Subject: Request for Proposals – 1028 & 1032 5th Street SE  
Date: March 12, 2019  

Property Background  
The City received a request from Capital B, LLC to purchase the vacant City-owned properties at 1028 and 1032 5th Street SE 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 March 12, 2019.  

Under the new Chapter 32 – Zoning code, these properties are zoned as Traditional Residential Single Unit (T-R1), which permits small lot single unit homes and is intended to preserve existing neighborhood character. Row homes or other low-intensity housing options may be appropriate in this location.
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. Design that enhances the character of the neighborhood
3. Project results in a community benefit

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 built-out

2. **Community Benefit**
   a. Quality of architecture and design
   b. Enhanced sustainability features in the site and building design
   c. Innovative housing options to meet needs identified in the City’s comprehensive housing market analysis

3. **Economic impact**
   a. Overall project investment
   b. Amenities or services provided

The following is the recommended RFP schedule:

<table>
<thead>
<tr>
<th>Date</th>
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<tbody>
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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:       March 12, 2019  

Background:  
Community Development staff will provide an update on the Czech Village/NewBo Area Action Plan schedule.
To: City Council Development Committee
From: Sylvia Bochner and Bill Micheel, through Jennifer Pratt, Director of Community Development & Planning
Subject: Bike Share Update
Date: March 12, 2019

Background:

In Fall 2018, through a competitive proposal process, VeoRide was the selected vendor for the City’s Bike Share system. They will implement a “hybrid” model of bike share, in which 90 stations will be provided as identified parking locations. This model was recommended in our 2017 Implementation Plan by Alta Planning and Design.

VeoRide’s business model does not include an upfront cost to the City. VeoRide will maintain ownership of the vehicles and hire local employees to operate the system. They are also seeking corporate sponsorship and will share 20% of sponsorship dollars with the City to use for improvements to bicycle infrastructure.

Update:

Community Development staff has been working closely with VeoRide to plan for the May 2019 launch of the system. The system will consist of 150 electric-assist bicycles, along with a pilot program of 30 electric scooters. An additional 20 fat tire bikes will be added at Mt. Trashmore in Summer 2019.

A total of 90 stations, each holding up to 6 bikes, will be provided for the system. These will be located throughout the service area, focusing on downtown, Kingston Village, NewBo, Czech Village, the MedQ, and Coe College. Scooter parking will be provided along with these stations.

The City is expanding upon its “Walk your Wheels” campaign to prevent bikes and scooters from riding on sidewalks in the core area. We are also collaborating with Iowa BIG to produce instructional videos to promote safe and considerate bike and scooter riding.

With the launch of bike share, Community Development is also proposing updates to City Code. These include updating the definitions of “bicycle” and “electric stand up scooter” to align with state code, prohibiting bikes and scooters from riding on core area sidewalks, and clarifying regulations and responsibilities for bike and scooter riders.
To: City Council Development Committee  
From: Stephanie Schrader, Through Jennifer Pratt, Director of Community Development & Planning  
Subject: Wellbeing Advisory Committee  
Date: March 12, 2019

**Background**  
The Wellbeing Advisory Committee supports the on-going work of creating a healthy community and assists the Cedar Rapids City Council with matters related to well-being. The Wellbeing Advisory Committee meets monthly and consists of nine members.

**2018-2019 Work Plan items completed or underway:**

**Goal 1: Expand Community Garden Options**
- Assess accessibility to community gardens for individuals with financial limitations through partnership with HACAP, Seed Savers and FEA.

**Goal 2: Promote and Expand Community Orchards**
- Encourage edible landscape features on public property.

**Goal 3: Implement Healthy Concessions**
- Concession menu nutrition analysis completed in 2017 and 2018 at nine city-run concessions. Healthier options and least profitable, unhealthy options identified for menu adjustments with a target of 30% healthy options.

**Goal 4: Enhance Farm-to-School Programming**
- Farm to School Committee is developing and implementing plan.

**Goal 5: Continue Walkability Projects and Broaden Community Partnerships**
- Hosted Healthiest State annual community-wide walk on October 3, 2018
- Conducting two walk audits April 30, 2019

**Goal 6: Continue Bike Promotion**
- Distributed trail etiquette guides and maps at several community events
- Will provide information about the City’s Bike Share and bike gear to low-income in May

**Goal 7: Promote Mental and Emotional Well-being through Social Connectedness Events**
- City Council acknowledged Mental Health Month
- Worksite Wellness Roundtable topic
- Well Talks at CR Downtown Library
- NewBo City Market Happier Hour and Meet Me at the Market

**Goal 8: Advocate for Nicotine-Free Playgrounds**
- City Council passed ordinance 12/18/2018

**Goal 9: Expand Worksite (Wellness) Initiatives**
- Support work of Worksite Committee, including worksite wellness assessments and summit
To: City Council Development Committee  
From: Stephanie Schrader, Wellbeing Liaison through Jennifer Pratt, Director of Community Development & Planning  
Subject: Iowa League of Cities-All Star Community nomination  
Date: March 12, 2019

Background:

The Iowa League of Cities serves as the unified voice of cities, providing advocacy, training and guidance to strengthen Iowa’s communities. The Iowa League of Cities has served as a key municipal resource to over 870 cities in Iowa since 1898. The League sponsors the annual All-Star Community Awards, which “seeks to acknowledge and encourage excellence in local government”. This award provides an opportunity to recognize and celebrate the innovative initiatives of cities throughout the state.

City staff will prepare an All-Star Community award application that highlights the Sinclair Levee portion of the flood control system for the 2019 All-Star Community award. Winners will be announced this summer and recognized at the League’s Annual Conference in Dubuque.