ReZone Cedar Rapids
Adoption and Implementation
City Council Public Hearing
November 13, 2018
Why ReZone?

• EnvisionCR Initiative
• Last Code Update in 2006 – before core redevelopment
• Clear and updated standards for all areas of town
  – Flexible
  – Predictable
  – Modern
Public Outreach

Project Start – Early 2016

• Open House #1 – June 2016
• Open House #2 – May 2017
• Open House #3 – October 2017
• Open House #4 – June 2018
Stakeholder Involvement

• User Groups
  – Design Professionals
  – Realtors
  – Sign Companies
  – Historic Preservation
  – Core Districts
  – Others

• Developer’s Council

• Local Non-Profits
Urban Form Stakeholder Outreach

- Downtown
- Kingston Village
- NewBo/Czech Village
- MedQuarter
- Northwest Neighborhood
- College District
Draft Review

• Public Review Draft released July 3
• Public Comment Period through August 3, over 200 comments received
• This Fall:
  – Staff editing
  – Further stakeholder outreach
• October 26 – Adoption Draft Released
Broader Mix of Zones

• Character-based Zone Districts
  – Urban
  – Traditional
  – Suburban

• Revised Use Table

• Updated Parking Standards
New Concepts

- Beekeeping
- Accessory Dwelling Units
- Bicycle Parking
- Process Updates including Major Design Exception
- (to be named) Zoning Review Committee
December Actions

December 4th Public Hearings:
• Update references in Municipal Code
• Clean-Up Ordinance
• Future Land Use Map Amendments
Recommendation

• Staff Recommends holding 1\textsuperscript{st} Reading of the ordinance
  – Effective date of January 1, 2019
  – Follow-on Ordinance in December
Adoption Schedule

• October 26 – Final Draft Released
• November 1 – City Planning Commission Recommendation
• November 13 – City Council Public Hearing
• November 27 – 2\textsuperscript{nd} and possible 3\textsuperscript{rd} Reading
• December – Follow-on Ordinance and related resolutions
• January 1 – Effective Date of New Ordinance
Thank-you!

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Adam Lindenlaub
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Consideration of a Change of Zone W/O
Preliminary Site Development Plan

S/O Blairs Ferry Rd. & W/O
Edgewood Rd. NE
Location
Rezoning

City Council Criteria for Action:

• Consistent with the Future Land Use Map & Comprehensive Plan?
• Is this consistent with the characteristics of the surrounding area?
• Is the property suitable for all uses permitted in the proposed district?
• Will this protect from development that is out of scale with the existing neighborhood?
• Will facilities and services be available while maintaining adequate levels of service to existing development?
Edgewood Town Centre

GENERAL INFORMATION:
กว่า• Request to rezone 54.7 acre parcel from A, Agriculture Zone District to C-3, Regional Commercial Zone District
กว่า• S-MC, Suburban Mixed-Use Community Center under ReZone.
กว่า• Proposed mix use development
กว่า• Site plans reviewed & approved on individual lot basis.
กว่า• “Urban-Medium Intensity” on Future Land Use Map in the Comprehensive Plan
กว่า• Traffic impact study required
กว่า• City Planning Commission recommended approval unanimously.
กว่า• Concept Plan shows:
  • Total site area: 54.7 acres.
  • One big box store and several other commercial buildings.
  • One street extending through site to west property line.
  • One street north to Blairs Ferry Rd. NE
  • Two accesses to Edgewood Rd. NE
กว่า• Improvements to Edgewood Rd. NE:
  • North access- full signal access
  • South access- ¾ signal access
  • Accommodation for trail.
Aerial View
Preliminary Plat
Concept Plan
Rezoning Criteria for Consideration

1. Consistent with the Future Land Use Policy Plan & Comprehensive Plan?
   • This property is identified as “Urban Medium-Intensity” on the Future Land Use Map. The proposed development will be consistent with the “Urban Medium-Intensity” land use topology goals and objectives.

2. Is this consistent with the characteristics of the surrounding area?
   • The proposed C-3 Zoning District is consistent with development in the general area.

3. Is the property suitable for all uses permitted in the proposed district?
   • Yes, the location is suitable for all uses permitted in the C-3 Zoning District.

4. Will this protect from development that is out of scale with the existing neighborhood?
   • The development of this site will be consistent with the surrounding area.

5. Will facilities and services be available while maintaining adequate levels of service to existing development?
   • The area is currently served by sanitary sewer, water, gas, electricity, police and fire protection and all other necessary services. A traffic impact study is required.
Next Steps

• November 13, 2018 – City Council public hearing & 1st reading of an ordinance

• November 27, 2018 – Possible 2nd & 3rd Reading of the Ordinance

• December 1, 2018 – Ordinance published in The Gazette

Presented by:

Vern Zakostelecky
Development Services Zoning Administrator
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319.286.5043
Edgewood Town Center
Resolution of Support

City Council
November 13, 2018
Background

- Received application for City’s Economic Development Program from New Buffalo Land Co. LLC (Joe Ahmann)
- Project qualifies under the Large Site Master Plan – Economic Development Program:
  - 15+ acres
  - Mix of uses (not solely residential)
  - City Council approved Master Plan
- Standard incentive of 10-year, 50% reimbursement of increased taxes generated by the project
Project Overview

• $50+ million capital investment
• Phased, master-planned development of 55 acres
  • Commercial, retail and office uses
  • Development design standards
• Estimated creation of 100+ jobs
Concept Plan

Blairs Ferry Rd NE

Edgewood Rd NE
Recommendation

Staff recommends approval of Resolution of Support authorizing standard incentive of 10-year, 50% reimbursement of increased taxes

• Economic Development Incentive
  $13.1 million in total taxes generated (10-year period)
    ▪ $5.6 million reimbursed (10-year period)
    ▪ $7.5 million net taxes collected (10-year period)

• Establish a TIF District
  ▪ Provides for Economic Development incentive
  ▪ Future Edgewood Road improvements
Next Steps

- Nov.-Dec.  Process to establish TIF district
- Jan/Feb   City Council consideration of a Development Agreement

Presented by:
Caleb Mason
Economic Development Analyst
c.mason@cedar-rapids.org
319-286-5188
Public Hearing

Boyson Road NE East of Creekside Drive Sanitary Sewer Extension

Contract 6550068-01
Proposed Improvements

- Sanitary sewer extension (570 feet) by trenchless method
- Provides service to 2 residential properties currently on septic
Project Details and Recommendation

- Estimated cost: $90,000
- Bids due November 21, 2018
- Construction Schedule: Winter/Spring 2019
- The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for the project.

Presented by:

Dave Wallace, P.E.
Sewer Utility Engineering Manager
d.wallace@cedar-rapids.org
319-286-5814
Public Hearing
33rd Avenue SW West of Banar Avenue
Sanitary Sewer Extension
Contract 6550071-02
Proposed Improvements

- Sanitary sewer extension (1,340 feet)
- Project is within the Bellwood Meadow Development
  - City to fund sewer project
  - Developer has provided easements at no cost
- Provides service to:
  - 11 residential homes
  - Portion of Bellwood Meadow development
- Cost savings to City, Developer and existing residential homeowners
Project Details and Recommendation

- Estimated cost: $190,000
- Bids due November 21, 2018
- Construction Schedule: Winter/Spring 2019
- The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for the project.

Presented by:

Dave Wallace, P.E.
Sewer Utility Engineering Manager
d.wallace@cedar-rapids.org
319-286-5814
8th Avenue SW from 18th Street SW to 15th Street SW HMA Overlay and Water Main Improvement Project

November 13, 2018
Project Map

Project Includes:

- Water main replacement and extension
- Patching and replacement of concrete paving
- Sidewalk extensions
- Asphalt resurfacing
Key Facts about Project

- Construction Cost Estimate – $630,000
- Bid Opening – November 14th
- Start Date – June, 2019
- Completion in 96 calendar days
- Phase I of two Phases of work on 8th Avenue SW
- Phase II, complete reconstruction of 8th Avenue SW from 15th Street to Rockford Road in 2021
The Public Works Department recommends approval of the resolution to adopt plans, specifications, form of contract and estimated cost for this project.

Presented by:
Doug Wilson, P.E.
Paving for Progress Program Manager
d.wilson@cedar-rapids.org
C Street and Kirkwood Service Zone Boundary Improvements

Council Meeting
November 13, 2018
C Street and Kirkwood Service Zone Boundary Improvements
C Street and Kirkwood Service Zone Boundary Improvements

Estimated Cost: $90,000
Bid Opening: November 28, 2018
Construction: Start March 2019
Completion April-May 2019

Utilities Dept. Staff recommends approval of the resolution.

Presented by:

Bruce Jacobs
Utilities Engineering Manager
b.jacobs@cedar-rapids.org
Office: 286-5913
Existing “C Street” service zone.

Service zone following completion of improvements including valve changes and the Kirkwood Tank.
Cedar Rapids Flood Control System – 16th Ave SW to Bowling St. SW

Levee & Gatewell Improvement Project
- Report on Bids

November 13, 2018
Project Map

Project Includes:

• Levee from 16th Avenue SW to realigned Bowling Street SW
• Gatewell and detention pond
• Trail
• Kayak Launch (not included with this project)
Key Facts about Project

• Construction Cost Estimate – $5.0 M
• Bid Opening – October 24, 2018
• Funding – Iowa Flood Mitigation Grant
• Start Date – December 2018
• Completion Date – August 2020
Bid Results

- Bid Opening – October 24, 2018 (6 bids)
  Peterson Contractors, Inc., Reinbeck, IA $4,714,031.25
  Boomerang Corp., Anamosa, IA $4,758,696.82
  Legacy Corporation, East Moline, IL $5,089,353.00
  Rathje Construction Company, Marion, IA $5,449,504.90
  Portzen Construction, Dubuque, IA $5,883,871.18
  Leander Construction, Canton, IL $7,068,000.00
  *Multiplication/Addition errors found in bid

- Construction Cost Estimate – $5.0 M
- Completion Date – August 2020
The Public Works Department will place the consideration of the award of contract for this project on a future City Council agenda.

Presented by:

Robert Davis, P.E.
Flood Control System Program Manager
r.davis@cedar-rapids.org
Sinclair Levee Plaza and Monuments - Report on Bids & Award Contract

November 13, 2018
Plaza area along 16th Ave. SE and Memorial Benches on top of Sinclair Levee

Project Includes:
- Kuba Plaza and relocated monument
- Memorial benches and relocated plaques
- Plant material screening near Sinclair property
Key Project Facts

• Construction Cost Estimate - $180,000
• Bid Opening – October 24th
• Early Start Date February 18th 2019
• Late Start Date May 1st 2019
• Completion Date – June 2019
• Funding Source – Iowa Flood Mitigation Grant
Bid Results

• Bid Opening – October 24, 2018 (2 bids)
  Boulder Contracting, LLC, Grundy Center, IA  $184,582
  Tricon General Construction, Inc., Cedar Rapids, IA  $213,033

• Construction Cost Estimate - $180,000

• Completion Date – June 2019
The Public Works Department recommends approval of the Resolution to award and approve contract in the amount of $184,582, bond and insurance of Boulder Contracting, LLC for the Sinclair Levee Plaza and Monuments project.
Report on Bids and Award Recommendation

A Street SW East of 22nd Avenue
Sanitary Sewer Manhole Replacement
Contract 655998-04
Proposed Improvements

- Remove and replace collapsed manhole
- Discovered during recent inspection of large diameter sewer pipes
- Sanitary sewer pipe provides supplemental capacity during extreme wet weather events
- Trail detour near work zone (hard surfaced)
Bid Results and Award Recommendation

• Bid Date: October 31, 2018 (2 bids received)

  Boomerang Corp., Anamosa, IA               $117,650.00
  BWC Excavating, LC, Solon, IA               $163,550.00

• Cost Opinion: $95,000

• Public Works recommends award of the construction contract to Boomerang Corporation the amount of $117,650.00.
# Rockhurst Drive SW Regional Detention Basin

**Bid Date:** October 31, 2018

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<tr>
<th>Contractor</th>
<th>Bid Amount</th>
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<tr>
<td>Boomerang Corp., Anamosa, IA</td>
<td>$727,366.50</td>
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<td>Tschiggfrie Excavating Co., Dubuque, IA</td>
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<td>Peterson Contractors, Inc., Reinbeck, IA</td>
<td>$1,225,687.60</td>
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<td>Veit Company, Inc., Rogers, MN</td>
<td>$1,237,653.75</td>
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<td>Connolly Construction, Inc., Peosta, IA</td>
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*Multiplication/Addition errors found in bid
Rockhurst Detention Basin(s)
Rockhurst Detention Basin(s)
Rockhurst Detention Basin(s)
Historic Restoration

- **Guaranty Bank**
  - Adaptive reuse of historic 6-story into Marriot Courtyard
  - 1st Floor – Johnny’s Italian Steakhouse, lobby, & offices
  - 2nd - 6th Floors – approximately 76 hotel guestrooms

- **World Theater**
  - Restoration of façade and lobby to serve as connection and gathering space, linking Guaranty Bank and new hotel

- **Former Dragon/Hazard County**
  - Cleanout and secure building until hotels complete, work with the City on future redevelopment opportunity
New Construction

- New Building
  - Construction of a 9-story Marriot AC hotel
  - 1st Floor – lobby, operations office, fitness center
  - 2nd to 9th Floors – approximately 126 hotel guestrooms
  - 9th Floor – Republic rooftop bar & private event space

- Estimated 40 on-site parking, additional 100 parking stalls to be provided in the 3rd Ave/4th Avenue City parking facility
Renderings
Renderings
Proposed Term Sheet

- Minimum Investment: $50.8 million

- Project Timeline:

  **Historic Renovation**
  Commencement Date: July 1, 2019
  Completion Date: July 1, 2021

  **New Construction**
  Commencement Date: October 1, 2019
  Completion Date: July 1, 2021
Proposed Term Sheet

- Employment threshold of 50 full-time equivalent
- Make meeting/event space available to community non-profits
- Clean-out and secure former Hazard County building work with the City on future redevelopment opportunity
- City participation:
  - $3 million paid to the Developer after completion of the project
  - 20-year, 100% reimbursement of increased taxes generated by the project
  - Estimated total City participation of $13.6 million net present value
Community Benefit Program

Projects which demonstrate an overall community benefit commensurate with City participation

- Adaptive reuse – retains value of historic buildings and protects their long-term viability
- Creates an experience unique to Cedar Rapids, enhances value of nearby properties, and makes it more attractive for private investment
- Addresses need for downtown guestrooms to draw larger conventions and events to US Cellular Center
- Provides estimated $16 million in additional revenues to the community through:
  - Property taxes on base value
  - SSMID taxes
  - Hotel/Motel taxes
Next Steps

- **Today**  Resolution adopting project term sheet - draft terms of a Development Agreement
- **December**  Final Development Agreement brought to City Council for approval

**Presented by:**

**Caleb Mason**  
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