



 **River Corridor
Redevelopment Plan**
OPEN HOUSE 

Welcome!

The purpose of this Open House is:
to receive feedback on flood management options, evaluation
criteria, and examples of other plan elements.

Schedule for Open House No. 2

Thursday, September 11

10 a.m. to 2 p.m.
and 4 p.m. to 8 p.m.

Grand Ballroom
at the Crowne Plaza Five Seasons Hotel
350 First Avenue NE



River Corridor Redevelopment Plan

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River Corridor Redevelopment Plan Chronology

2007 – State Economic Development Director Mike Tramontina notes Iowa communities have trouble retaining and attracting young workers and need to upgrade housing, recreation, and quality-of-life amenities if they want to retain college graduates and compete with other Midwestern cities for young professionals.

2007 – City Council, with the assistance of the Long Term Planning Commission, develops a shared City Vision Statement.

Summer 2007 – City Council approves a Downtown Vision Framework Plan developed through a planning and open house process with JLG Architects. The plan's purpose is to assure a vibrant signature downtown to make Cedar Rapids more competitive with other Midwestern communities at retaining and attracting employees and residents.

June 2008 – Following completion of a Downtown Area Plan in 2007, the City hires planning consultant Sasaki Associates, Inc., to complete a Riverfront Master Plan.

Week of June 11-13 – Flood impacts more than 5,000 homes; thousands of resident; countless businesses; City, County, School and non-profit facilities, roads, and bridges.

June 17, 2008 – The City Council expands Sasaki/JLG scope of work to include the expanded flood-impacted area, and directs them to provide a plan for reinvestment in river corridor neighborhoods including replacement of workforce housing, measures to enhance flood protection, and neighborhood and development options.

June 2008 – Stanley Consultants hired to coordinate with Army Corps of Engineers development of flood control options for the City.

July 2008 – City and Affordable Housing Network work to identify specific workforce housing needs for displaced families, locations for in-fill housing near impacted neighborhoods outside the previously flooded area, as well as tools to help construct housing at a cost that is affordable to those impacted by the flood. Ongoing – City works with State and Federal elected officials and agencies on funding for housing needs, flood control and reinvestment and rebuilding.

July 29, 2008 – City holds the first set of three open houses for the River Corridor Redevelopment Plan to receive feedback from residents.



River Corridor Redevelopment Plan

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The City's Challenge and Vision

On June 11-13, the City experienced a tragic flood of historic magnitude. That flood caused significant damage to neighborhoods, including more than 5,000 homes, impacting thousands of residents and many businesses.

Our Challenge is to:

- Continue to ensure people are safe;
- Provide improved flood protection;
- Restore affordable workforce housing;
- Ensure vibrant neighborhoods;
- Restore business and downtown vitality, retaining and attracting jobs, and attracting the next generation workforce; and,
- Restore community vitality.

Our Vision

Cedar Rapids must not only recover from the flood and be better, but greater. We must move towards our vision - ***“Cedar Rapids, a vibrant urban hometown – a beacon for people and businesses invested in building a greater community for the next generation.”***



River Corridor Redevelopment Plan

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River Corridor Redevelopment Plan

On June 17, just days after the Cedar River flooded, the City Council expanded the scope of planning work for the Sasaki/JLG consultant team from a downtown and riverfront plan to planning for reinvestment in flood-impacted areas.

The planning process will answer these questions:

1. What are the flood protection/mitigation options and what impact do they have on the City?
2. What new housing options can be made available for people who will not be able to return to their homes and neighborhoods?
3. What is the long-term framework for business reinvestment and redevelopment of Cedar Rapids?



River Corridor Redevelopment Plan

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River Corridor Redevelopment Plan Goals

- Rebuild high quality and affordable workforce housing and neighborhoods.
- Improve flood management to better protect homes and businesses.
- Restore full business vitality.
- Preserve our arts and cultural assets.
- Maintain our historic heritage.
- Assure that we can retain and attract the next generation workforce.
- Help our community become more sustainable.



River Corridor Redevelopment Plan

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Public Participation

The public's participation in providing feedback at open houses is critical to the development of a successful final framework for reinvestment in the Cedar River corridor.

This process includes three Open Houses:

Open House No. 1, July 29

Identifying and Reviewing Issues and Concerns

Open House No. 2, September 11

Options to Address Those Issues and Evaluation

Open House No. 3, October 16

Draft Reinvestment and Revitalization Framework



River Corridor Redevelopment Plan

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Open House Options

The emphasis at this open house is on flood management because that is at the core of any planning for the Cedar River corridor. As a result:

- The largest station is **Flood Management**, with tactics, evaluation criteria, and groups of flood tactics combined for three flood management strategy options.
- Examples of features of other elements have been provided in the areas of:
 1. **Housing and Neighborhoods**
 2. **Transportation**
 3. **Business Reinvestment and Downtown Redevelopment**
 4. **Arts and Culture**
 5. **Open Space and Environment**
 6. **Sustainability**
 7. **Public Buildings and Facilities**

River Corridor Redevelopment Plan

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Flood Map



How Does a City Develop a Flood Management Strategy?

- Flood management decisions are critical because they will drive what we do with all the other elements and features of the plan.
- Cedar Rapids flood management will be complex and not involve one method, but a combination of tactics, to achieve an effective flood management strategy.
- There have been 22 flood management tactics studied, ranging from ways of storing excess water, to moving water more quickly through Cedar Rapids, and to diverting it around the City.
- Like ingredients in a recipe, a group of these tactics will be combined to achieve the most effective Cedar Rapids Flood Management Strategy.
- The City's flood management strategy will take into account the effectiveness, affordability, timing, costs of tactics and types of protection they provide when grouping them into a strategy that will be comprehensive and reduce risks.

Flood Management Criteria

Flood management tactics were evaluated to determine if they were suitable and effective for Cedar Rapids based on the following criteria:

Flood Reduction

Measured by the percentage of how it would have reduced the 2008 flood level as a stand-alone tactic.

Cost

Estimate of the short-term and long-term costs to acquire property, develop, and install the tactic.

Installation Time

Time it takes to install tactic based on complexity, location(s), and land acquisition.

Approval Time






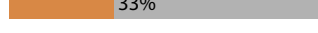





Additional time necessary for governmental approvals and permits.

Other Impacts

Other impacts that would result if the tactic were used in the way in which it is described.

Flood Management Evaluation: Most Effective Tactics

Twenty-two flood management tactics were evaluated. Below are the **11 most effective tactics** at reducing the 2008 flood level, in order of effectiveness.

Tactic	Flood Reduction	Costs	Install Time	Approval Time	Other Impacts
1. Dry reservoir upstream Size: 520,000 acres, 1 ft. of water deep	 98%	\$600–650M	50 years	3–5 years	Effective, but negatively impacts six towns, as well as roads, bridges, and the Duane Arnold Power Plant
2. Flood protection at river's edge Floodwalls / levees 10-18 ft. high depending on location	 98%	\$250–275M	10–15 years	1–3 years	Effective, but visually and physically separates the City from the river
3. Flood protection offset from river Floodwalls / levees 5-18 ft. high depending on location	 98%	\$175–200M	10–15 years	1–3 years	Effective, but severs connection to the river and requires extensive property acquisition
4. Diversion channel around Cedar Rapids (East) A 15-mile 330 ft. wide x 20 ft. deep concrete channel along east route	 98%	\$5.6B	20–30 years	3–5 years	Effective, but expensive, and aesthetic issues
5. Diversion channel around Cedar Rapids (West) 11-mile 330 ft. wide x 20 ft. deep concrete channel along west route	 66%	\$2.8B	20–30 years	3–5 years	Effective, but expensive, and aesthetic issues
6. Multiple reservoirs upstream Size: Total 520,000 acres, 1 ft. of water deep	 33%	\$900–950M	40–50 years	3–5 years	Effective, but negatively impacts upstream communities
7. Widen Cedar River channel cross section Size: 700 ft. wide	 20%	\$320–350M	10–20 years	3–5 years	Impacts adjoining property
8. Diversion channel through Cedar Rapids 100 ft. wide by 20 ft. deep concrete channel	 18%	\$140-160M	10–15 years	1–3 years	Aesthetic issues and impacts adjoining property
9. Construct lift bridge spans	 10%	\$110–120M	10–20 years	< 1 year	Bridges would not be operational during flood event
10. Add tunnel through Cedar River corridor Four 20 ft. diameter tunnels	 5%	\$300-320M	10–15 years	1–3 years	Unknown
11. Increase channel capacity By removing “pinch points” on either side of corridor	 5%	\$35–45M	10–15 years	1–3 years	Impacts adjoining property



Flood Management Evaluation: Least Effective Tactics

Twenty-two flood management tactics were evaluated. Below are the **11 least effective tactics** at reducing the 2008 flood level, in order of effectiveness.

Tactic	Flood Reduction	Costs	Install Time	Approval Time	Other Impacts
12. Remove island Upstream of Interstate 380	5%	\$40-50M	10-15 years	3-5 years	Unknown
13. Dredge Cedar River Increase channel capacity through Cedar Rapids	5%	\$90-100M	10-20 years	1-3 years	Continual operation and maintenance by City
14. Raise all bridges and approaches Provide 3 ft. freeboard above flood of record	4%	\$100-110M	10-20 years	< 1 year	Impacts adjoining infrastructure. Bridges would be operational during flood events
15. Replace Five-in-One Dam with a rubber dam	3%	\$10-20M	5-10 years	1-3 years	Removal of hydro-electric plant and impacts adjoining infrastructure
16. Elevate select bridges Above 2008 flood crest	3%	\$60-70M	5-10 years	< 1 year	Impacts adjoining infrastructure
17. Remove Mays Island Including demolition of buildings	2%	\$175-200M	10-15 years	1-3 years	Removal of City Hall, County Jail, County Courthouse
18. Flood storage at Cedar Lake	1%	\$40-50M	10-20 years	1-3 years	Impacts two railroads and industrial neighbors without significant flood reduction
19. Elevate railroad bridge 3 ft. above 2008 flood crest	0%	\$5-10M	10-20 years	< 1 year	Impacts adjoining infrastructure without significant flood reduction
20. Flood storage at Jones Golf Course	0%	NA	10-15 years	1-3 years	Loss of public amenity without significant flood reduction
21. Flood storage at Chain Lake Wildlife Area	0%	NA	10-15 years	1-3 years	Loss of public amenity without significant flood reduction
22. Flood protection around Cedar Valley Neighborhood Construct floodwalls / levees	0%	\$20-25M	10-15 years	< 1 year	Effective at protecting the neighborhood, but does not improve overall flood crest



Flood Management - Why No One Tactic Will Work

Four important and popular tactics that can be very useful in a flood management strategy have serious flaws if relied on as a City's stand-alone safeguard when floods threaten.

Upstream Reservoir



A single reservoir designed to handle the 2008 flood:

- Effective, but negatively impacts six towns, as well as roads, bridges, and the Duane Arnold Power Plant
- Requires 50 years to plan, permit and build

Diversion Channel



A single diversion channel designed to handle the 2008 flood:

- Requires a 15-mile concrete-lined channel
- Requires 20 to 30 years to plan, permit and build

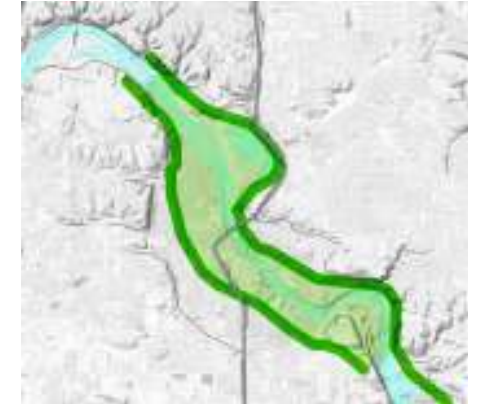
Flood Protection at River's Edge



A continuous floodwall or levee at the river's edge designed to handle the 2008 flood:

- Requires a 12-18 foot high wall, depending on location
- Would visually and physically disconnect the City from the Cedar River

Flood Protection Offset from River



A continuous floodwall or levee offset from the river designed to handle the 2008 flood:

- Requires a 5-10 foot wall, depending on location
- Requires extensive property acquisition

Instead of using one of these tactics alone, the City has put together for public feedback three examples of Strategy Options containing multiple tactics, sized to be practical and meet community needs.



Flood Management Strategy Options

Combined Tactics

Grand Forks Flood Management Strategy

\$400 million flood management strategy includes multiple tactics: diversion channel, levee/floodwall system, and greenway



- In 1997, the Red River crested at 54.35 feet overtopping existing levees
- Flood protection project is planned to handle 500-year flood
- Diversion channel is 9.5 miles long around the west side of the city
- Levee/floodwall system is 8 miles long
- Levees are designed to carry 3 feet of clay during flood event
- Floodwalls are built to be 3 feet taller than the levees
- Greenway is 20 miles long and covers 2,200 acres
- Internal city drainage is pumped over the levee/floodwall by 12 pumping stations

What follows are three examples of options for a Cedar Rapids Flood Management Strategy, each combining various tactics that take into consideration their effectiveness, cost, time frame, and impacts.

Strategy 1 - Upstream Measures and Floodwalls at the River's Edge

Strategy 2 - Upstream Measures, Floodwalls, and Levees at the River's Edge

Strategy 3 - Upstream Measures, Floodwalls, and a Levee Offset from the River's Edge

All three strategies provide the same level of protection and include the same upstream measures. Upstream measures include additional storage such as small reservoirs and wetlands as well as non-structural tactics. These measures help lessen the height and visual impact of floodwalls and levees.



Flood Management Strategy Options

Strategy 1: Upstream Measures and Floodwalls at the River's Edge

Description

Floodwalls are constructed at the river's edge with strategic openings.

- Openings are either parklands at the end of key streets or sections of removable wall along main commercial districts (i.e. Downtown).
- Selective bridges are elevated or removed.
- Upstream measures and storage will reduce physical impact of wall.

Size : 100 acres of land

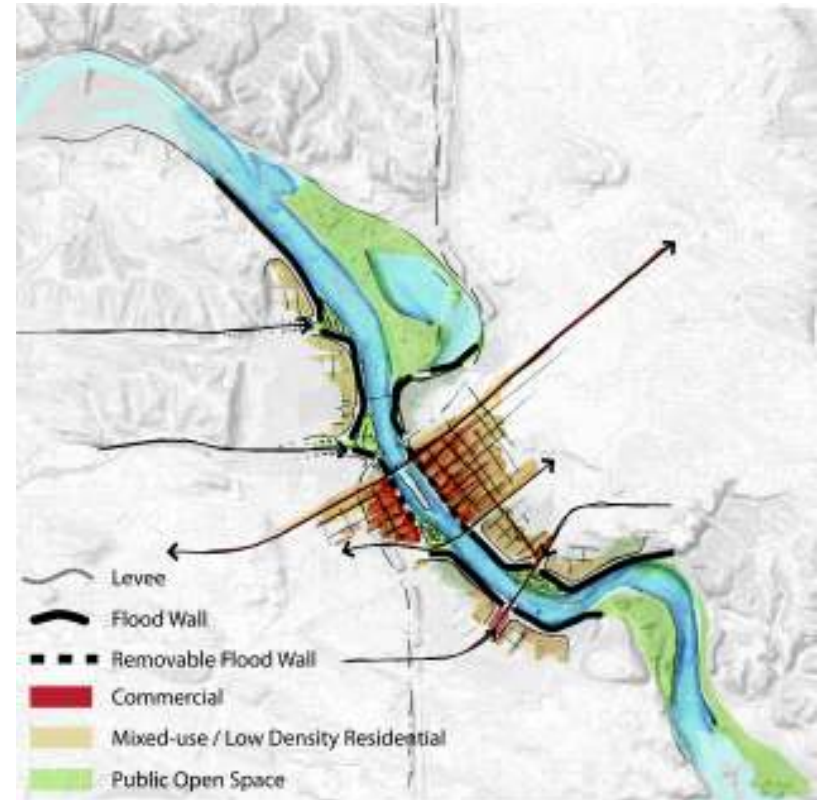
Probable Total Cost: \$600 Million to \$900 Million

Pros

- Most cost-effective strategy
- Most timely strategy
- Preserves existing neighborhoods

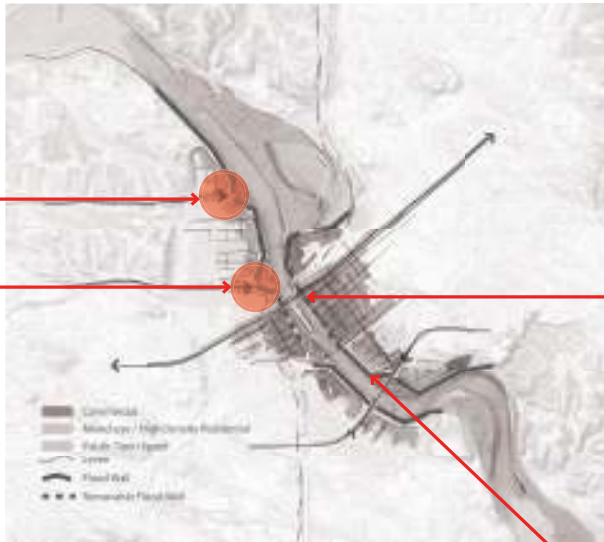
Cons

- The community and the river are visually disconnected



Flood Management Strategy Options

Strategy 1: Upstream Measures and Floodwalls at the River's Edge



Removable Floodwall at Downtown



Fixed Floodwall at the River's Edge

Sunbury, PA

Wilkes Barre, PA



Park at Wall Opening



Flood Management Strategy Options

Strategy 2: Upstream Measures and Levees at the River's Edge

Description

- A **levee** and **parkway** system is developed along the river.
- Removable floodwalls are integrated at the downtown edge while permanent floodwalls line industrial uses.
 - Selective bridges are elevated or removed.
 - Upstream measures and storage will reduce physical impact of levee.

Size : 250 acres of land

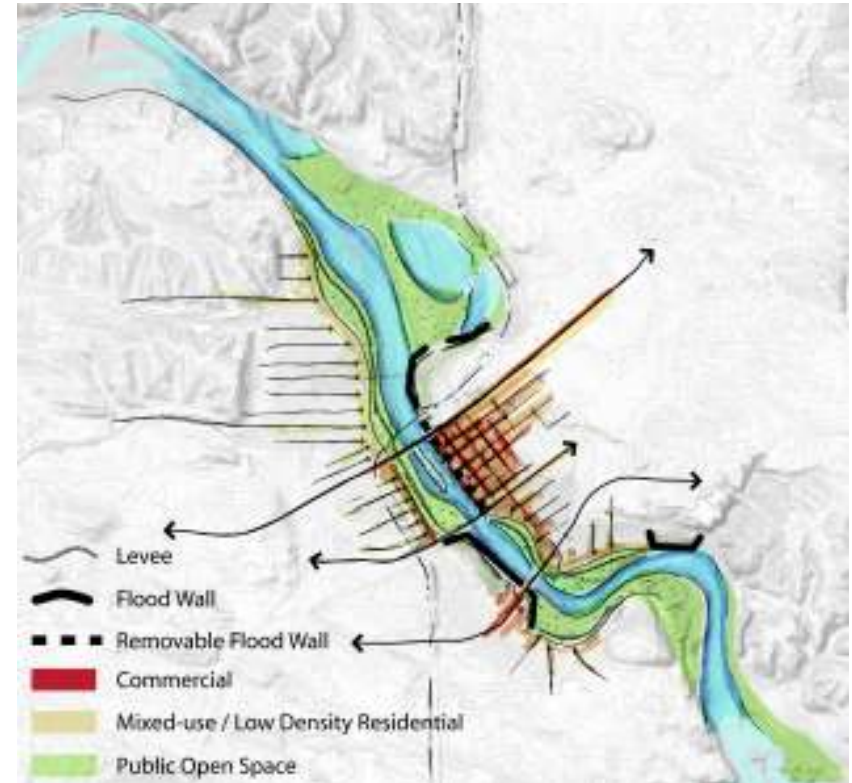
Probable Total Cost: \$700 Million to \$1 Billion

Pros

- Moderately cost effective and timely strategy
- A continuous park along the river serves as a new amenity
- Preserves the majority of existing neighborhoods

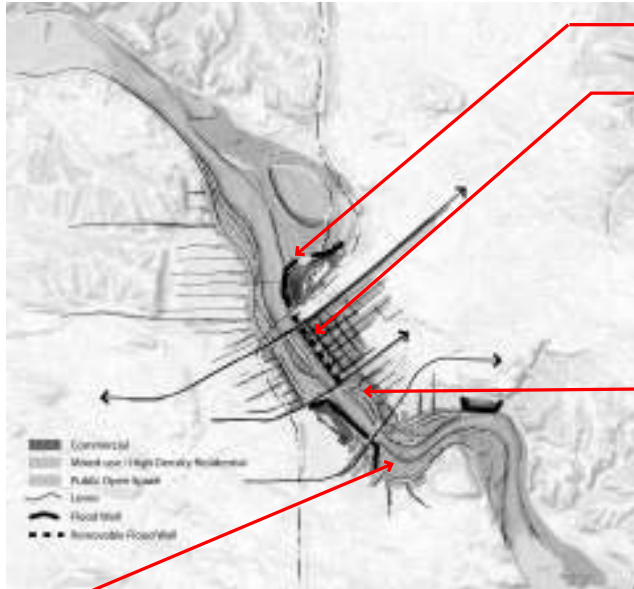
Cons

- The community and the river are visually disconnected
- Requires acquisition of 500–600 feet of land along the river



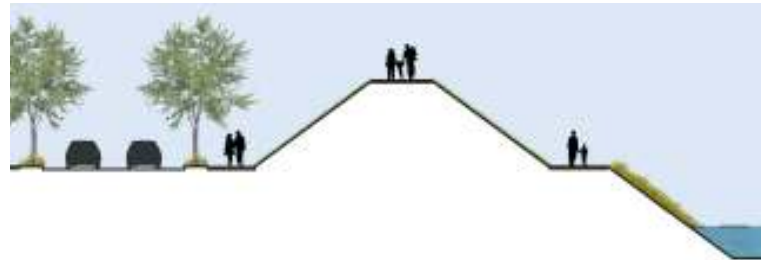
Flood Management Strategy Options

Strategy 2: Upstream Measures and Levees at the River's Edge



Fixed Floodwall at the River's Edge - same as Strategy 1

Removable Floodwall at Downtown - same as Strategy 1



Levee at the River's Edge (Narrow)



Grand Forks, ND



Wheeling, WV



Indianapolis, IN



Cincinnati, OH



Levee at the River's Edge (Wide)



Flood Management Strategy Options

Strategy 3: Upstream Measures and a Major Greenway along the River

Description

Low-lying, flood-prone areas are reclaimed as a **naturalized floodplain** with an integrated inland levee.

- Dense new development including housing occurs land-side of the levee at the edges of the greenway.
- Removable floodwalls are integrated at the downtown edge.
- Selective bridges are elevated or removed.
- Upstream measures and storage will reduce physical impact of levee.

Impacts : 700 acres of land

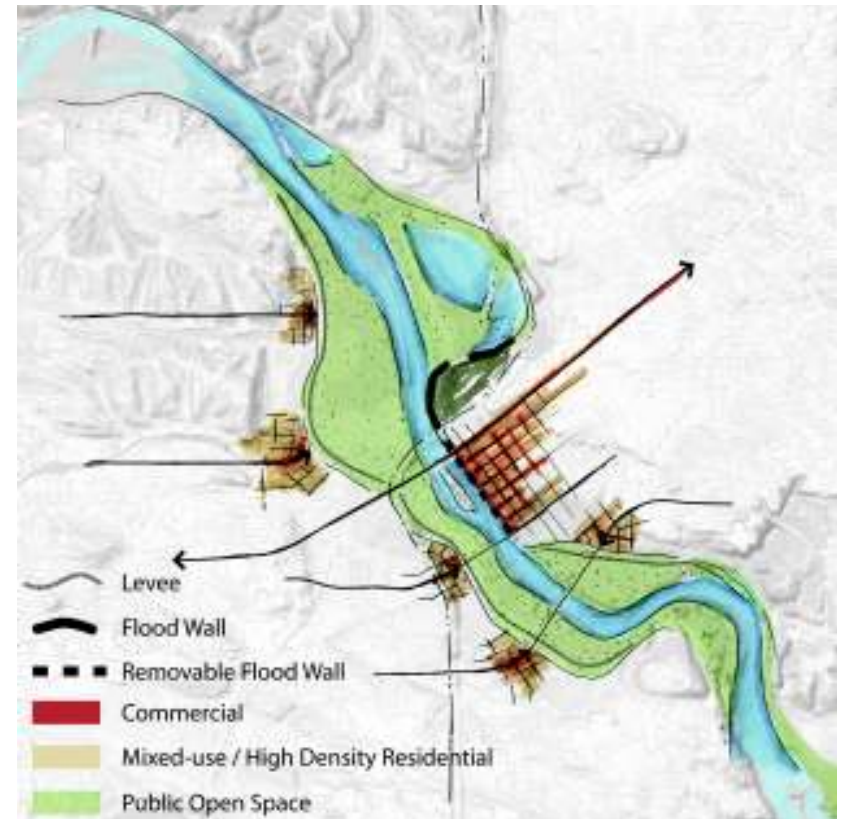
Probable Total Cost: \$900 Million - \$1.2 Billion

Pros

- Instead of a vertical wall, a large green space holds flood waters
- The greenway is a great asset and regional amenity

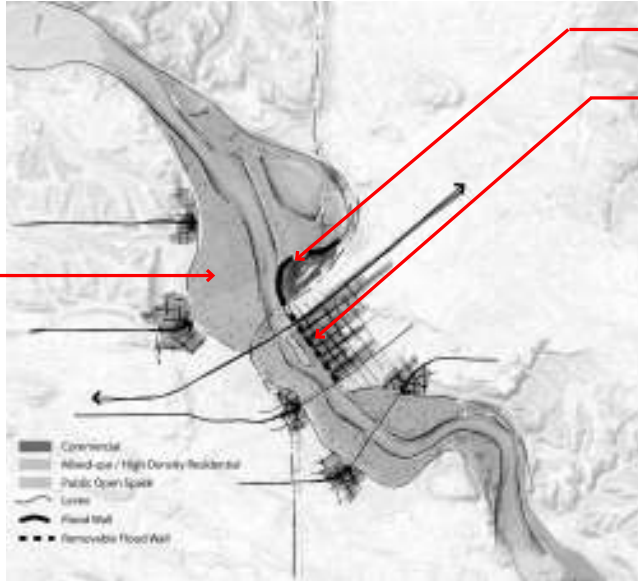
Cons

- Extensive acquisition of land along the river
- Impacts to existing neighborhoods
- Expensive and has a long time frame



Flood Management Strategy Options

Strategy 3: Upstream Measures and a Major Greenway along the River



Fixed Floodwall at the River's Edge - same as Strategy 1

Removable Floodwall at the River's Edge - same as Strategy 1

River Legacy Park, Addison, Texas



Greenway





River Corridor Redevelopment Plan

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Housing and Neighborhoods

The Need for Affordable Workforce Housing

The City is committed to providing suitable replacement housing, ranging from rehabilitation and remodeling to new replacement homes.

- Before the flood, the City was already lacking in affordable housing stock. With the flood, that need has only grown.
- The City is committed to spending \$50 million on affordable housing in neighborhoods, not only to rebuild and restore our community, but to make it better than before.
- The City has lots for in-fill housing to meet the need, which would include:
 - Single-family;
 - Multi-family;
 - Townhomes;
 - Owner-occupied; and,
 - Remodel/rehabilitation of existing housing.

City Housing Goals

- Attainable workforce housing near employment center;
- Neighborhood restoration that incorporates a sense of place, connectivity, and walkability; and,
- Quality, sustainable development practices that provide residents with options for housing, transportation, and recreation.

Housing and Neighborhoods Process *Developing Housing*

Community Housing Sources

- Developers – new housing
- Habitat for Humanity – new housing
- Residents remodeling and rehabilitation, with assistance of other organizations

Housing Availability

The first new housing units will be available by mid-to-early 2009 and residents' needs will drive new housing development.

Replacement Housing Task Force

The City Council appointed a Replacement Housing Task Force to ensure that new housing meets our community needs. Responsibilities are in the areas of:

- Evaluation of the financial gap to meet community housing needs;
- Alignment with the City's goals and vision;
- Addressing the needs of attainable workforce housing near employment centers;
- Neighborhood restoration – sense of place, connectivity, transit, recreation and walkability;
- Replacement neighborhoods;
- Sustainable development practices; and,
- Range of housing options.

Task Force Members

James Ernst
Robert "Ben" Henderson
Karen Hufnagel
Frank King
Larry McGuire
Emily Meyer
Lynette Richards

Housing and Neighborhood Options

Mixed-Use Condominiums and Apartments



Charleston, South Carolina



Emeryville, California

- Neighborhoods with retail/office space
- Retail & office on ground floor
- Walkable & sustainable urban living
- \$250,000 to \$450,000

Single Family



Bloomington, Indiana



Des Moines, Iowa

- In-fill & new construction
- 800-1200 sq. ft. per unit
- Traditional neighborhood feel
- \$70,000 to \$150,000

Townhomes and Apartments



Des Moines, Iowa



Columbus, Ohio

- In-fill & new construction
- Duplex, triplex, four-story apartment buildings
- \$90,000 to \$200,000

- Rental units will also be developed, based on the demand. These will include three-bedroom and four-bedroom units.
- New housing units will be developed by early-to-mid 2009. More information will be available in the coming months.
- The City will continue to survey housing needs in the coming months. Development of new housing will be based on residents' needs.

River Corridor Redevelopment Plan

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Other Communities' New Housing

SINGLE FAMILY



In-fill Housing in Grand Forks, ND



In-fill Housing in Des Moines, IA



In-fill Housing in Grand Forks, ND

TOWNHOMES AND APARTMENTS



Waldorf Condos in Minneapolis, MN



Townhomes in the Chicago Metro Area



Orchard Hill in St. Paul, MN

MIXED-USE CONDOMINIUMS AND APARTMENTS



Bluffs at Elk River in Elk River, MN



Housing/Retail in Chicago Metro Area



Deerfield Village Center in Deerfield, IL

Housing and Neighborhood Guidelines

Principles for Sustainable Communities

New Housing Priorities from public feedback

1. Protect housing from future flooding
2. Ensure replacement houses are built quickly and to a high standard of quality
3. Provide affordable housing options
4. Retain character of pre-flood communities
5. Support sustainable neighborhoods where residents can walk to schools, parks and services

10 Principles for Livable, Sustainable Communities



Pedestrian Environment

1. Human Scaled Design
Compact and walkable pedestrian environments foster interaction and health



Farmer's Market

2. Provide Choices
Variety of shopping, eating and transit



Rehabilitation of Existing Storefronts

3. Preserve Urban Centers
Use existing infrastructure and avoid sprawl



Millenium Park, Chicago

4. Create Neighborhood Identity
A unique "sense of place" and neighborhood pride



Ladera Ranch, California

5. Protect Natural Resources
Balance nature and development



Reston, Virginia

6. Vary Transportation Options
Walking, biking and public transit



Washington Square, New York City

7. Build Vibrant Public Spaces
Welcoming, well-designed space promotes interaction



Mixed Use, Ground Floor Retail

8. Promote Mixed-Use Development
Diverse land uses makes for vibrant communities



Bay Trail, San Francisco

9. Conserve Landscapes
Open space provides aesthetic and ecological value



Millenium Park, Chicago

10. Design Matters
Design excellence is the foundation of successful communities.

Adapted from the American Institute of Architects (AIA), "How Architects can become Advocates for Livable Communities"

Transportation Options

The City is committed to providing a safe, accessible, efficient transportation system in the Cedar River Corridor area that focuses on connectivity and is also pedestrian and biker-friendly.

Transportation Priorities from public feedback

1. Enhance the pedestrian environment within the Downtown core
2. Reduce auto reliance by encouraging multiple transportation options (walking, transit, biking)
3. Support economic activity through efficient freight movement and delivery
4. Maintain and improve cross-river emergency circulation
5. Protect the safety of pedestrians, bikers, and drivers

Needs and Opportunities have been addressed around five categories:

1. Roads + Circulation
2. Freight Rail
3. Public Transit
4. Trails + Sidewalks
5. Downtown Parking

Roads + Circulation

Establish traffic calming guidelines in downtown core

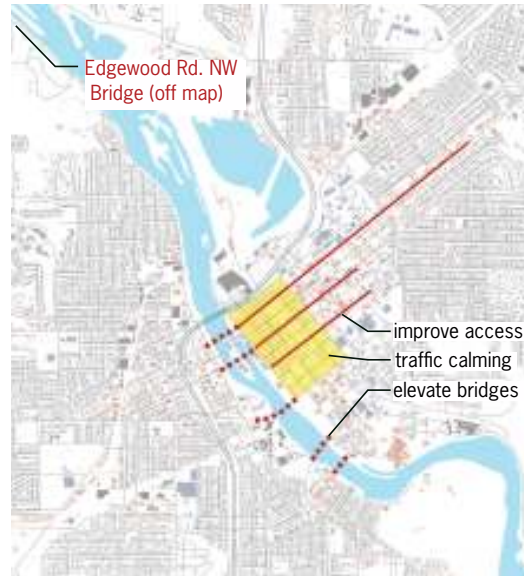
- reduce street widths
- convert one-way streets to two-way
- enhance pedestrian scale

Improve multimodal riverfront access

Elevate major arterials to improve emergency access



Traffic calming
Cambridge, MA

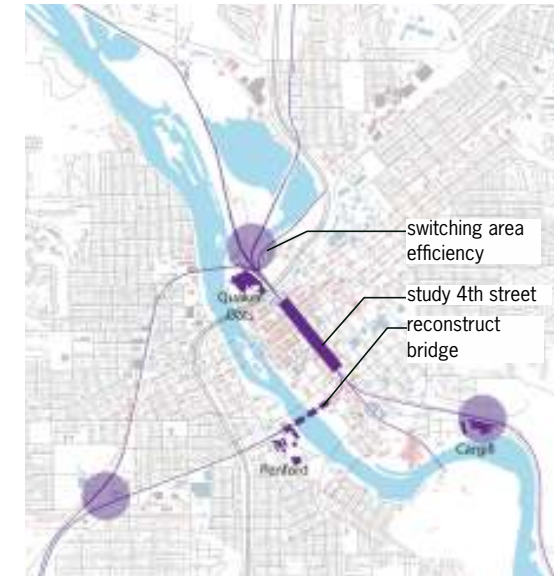


Freight Rail

- Study 4th Street corridor use
- Reconstruct CRANDIC bridge
- Increase efficiency of switching areas



Union Pacific Bridge
Cedar Rapids, IA



Transportation Options

The City is committed to providing a safe, accessible, efficient transportation system in the Cedar River Corridor area that focuses on connectivity and is also pedestrian and biker-friendly.

Public Transit

- | Expand and extend bus service
- ▬ Establish a circulator service downtown
- Potential locations for an Intermodal Transit Facility
- ⋯ Create transit connection to Coralville and Iowa City



Bus Rapid Transit Station
Cleveland, OH

Trails + Sidewalk

- ▬ Create continuous trail system
- ▬ Improve trail character
- ▬ Improve sidewalks
- ▬ Improve street and bridge crossings



Trail sign
Cedar Rapids, IA

Downtown Parking

- ◆ Remove parkades
- ◆ Infill surface parking
- ▬ Improve existing parking system
 - permits for commercial parking
 - consolidated parking meters
 - new parking policies and pricing



Downtown road
Cedar Rapids, IA

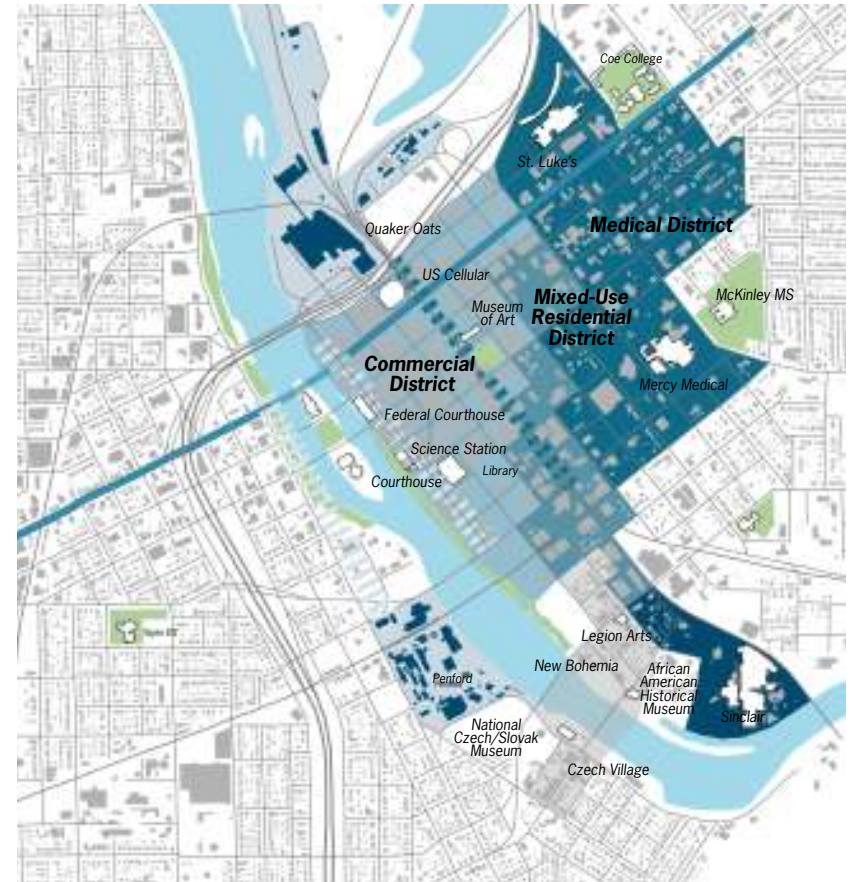


Business Reinvestment and Downtown Priorities

The City is committed to retaining, growing and attracting businesses to Cedar Rapids, to ensure a strong and vibrant business community and downtown.

Business Reinvestment and Downtown Priorities from public feedback

1. Keep businesses downtown
2. Provide financial incentives for redevelopment
3. Ensure future job opportunities to support pre-flood population
4. Target new business opportunities for young and skilled employees
5. Incorporate flexible design guidelines that preserve local character and history
6. Support small and local businesses
7. Make connections between downtown and adjacent neighborhoods
8. Strengthen walkable mixed-use districts
9. Make Downtown Cedar Rapids a regional destination point
10. Encourage high tech and industry growth along the Technology Corridor



- | | | |
|----------------------------|----------------------------|--|
| Commercial District | Riverfront Industrial Uses | First Street and West Side Activity Zone |
| Mixed Use Housing District | Fourth St | Sinclair Corporate Park |
| Medical District | First Avenue Signature St. | |

Business Reinvestment and Downtown Options

The City is committed to retaining, growing and attracting businesses to Cedar Rapids, to ensure a strong and vibrant business community and downtown.

Downtown Business Opportunities

1. **Commercial District** with a diversity of uses.
2. **A Mixed-Use Housing District** within the Downtown that strengthens relationships to family-oriented and evening activities.
3. **Medical District** with defined edges and workforce housing.
4. **Riverfront Industrial Uses** as prime riverfront redevelopment sites.
5. **Fourth Street Rail Corridor**, if abandoned, offers potential to establish a great pedestrian street or mall.
6. **First Avenue Signature Street** with strong retail and pedestrian activity.
7. **First Street & West Side Activity Zone** with a refocus of activity along the River.
8. **Sinclair Corporate Park** as a restored brownfield business development that complements Downtown.
9. **Expanded Farmer's Market Venue**



Pedestrian Mall, Boulder, Colorado



16th Street Mall, Denver, Colorado



Street Car, San Francisco, California



Street Fair, Toronto



Retail Street, Reston, Virginia



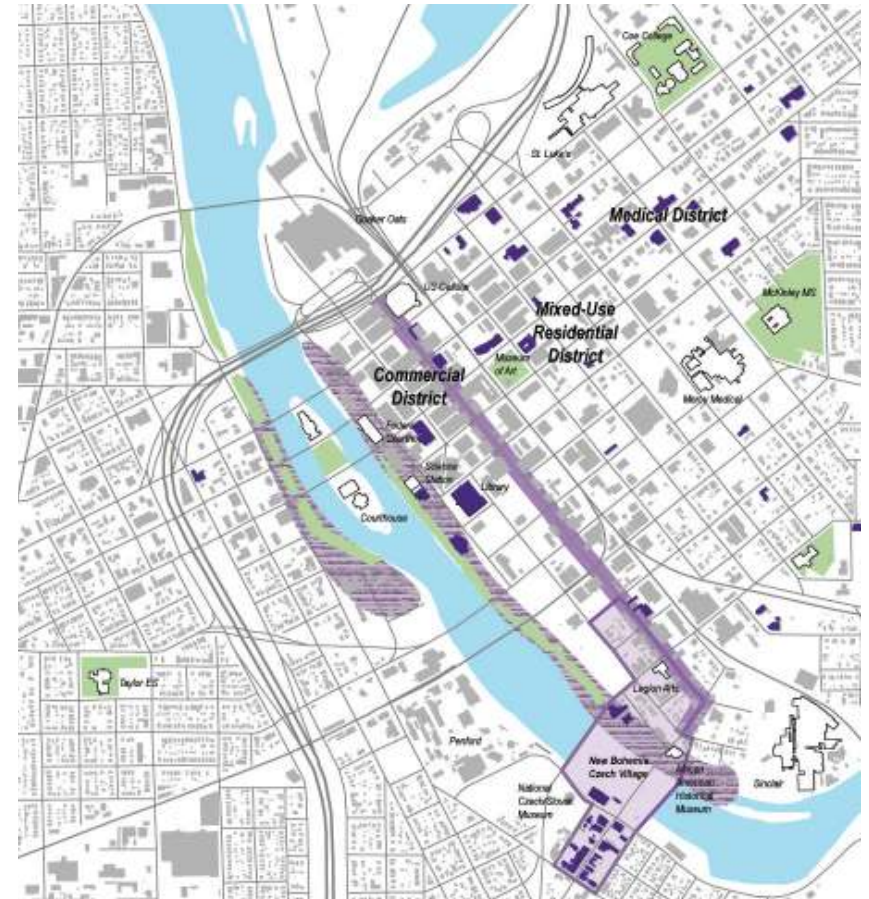
Downtown Housing, Indianapolis

Arts and Cultural Priorities

The City is committed to the recovery and return of arts and cultural institutions, ensuring a high quality of life to all Cedar Rapids' residents.

Arts and Culture Guidelines from public feedback

1. Preserve Cedar Rapids' unique history and culture
2. Establish and strengthen a central arts district that is accessible to all citizens
3. Utilize arts and culture to reinforces downtown business support
4. Leverage arts and culture to get City out of hard times
5. Balance focus on arts with high priority housing and business needs
6. Have a financially sound plan to invest in the arts over a long term
7. Future arts and culture investments should be safeguarded from flooding



- Arts and Cultural Buildings
- Third Street Arts District
- Riverwalk
- Czech Village and New Bohemia Historic District

Arts and Cultural Opportunities

The City is committed to the recovery and return of arts and cultural institutions, ensuring a high quality of life to all Cedar Rapids' residents.

Third Street Arts District



Paramount Theatre



Boston Conservatory Shared Use

- Strengthen identity of district
- Reinforce previous downtown investments
- Potential synergy with downtown businesses
- Concentrate new funding within downtown
- Shared Arts & Culture facility
- Downtown "U" (University)

Riverwalk



Riverfront Park



Indianapolis, IN

- Utilize river as an active recreational amenity
- Infuse vibrancy to downtown development
- Create flexible event space & Farmer's Market

Czech Village and New Bohemia Historic District



Czech Village



Leavenworth, WA

- Strengthen historic connections
- Create unique attractions
- Establish corridor from downtown and into surrounding neighborhoods

Open Space and Environment

The City is committed to ensuring open space, parks, trails, and other recreational opportunities that enhance the quality of life of residents.

Open Space and Environment Priorities from public feedback

1. Encourage policies that protect the regional environment
2. Provide recreational opportunities for various age groups and interests
3. Utilize flood-prone area for natural lands and recreation
4. Redevelop City as a model for sustainability and a high quality of life
5. Develop a well-connected parks and trails system that unites the City and promotes walkability



River Legacy Park, Addison, Texas



River Legacy Park, Addison, Texas



Albert Buddy Attick Lake Park, Maryland



Ellis Park, Cedar Rapids



River Legacy Park, Addison, Texas



Indianapolis, Indiana

Open Space and Environment Opportunities

1. **River Greenway:** an expanded buffer to enhance water and habitat quality
2. **Greenbelt:** a buffer around the City to limit sprawl and provide recreational amenity
3. **Ellis Harbor and a Navigable Downtown**
4. **Trail Network:** a connected system for bicyclists and pedestrians
5. **Event Spaces:** an amphitheater and/or Farmer's Market
6. **Recreation Center:** a central facility to serve residents of all ages

Sustainability Framework

The City is committed to implementing strategies that are sustainable.

What is Sustainability?

Taking a sustainable approach allows us to understand both the immediate and the long-term performance of the redevelopment plan. This approach is organized around the following four topics:

1. Protection of the **natural environment**
2. Prudent use of **natural resources**
3. **Social progress** that recognizes the needs of everyone
4. Stable levels of **economic growth** and employment

How can sustainability be incorporated into the framework plan?

1. Higher density walkable communities
2. An integrated flood management strategy
3. Green municipal infrastructure
4. Strengthening reliance on local goods and services
5. Focusing new developments in existing neighborhoods



Public Buildings and Facilities

The City is committed to the restoration, and where possible, improvement of City, County, and public buildings and structures damaged by the flood.

Public Buildings and Facilities Priorities from Public Feedback

1. Develop a flood management system that ensures the health of the public and provision of services (energy, drinking water, and sewer) after a major flood
2. Protect or relocate vital city services outside of the floodplain
3. Protect schools and community services within neighborhoods to maintain community strength
4. Create an energy efficient plan for the City with incentives for downtown businesses and new housing development
5. Construct new housing with utilities on upper floors in order to reduce damage from future floods

Public Buildings and Facilities Opportunities

May's Island



- Flood proof buildings
- Civic assets remain downtown
- Shared facility

Schools



- Coordinate neighborhood planning with school district
- Continue to collaborate connectivity and walkability from home to school

Energy and Water



- Study use of coal downtown
- Removal of 5-in-1 Dam

Police and Fire



- Ensure access to facilities in future emergency
- Co-location for Police and Fire



River Corridor Redevelopment Plan

OPEN HOUSE

Next Steps

September/Early October – The City Council reviews and provides direction to consultants for further feedback, analysis and planning. Planners use the feedback to develop a draft framework for reinvestment and revitalization in river neighborhoods and downtown.

Late Summer/Fall – First phase of housing options presented for potential fall/winter construction start.

October 16 – Open House No. 3 held to receive feedback on the final draft framework for reinvestment and revitalization.

Late October – City Council reviews and approves reinvestment and revitalization plan and establishes investment priorities.

Winter 2008/2009 – Plans and specifications are prepared for initial project.

Spring 2009 – Construction begins on prioritized projects.

Spring/Winter 2009 – Continue planning for future phases.



River Corridor Redevelopment Plan

OPEN HOUSE

Comments & Questions?

***Please complete a comment form and
provide us with feedback on:***

- Flood Management Options
- Housing and Neighborhood Features
- Business Reinvestment and Downtown Redevelopment Features
- Transportation Features
- Arts and Cultural Features
- Open Space and Environment Features
- Public Buildings and Facilities
- Communications and Process
- General Comments



River Corridor Redevelopment Plan

OPEN HOUSE

Voluntary Acquisition Hazard Mitigation Grant Program

The Hazard Mitigation Grant Program (HMGP) – sometimes referred to as a “buyout program” – is provided through Federal and State agencies to reduce the loss of life and property in future disasters. The City is seeking funding for the voluntary acquisition and removal of flood-prone structures, as one component of the overall flood management effort.

Program Time Frame

September 2008 – The City will submit a Notice of Interest to the State Hazard Mitigation Officer on September 12, 2008 that:

- includes a listing of property owners interested having their property acquired,
- provides State and Federal agencies with an estimate of potential acquisition costs; and
- can be modified to add and remove properties from the City's final application.

October 2008 – The State will review the Notices of Interest from communities across Iowa and invite eligible communities to formally apply for the Hazard Mitigation Grant Program (HMGP).

October - December 2008 – The City, State, and Federal agencies will work together to identify flood-prone areas to be included in the formal application. The final application will be developed to reflect a balance between the River Corridor Redevelopment Plan and the mitigation priorities of State and Federal funding sources.

December 2008 – According to State officials, the formal application will likely be due in December, 2008.

April - June 2009 – State and Federal agencies will review the formal applications and announce funding.