

**Breakout 2 – Scenario B – Housing & Business Reinvestment  
Cedar Rapids – March 21, 2009**

**STRENGTHS**

**3<sup>rd</sup> Avenue (43)**

- 3rd Ave. take congestion off 1st Ave., Pedestrian friendly, Highlights existing Venues ((7)
- Expanding businesses on 3rd Ave. (7)
- Leverages existing 3rd Ave into cultural area – extends/includes west side (3rd and 2nd Ave) (6)
- 3rd Ave connecting hospitals and to west side of river (4)
- 3rd Ave connection between commercial downtown (3)
- Promotes retail and commercial to 3rd Ave. (3)
- 3rd Ave plan spans river (3)
- Like 3rd Ave district (3)
- 3rd Ave. Emphasis – Neighborhood services (3)
- Opportunity to develop West Side Downtown (3rd Ave. West) (2)
- Pulls west side into downtown (2)

**NewBo (34)**

- Expanding New Bo (8)
- Expanding of neighborhoods centers in New Bohemia and Czech village (5)
- Revitalize NewBo area into people place. (4)
- Expansion of NewBo (4)
- Connection between NewBo and Czech Village (3)
- Developing NewBo area with park in middle (3)
- Big housing potential in NewBo (3)
- Maintains identity of downtown and Czech Village (3)
- Expanding neighborhood centers in Czech village and NewBo (2)
- More housing and development in NewBo (2)

**Ellis (29)**

- Break Barriers - like 3rd Ave scenario, like Ellis Neighborhood tie in (6)
- Ellis Development directs People to river (5)
- Like development Ellis to river (5)
- Ellis to Park business connections (4)
- Connection from Ellis to Greenway (3)
- Ellis and the Levee focus on housing and business (3)
- Well spaced housing/business (walking distance – Ellis) (3)

**Time Check (14)**

- It leaves Time Check intact (6)
- Time Check recreation Center (4)
- Like the larger Ellis Time Check community Center (2)
- Time Check community Center bigger (1)
- Arts and community center in Time Check near business and housing reinvestment area (1)

### **Extending Neighborhood to River (13)**

- Like extension of neighborhood centers to river (6)
- Extending neighborhood center towards the river (5)
- Extend Neighborhood center to the river (2)

### **Sinclair (5)**

- Sinclair reinvestment (4)
- Like residential in Old Sinclair site (1)

### **Other (17)**

- Redevelopment of Pepsi site (7)
- Maintain neighborhoods as neighborhoods with this plan (3)
- Concentrates arts and community center around Green square park (2)
- Business and housing by Pedestrian roads (safer environment) (2)
- Provides access of Greenspace to shopping (2)
- Use of Levees as community center (1)

## **Breakout 2 – Scenario B – Housing & Business Reinvestment Cedar Rapids – March 21, 2009**

### **WEAKNESSES**

#### **Housing (34)**

- More focus on existing housing (6)
- Focus it too narrow for housing- need more housing areas (6)
- Loss of opportunity for affordable housing (6)
- O Ave. should be more focused on housing (4) K avenue (1) = (5)
- Doesn't pull in arts and cultural with housing (3)
- Mixed business and housing (3)
- Need housing not commercial/retail (3)
- Business/housing put together on Map (better to split) (2)

#### **Bohemia (33)**

- Too much focus on Bohemia (6)
- Changing the identity of the area in NewBo Czech Village (4)
- Huge disconnect between downtown and NewBo (4)
- Huge disconnect between downtown and NewBo (4)
- Lack of connectivity between NewBo and downtown (4)
- Lack of tie to NewBo (4)
- Lost connection between downtown and NewBo (3)
- Czech village area seems too small (2)
- Expansion of neighborhood centers in NewBo and Czech village (2)

#### **3<sup>rd</sup> /Avenue (24)**

- 3rd Ave. too much of a thoroughfare/ mixed use (6)

- Too much focus on 3rd Ave (which is already developed) (4)
- 3rd Ave. not appropriate for housing (3)
- 3rd Ave. emphasis is contrary to natural development of area (3)
- 3rd Ave people street does not address additional traffic on 1st and 8th Ave. (3)
- 3rd Ave. does not connect people street to Czech Village (3)
- 3rd Ave. doesn't work (2)

### **3<sup>rd</sup> Street (17)**

- Does not take advantage of 3rd Street (6)
- Need to bring 3rd St. into Czech Wenceslaus Development (5)
- Missing 3rd Street focus (5)
- Lack of 3rd St redevelopment (1)

### **Medical District (10)**

- There's no priority in connecting Hospitals (meaning no need to connect) (5)
- Medical district not defined (3)
- Medical district ignored on B map (2)

### **Taylor Neighborhood (7)**

- Nothing in Taylor neighborhood (5)
- Doesn't build on Taylor School (2)

### **Rompot (5)**

- Rompot not connected (3)
- Rompot (Cedar Valley) ignored (2)

### **Other (84)**

- Ignores where assets are located (10)
- Lack of focus between 380 and river/southwest (8)
- Loss of focus on Ellis Blvd. link to Time Check (8)
- Not enough focus on SW side (7)
- Location #1 RT is low laying land/costly to improve – better suited for park or recreation (6)
- One way on 3rd should be two way (5)
- Connections across river (5)
- Need to extend Sinclair Bridge to Mt. Vernon Road (4)
- Lack of development along 8th Ave. (4)
- Where are public restrooms and benches (3)
- Focuses too much on river and not enough on neighborhood connections (3)
- Lack of Coe connection (3)
- Clarity between a large purple square and small one (3)
- Concerned about future flooding and how close to the river some of this plan is (2)
- More community areas (2)
- Plan B needs more inspiration (2)
- Business centers scattered (2)

- Stretching out to 10th street (east side) takes focus away from downtown (2)
- Leaves isolated areas undeveloped between investment areas (2)
- Lack of development west side north of 3rd Ave. (2)
- Expanding road to Mt. Trashmore (1)