

## Breakout 2 – Housing & Business Reinvestment - Scenario C Cedar Rapids – March 21, 2009

### Strengths

#### **LIVING, WORKING AND PLAYING ALONG RIVER (86)**

Idea of Promenade along river	23
Housing and business along river	12
West River Bank development	10
High density housing on river	10
High density housing on river	10
Downtown based entertainment along river	9
Beatification on the west side	5
Commercial redevelopment parallel to river	4
Focus on business and housing along river	2
More interconnected on both sides of the river	1

#### **DEVELOPMENT OF SPECIFIC NEIGHBORHOODS (54)**

Uptown Coe College development and connection to downtown	34
Focus on housing and business in Czech Village/New Bo	19
Structured transition from public to private in Ellis area	1

#### **IT'S ABOUT THE RIVER (31)**

Emphasizes the river	10
Focus on the river; looks like San Antonio - bring tourism and native draw	10
Utilizing river for development	4
River should be our Central Park	4
Focused where the focus should be	3

#### **APPROACH TO REDEVELOPMENT (16)**

Focus on property City has control over	6
More cohesive; adds to existing	5
Building up not out	3
Keeps business and neighborhood separate	2
Heavily damaged area is in need of rebuilding	0

#### **MIXED PROPERTY USE (8)**

Mixed housing and business helps sustainability along 1st street Gateway/downtown	5
Likes higher density, housing and mixed use	2
Ability to redevelop languished properties between 1st and 3rd Ave. near 10th street	1

#### **ENTERTAINMENT (6)**

Potential for free/cheap entertainment downtown (open areas)	3
Arts and Community Center next to Green Square	2
Community Center tied to river front	1

#### **OTHER (3)**

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

### **Weaknesses**

#### **ABOUT NEIGHBORHOODS (67)**

Rompot	12
Leave Coe College and Medical district out of plan	9
Don't expand out to Coe College	7
Not good for neighborhoods	7
Mixture of businesses and housing in Time Check area	5
Doesn't connect medical district	4
Not helping Taylor neighborhood enough	4
Development of uptown district; may pull away business from downtown	4
Time check is not rehabbed - it is replaced	3
Ignored Taylor neighborhood	3
Needs more Sinclair developments	3
No community center in Taylor School area	2
Item #3 - New Uptown - need for it?	2
Uptown can divide downtown and medical district	2
What happened to medical district with this plan?	0
Coe College focus overkill	0

#### **RIVER FOCUS (28)**

Water fluctuation might not make San Antonio Look - practical	7
Construction too close to river impacts flood control	4
Focusing on river limits development to smaller area, no depth to downtown	3
Focus development in flood-prone areas	3
River view drives up cost	2
What happens to housing along the river until levee is in place	2
Lot of focus on river not enough on neighborhoods	2
Missing elements further away from river	2
Lack of north bridge	2
Don't like everything along river	1

#### **COMMUNITY/COMMERCIAL DEVELOPMENT (17)**

Lack of commercial along Ellis	5
Ignores 3rd Avenue - doesn't emphasize it	4
No more than four plexes, 2 stories max	4
Can't tell if 3rd street development is included	3
Business on Gateways and housing	1
Changing demo in neighborhoods; housing, access, traffic flow	0
Potential for too many bars downtown	0

### **CONNECTIVITY (15)**

Lack of east/west downtown connections	4
Major roads conflicts with green space (especially by river)	4
Concerned with traffic flow and congestion	3
Area streets between Ellis and River need perpendicular focus	2
Not enough connectivity between new west side district and Taylor	1
Not enough connectivity between new west side district and Taylor	1
No E/W access with this plan	0

### **ARTS (14)**

Arts and entertainment not integrated	5
Need more arts/community centers	3
More arts and culture in Sinclair site	3
Does not pull in the arts district like the other plans	1
Higher density would compete with arts culture	1
Not enough arts and culture/resources	1

### **VARIETY, QUALITY AND COST OF HOUSING (13)**

Lack of affordability of quality housing options everywhere	7
Too concentrated along river - doesn't connect neighborhoods	4
Needs additional variety of housing options	2

### **HIGH DENSITY AREAS (12)**

Mixture of businesses and housing in time check area	5
Access to public transportation in high density housing areas	3
No community center in Taylor School area	2
Not enough connectivity between new west side district and Taylor	1
Higher density housing must have sufficient parking	1

### **PARKS AND GREEN SPACE (10)**

Bret Sunner park not addressed	4
Isolates ballpark and ice arena	2
Lack of green space on east side	2
Where are place restrooms/benches?	1
Need park development away from river too	1

### **OTHER (4)**

Item #3 - irrelevant to process	4
---------------------------------	---