



**AGENDA
CITY OF CEDAR FALLS, IOWA
COMMITTEE OF THE WHOLE
MONDAY, JANUARY 04, 2021
5:00 PM AT CITY HALL VIA VIDEO CONFERENCE**

To protect against the spread of the COVID-19, the meeting will be held via video conference. The public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +13126266799 or +19292056099 or +12532158782 or +13017158592 or +13462487799 or +16699006833 and when prompted, enter the meeting ID (access code) 962 7287 1738.
- b) iPhone one-tap: +13126266799,,96272871738# or +19292056099,,96272871738#
- c) Join via smartphone or computer using this link: <https://zoom.us/j/96272871738>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press *9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

Call to Order by the Mayor

- 1. Downtown Vision Plan & code adoption process.
(30 Minutes, Planning & Community Services Manager Karen Howard)
- 2. Special Event Permits / Sturgis Falls Agreement.
(30 Minutes, Public Works Director Chase Schrage)
- 3. Pavement & Alley Management Program.
(50 Minutes, City Engineer David Wicke)



Imagine Downtown!

Downtown Zoning Code Update

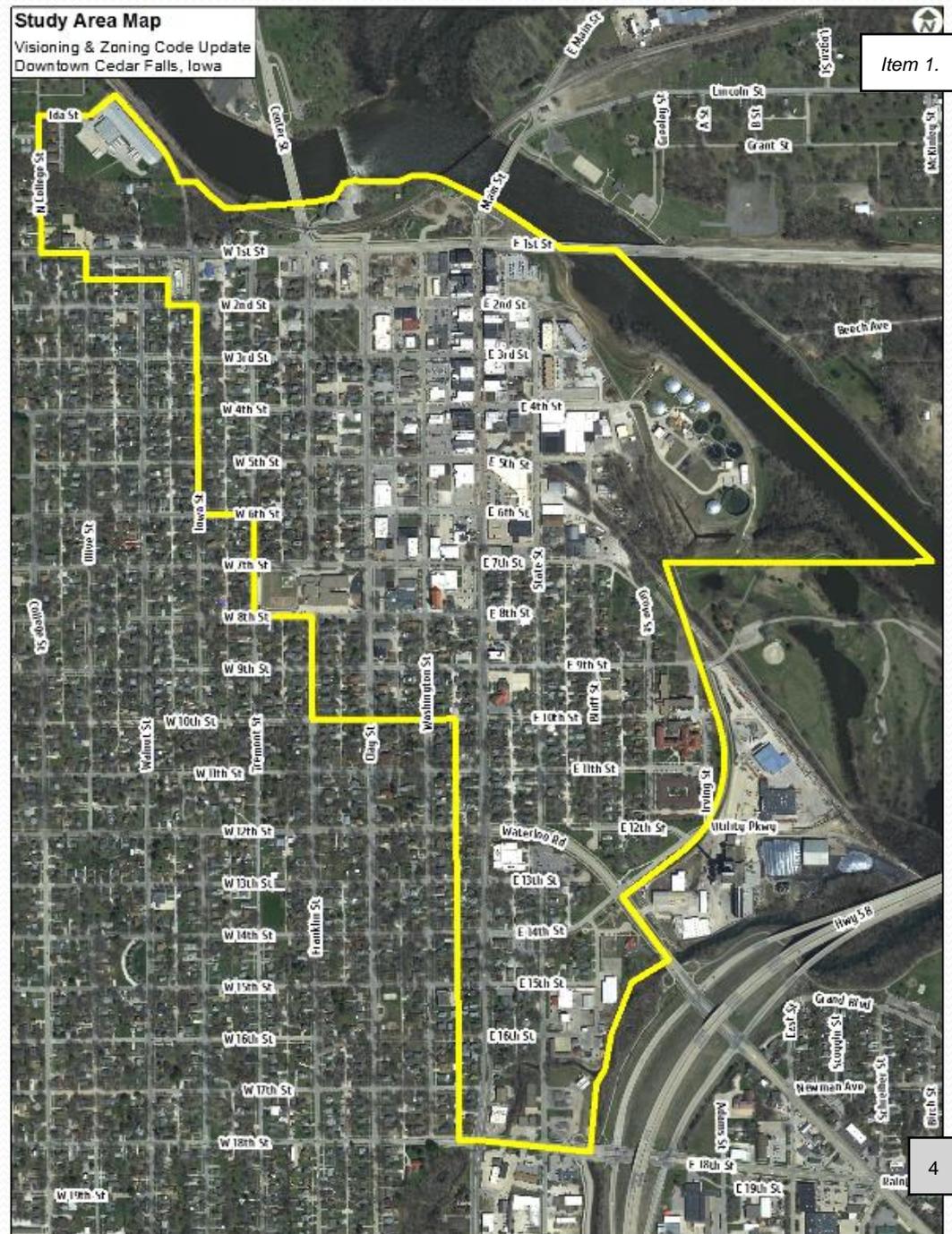
Overview of Public Review and Adoption Process

Genesis of the Project

- Outdated zoning regulations – mismatch between community aspirations and what the regulations allow and require
- Recognition that different areas of the City may require different approaches
- Zoning regulations are tools to implement the community's vision.
- What is the community's vision?
- Rather than broad brush vision for the entire city, need to dive deeper to explore character and vision for specific areas of the city – provide a solid basis for new zoning
- Best place to start is Downtown Cedar Falls

Study Area

- Central Business District Overlay
- Higher Density commercial and residential zones surrounding Downtown



Planning Process

- **RFP – Contracted with Ferrell Madden/Community Recode**
- **City Council – Established Project Priorities – April, 2019**
- **Public Kick-off Events - April, 2019**
 - Stakeholder Interviews (CMS, retailers, restaurant owners, developers, architects, realtors, economic development groups, ...)
 - Public Workshop
- **Community Design Charrette – June, 2019**
 - Public Hands-on Visioning Workshop
 - Technical Stakeholder Meetings (CMS, CFU, IDOT, GCVA, UNI, MET Transit, Historical Society, Bike-Ped Committee, City Council members, City staff, etc.)
 - Open Design Studio
 - Lunch & Learn – Transportation and Mobility for Downtown
 - Work-in Progress Presentation
- **Presentation of the Public Review Draft - September 25**
- **Public discussion at P&Z – October 9 and October 23**
- **City Council – Nov 4 -presentation of recommended draft at Committee of the Whole**
- **Adoption of the *Imagine Downtown! Vision Plan* – November 18, 2019**
- **Drafting new zoning as a tool to implement the Vision Plan**

City Council –Project Priorities

- Create a vision plan to manage change over time
- Base the plan on broad community input
- Create a safe and welcoming process to explore ideas
- Base the plan on market realities, changing demographics, and diversity of uses
 - ✓ Future Technology Needs
 - ✓ Future Transportation Needs
 - ✓ Future Housing Needs
- Build on success and maintain unique sense of place
- Encourage economic development based on the vision
 - ✓ Maintain/enhance existing properties
 - ✓ Encourage new development
 - ✓ Invest in public infrastructure to support the vision
 - ✓ Tailor financial incentives to support projects that further public goals
- Establish clear and objective zoning standards to achieve the adopted community vision.

Big Ideas from the Public

Item 1.

- Respect historic character
- Improve walkability: safety, connectivity, comfort
- Add street trees and other green space
- Rethink parking
- Provide housing options for all ages
- Make biking easier beyond the trails

- Plus:

add downtown grocery & move wastewater plant

Respect Historic Character



Improve Walkability: safety, connectivity, comfort

- **Improve sidewalks throughout the district**
- **Expand the positive street environment beyond the Parkade...**make every street a pleasant place to walk
- **Build/reconfigure Downtown streets.** Narrow the auto travel lanes to slow traffic and leave more room for additional on-street parking, wider sidewalks, and more street trees
- **Maintain connectivity:** maintain small block size and the street and alley pattern, and repair the grid where possible
- **Add street trees and other green space**
- **Improve pedestrian crossings,** particularly on 1st Street

W 4th Street



W 4th Street



W 4th Street



W 4th Street

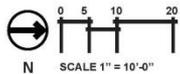
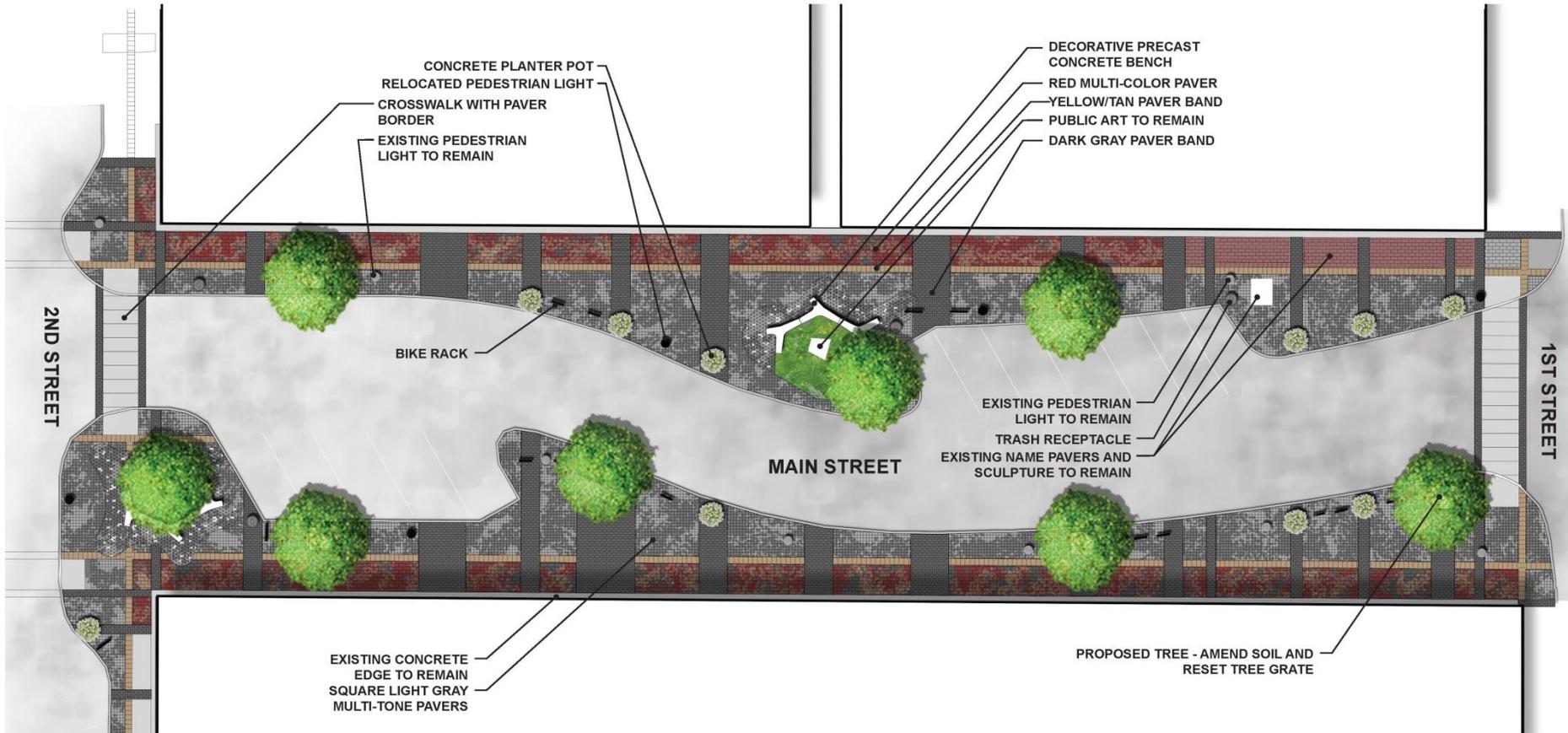


W 4th Street



Downtown Streetscape Plan

Item 1.



Re-think Parking

- Implement the short term and long term strategies from the Downtown Parking Study
- Revise requirements and policies to increase supply of public parking in key locations and develop strategies to finance it
- **Right-size parking requirements in the zoning code**
- **Create a “park once” environment by improving walkability and exploring opportunities for shared parking**

Item 1.



Item 1.



A wider variety of housing types to meet future needs

- We have a lot of single family detached houses with concentrated pockets of duplexes and large apartment complexes
- Opportunity: Respond to changing demographics – meet the housing needs of the two largest generations in American history
- Downtown living – mixed-use buildings
- Opportunities for “Missing Middle Housing”
- What is “Missing Middle Housing?” – A variety of housing types that mix seamlessly into the scale of a traditional neighborhood.

Missing Middle: Neighborhood Scale

Item 1.



Missing Middle: Neighborhood Scale

Item 1.



Missing Middle: Duplexes



Missing Middle: Rowhouses



Missing Middle: Small Apartments

Item 1.



Missing Middle: Accessory Dwelling Units (ADUs)



Missing Middle: Cottage Courts

Item 1.









Prototypical Site: Clay and 4th – Missing Middle Options

Item 1.



Item 1.



Item 1.



Visualizing Change

Item 1.



Visualizing Change

Item 1.



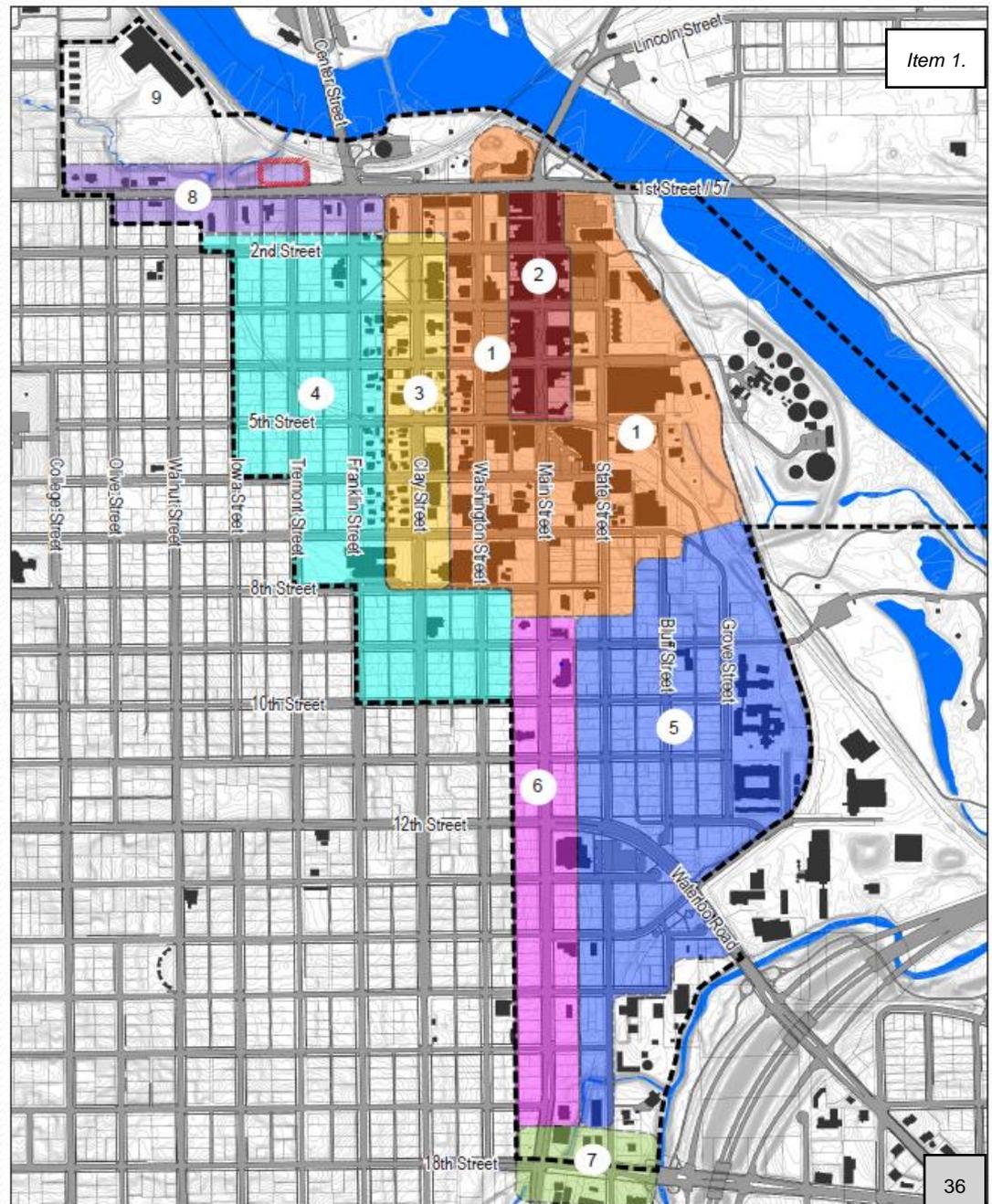
Visualizing Change

Item 1.



Setting the Stage for New Zoning

- Distinct character zones
- Building Scale: height and bulk
- Building placement
- Parking requirements and placement
- Address how the buildings “meet the street”



Elements of the Zoning Code

Item 1.

- **How to Use the Code** – Intro to “Character Districts”
- **Regulating Plan** (new zoning map) – what it is and how it works
- **Building Form Standards** – general standards and standards specific to each “frontage designation”
- **Architectural Standards**, including new signage standards
- **Public Realm Standards** (area between the building and the street)
- **Parking and Loading Standards**
- **Building Functions** (Uses allowed)
- **Definitions**
- **New Administrative Procedures**

Zoning Code Review and Adoption Item 1.

Proposed Schedule

Internal Review

- Draft Code prepared by Ferrell-Madden
- Internal Staff Review

Preparing for the Review and Adoption Process

- November 11: P&Z Work Session: Overview of Review and Adoption Process
- December 8: Community Main Street Board – Overview of Review Process
- January 4: Council Work Session: Overview of Review Process

Public Review Period: February 17 – March 24

- **Feb 17: Special P&Z Meeting - Presentation of the Public Review Draft**
- February/March - Work Sessions with CMS and other stakeholders
- February/March – Individual meetings with Council members
- Feb 24, **March 3**, March 10, **March 17** – P&Z Work Sessions (**Note: Special Meeting Dates**)

P&Z Public Hearings

- March 10 – P&Z sets public hearing date
- March 24 & April 14 – P&Z public hearings
- April 28 : P&Z recommendation to Council

Council Review

- **May 3: City Council Committee of the Whole - Presentation of P&Z's Recommended Draft**
- May 17, June 7 – Council Work Sessions
- June 7: City Council sets public hearing date
- June 21: Public hearing at Council and 1st Reading
- July 6: 2nd Reading
- July 19: Adoption

Publication of the Code – Code becomes effective

Public Review Process

- Consideration of changes to the draft
- Suggestions/Comments received during public review period
- Suggestions/Comments received during public meeting
- Specific requests for changes – added to the decision matrix

Sample of Decision Matrix

PROPOSED AMENDMENTS TO THE PUBLIC REVIEW DRAFT OF THE DOWNTOWN ZONING CODE					
26-193 – Building Form Standards					
	Proposed Amendment	Explanatory Notes	Consultant/Staff Recommendation	P&Z Discussion (Date)	P&Z Decision
1	(proposed amendment) Requestor: _____	(From Consultant/Staff: Explanation of the purpose of the subject provision and potential ramifications of making the requested change)	Consultant/staff are in support of this amendment; or Consultant/staff do not recommend this amendment; or Consultant/Staff recommend an alternative solution to the issue...	Commission directed staff to ...	Amendment Approved (vote tally); or No change recommended
	Proposed Amendment	Explanatory Notes	Consultant/Staff Recommendation	P&Z Discussion (Date)	P&Z Decision
2	(proposed amendment) Requestor: _____	(From Consultant/Staff: Explanation of the purpose of the subject provision and potential ramifications of making the requested change)	Consultant/staff are in support of this amendment; or Consultant/staff do not recommend this amendment; or Consultant/Staff recommend an alternative solution to the issue...	Commission directed staff to ...	Amendment Approved (vote tally); or No change recommended



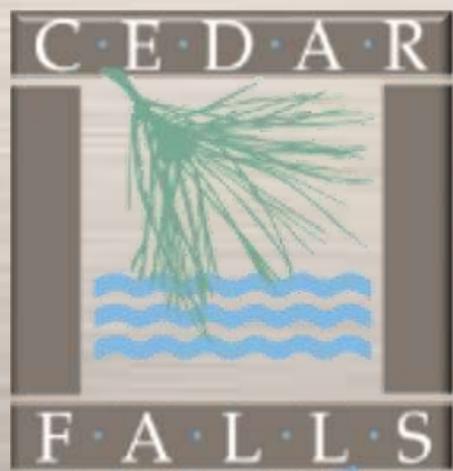
OUR CEDAR FALLS

Downtown
Imagine the possibilities!

Questions?
Comments?

Special Event Permits & Sturgis Falls

*Committee of the Whole
January 4, 2021*

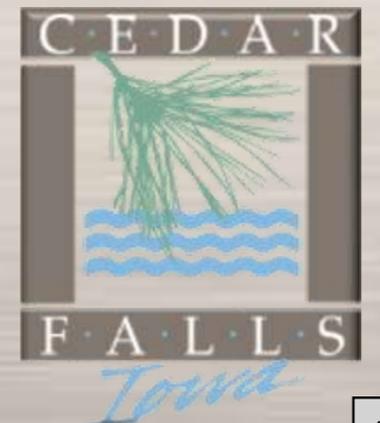


Town

Special Event Permits

What is a Special Event: Any event held in or on City owned, occupied or controlled areas, including but not limited to City streets, right-of-ways, recreational trails, parks and plazas.

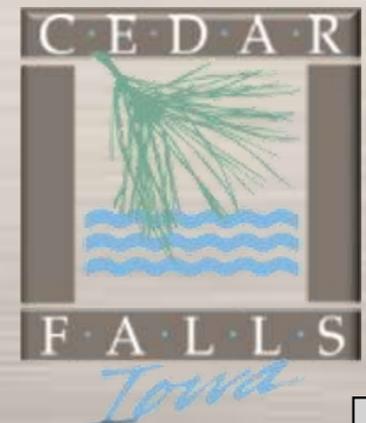
Why the application process: The purpose of a special event process is to ensure compliance with federal, state and local laws and regulations; to prevent substantial and unnecessary interference with traffic or publicly manage infrastructure. Also helped streamline the process for the applicant.



Special Event Permits

Application Process: Submittal through Finance and Business Operations

- Due 60 days prior to event
- Information included in application include:
 - Time/Location of Event
 - Type of Event
 - Estimated Attendance
 - Street or Right-of-Way Closures
 - Food or Alcohol sales
 - Amplified Sound
 - City Services (Barricades, Picnic Tables, etc)
 - Site Map
- Approval of Application for Public Event is subject to the factors set forth in Cedar Falls Code Section 17-210



Special Event Permits

Applications are distributed to multiple City Staff members for review

- Public Works
- Public Safety
- Planning
- Building & Inspections
- Risk Management-Insurance

Applications are considered on a first come, first served basis subject to final approval by the Director of Finance and Business Operations

Public Event Permit Approval Checklist for City use only:
 Event: _____ Date(s) of Event: _____

___ Amusement Ride or Device, Inflatable, Bungee Jump - Permit; Inspection [refer to Iowa Division of Labor, (515) 725-5612 or (515) 725-5608 or amusement@iwd.iowa.gov] – Legal Services/Colleen Sole

___ Barricades – Police/Craig Berte and Public Works/Brian Heath *Barricade fees do not need to be paid prior to Public Event Permit approval but confirm with Public Works and Police that this can be accommodated and that Police has advised applicant of their barricade fee amount.

___ Building Permit – Inspection Services/Jamie Castle

___ Cedar Trails Registration – [refer to Cedar Valley Trails (319) 268-4266 or trails@cedartrailspartnership.org] *This can be checked off after confirming with applicant that they have contacted Cedar Valley Trails.

___ Certificate(s) of Insurance – Legal Services/Colleen Sole

___ Construction – Engineering/Chase Schrage

___ County Health Department Food License – [refer to Black Hawk County Health Department (319) 291-2413] *This can be checked off after confirming with applicant that they have contacted County Health Department.

___ Display Fireworks Permit – Fire Rescue/Chief John Bostwick

___ Electrical Permit – Inspection Services/Jamie Castle

___ Liquor License/Wine Permit/Beer Permit – Public Records/Amy Eggleston

___ Noise Variance Permit – Police/Craig Berte

___ Overman Park Band Shell Rental [refer to Dennis Downs at 319-464-6783] *This can be checked off after confirming with applicant that they have made arrangements with Dennis Downs.

___ Park Shelter/Beach House/Sturgis Park Cedar Basin Band Shell Rental – Recreation Division/Peggee Frost

___ Park Usage Permit – Recreation Division/Peggee Frost

___ Picnic Table Rental – Public Works/Brian Heath *Picnic Table Rental fees do not need to be paid prior to Public Event Permit approval but confirm with Public Works that this can be accommodated and that the applicant has been advised of their Picnic Table Rental fee amount.

___ Pools, Spas, Waterslide – [refer to Iowa Department of Public Health (515) 281-7689] *This can be checked off after confirming with applicant that they have contacted Iowa Department of Public Health.

___ Sign Approval – City Planner/Chris Sevy

___ Street Closure/Traffic Control/Parking Signs – Police/Craig Berte

___ Tent/Canopy Inspection – Fire Rescue/Chief John Bostwick

___ The Plaza - [refer to Deanna Nelson at 319-551-0292 or Deanna.Nelson@eagleviewpartners.com] *This can be checked off after confirming with applicant that they have contacted Deanna Nelson.

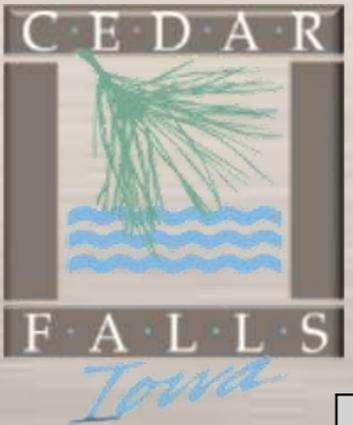
___ Water/Hydrants – Water Reclamation/Mike Nyman

FBO Director Review (Materials provided to FBO Director once above checklist is complete.)

Approved

Denied, because _____

Last revised: October 15, 2020



Sturgis Falls Event

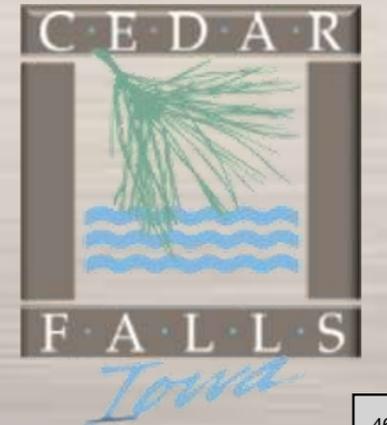
- Started in 1975 (45 years)
- 3 day event, typically held in June
- Involves the closure of specific parks and streets in the downtown area
- Free to public
- Historically has not had a special event permit but a contract with the City



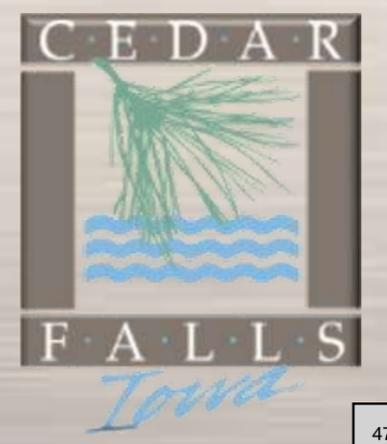
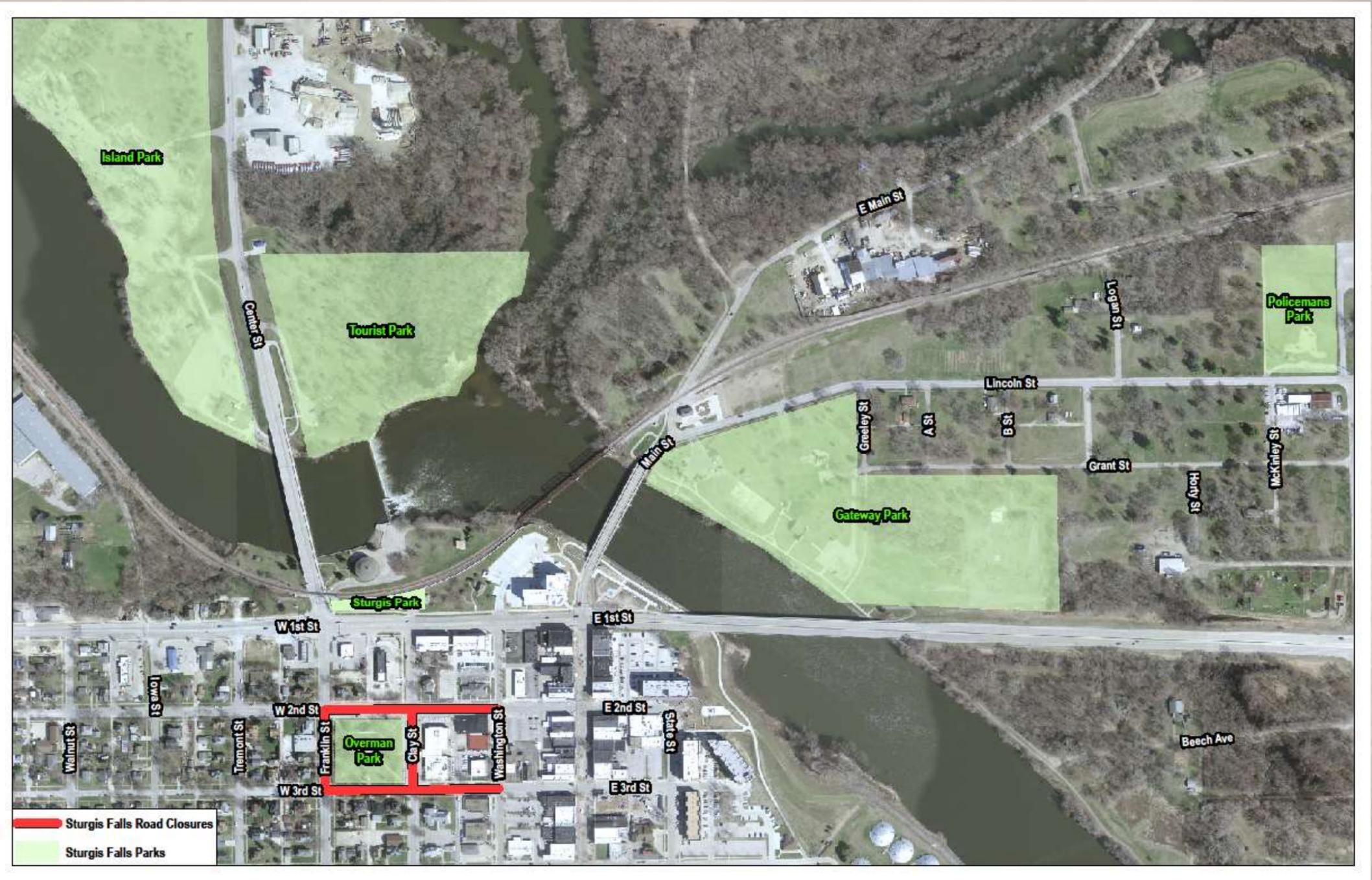
Sturgis Falls Event

Overview of General Contract terms:

- Exclusive use of public parks (Island Park, Overman Park, Tourist Park, Gateway Park, Police Officer's Memorial Park, and a portion of Sturgis Park)
- The use of other public property and streets of the City is only by prior written approval of Police Chief
- Setup and Removal schedules, cleanup and refuse reimbursement
- The City agrees not to issue any beer or wine permits or liquor control licenses to any other groups or individuals for the parks or public properties mentioned above.
- Sturgis Falls Celebration must obtain insurance coverage in which comply with the current Cedar Falls Public Event Special Insurance Requirements



Sturgis Falls Event



Sturgis Falls Event

Proposed Language Amendment by Sturgis Falls Board:

- The City agrees not to issue any special event permits on City owned property located in the area shown on the following map.



Recommendation

- Direct staff to draft a Sturgis Falls Celebration contract with the proposed amended language to be included

The City agrees not to issue any special event permits on City owned property located within the area previously described.



**STURGIS
FALLS**
CELEBRATION!



Item 2.

Mayor
Council
Public Officials & Staff

The Sturgis Falls Celebration board meets monthly to plan the next great community event. While doing so we review, reflect, look ahead, and put forth a strategy for a better, future event. No one could have predicted or planned for the events of 2020. Weather was always the determining factor as to whether or not your event was successful. This year a virus has impacted our event and has given us cause to reshape and rethink future events.

We modeled an event, Gateway 2.0, for late August 2020, which met with the approval of the city and the Governor's office. As time neared, Covid-19 spikes increased. We collaborated with city officials, chose the side of caution and made the correct decision to call it a year. Great partners make great decisions.

Success doesn't come from having people who know what to do when things are good; rather it comes from having the people who know what to do when things aren't good. This statement represents our community well. It represents the SFC board of directors too.

The Sturgis Falls Board of directors continues to rethink and reshape this great community event. We are being forced to pick and choose which events of the celebration are value added and community driven. We also must review our financial goals as part of this process. Next to our many volunteers, our sponsors are one of our most valuable assets. Additionally, beverage ticket sales from Gateway Park help supplement all events of the weekend. Our goal as it has been for 45 years is to produce a celebration, free of cost, which showcases our great community and its people.

To maintain the integrity of the event the board felt it necessary to ask for an addendum to the current resolution. We felt it was necessary to include the limitation of special event permits to include city property and city streets in the downtown area. When we talk about the integrity of the event we need look no further than the commitment of the USMC. The Marines have once again committed to showcasing their talent in Overman Park on Saturday night. A competing soundstage in the downtown area would put to an end a very long and honorable relationship with the Marines. We are asking this for one weekend out of the 52 available. Any event created within the SFC event should be quantified and qualified. Does it add value, is there a point of difference from the main event, does it represent the community and make it a better place.

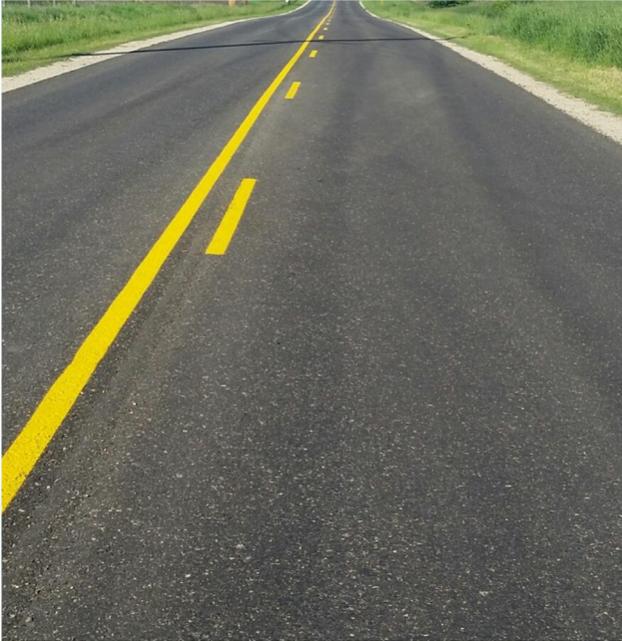
The Sturgis Falls Celebration stands on the shoulders of hundreds of volunteers, countless hours of preparation, a great core of sponsors, and a tremendous partnership with the City of Cedar Falls. In three days at the end of June we create lasting memories, emotions, smiles, thrills and entertainment. All of your senses are awakened. All the while adding to the coffers of numerous community service groups. Who doesn't want to be a part of that!

We thank you for your consideration and look forward to a better, future event!

Respectfully submitted,
The Sturgis Falls Celebration
Board of Directors



Pavement & Alley Management Programs 2022 Design





Pavement Management Program City of Cedar Falls 2022 Plan

Restoration

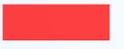
Hudson Rd – Saw & Seal

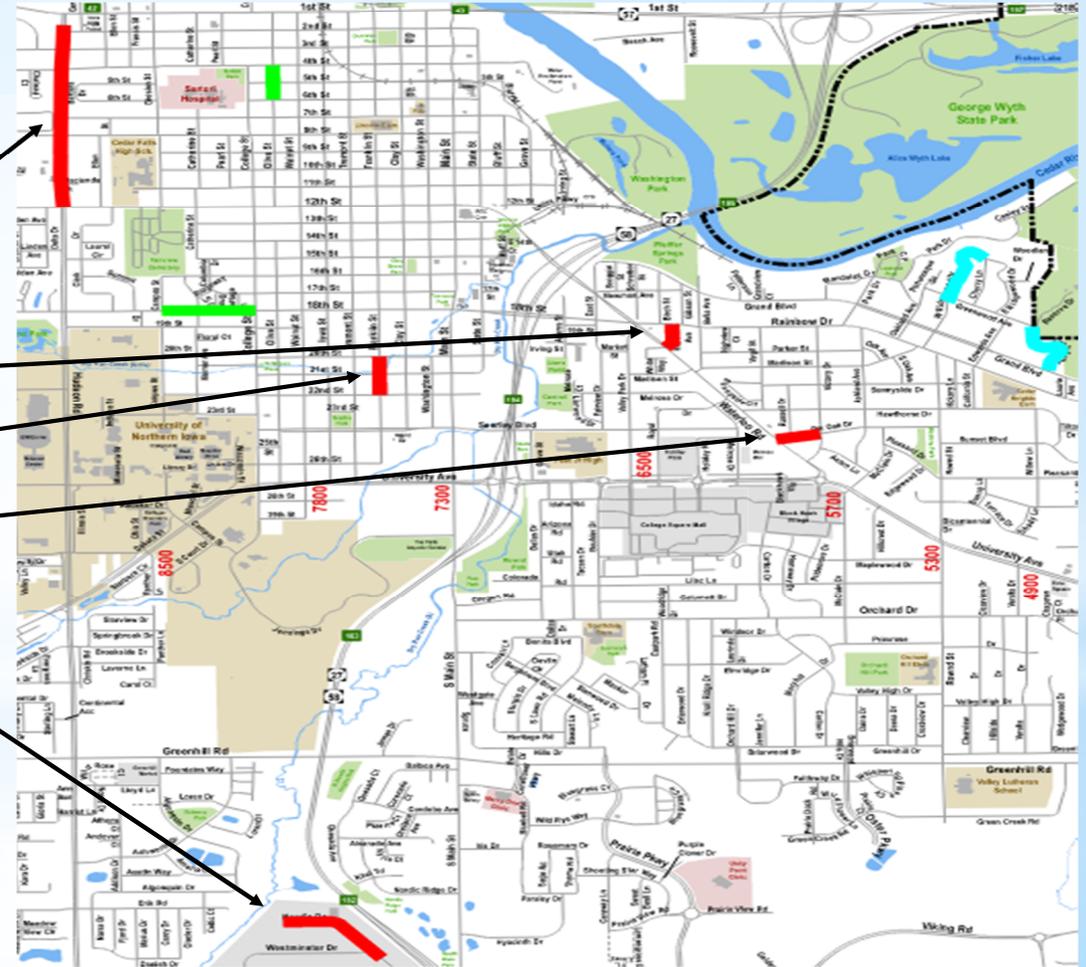
Elmwood Ave – Overlay

Franklin St - Overlay

Pin Oak Dr – Overlay

Nordic Dr – Overlay

-  - Concrete Reconstruction
-  - Asphalt Reconstruction
-  - Asphalt Restoration





Pavement Management Program **Reconstruction – Concrete** **W 18th Street from Campus to College**





Pavement Management Program

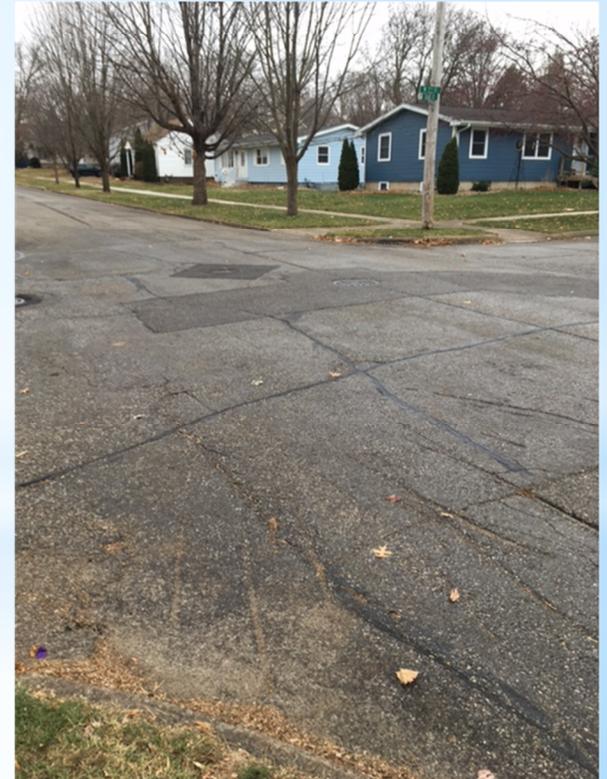
Reconstruction – Concrete

W 18th Street from Campus to College





Pavement Management Program **Reconstruction – Concrete** **Olive Street from W 4th Street to W 6th Street**





Pavement Management Program

Reconstruction – Concrete

Olive Street from W 4th Street to W 6th Street





Pavement Management Program Reconstruction – Asphalt



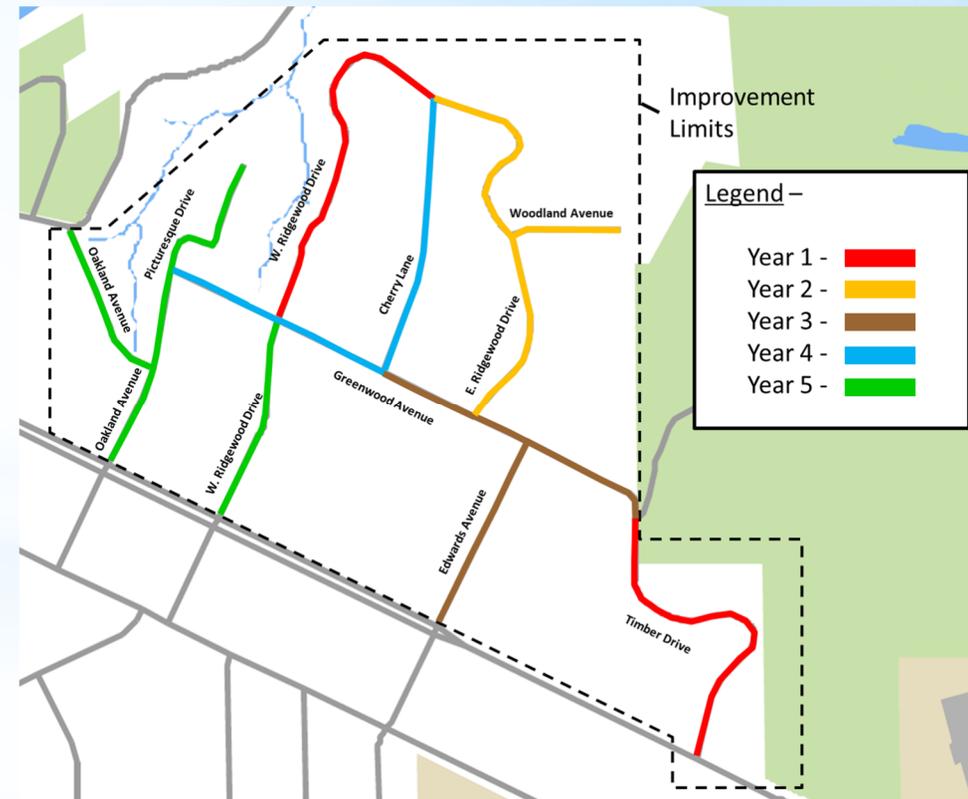
North Cedar Heights Area 5 Year Plan

Why Reconstruct?

- Very Narrow Existing Roadways (13' – 19')
- No Curb
- Minimal Stormwater Control
- Sanitary Lines are Dated and Show Infiltration
- Re-Define Roadway/ROW
- Discussion During Neighborhood Meeting In 2019

When?

- Start in 2022 – End in 2026
- Order of Reconstruction May Vary





Pavement Management Program Reconstruction – Asphalt



North Cedar Heights Area 5 Year Plan

Preliminary Design Plan/Challenges

- **One Sided Concrete Curb with Asphalt Pavement**
 - **Target of 18' Width**
- **Significant Elevation Changes**
- **Inclusion of Updated Utilities**
 - **Storm, Sanitary, Water (Gas/Electrical?)**
- **Re-establishment of ROW**
- **Improve Trash Collection & Snow Removal**





Pavement Management Program

Reconstruction – Asphalt

Timber Drive from Grand Boulevard to Greenwood Ave





Pavement Management Program

Reconstruction – Asphalt

Timber Drive from Grand Boulevard to Greenwood Ave





Pavement Management Program **Reconstruction – Asphalt**



W Ridgewood Drive from Greenwood Ave to Cherry Blvd





Pavement Management Program **2022 Restoration Streets**



Elmwood Ave from Rainbow Dr. to Waterloo Rd.

Franklin St from W 20th St. to W 22nd St.

Hudson Rd from W 1st St. to W 12th St.

Nordic Dr from Westminster Dr. to Dead End

Pin Oak Drive from Waterloo Rd. to Victory Dr.



2022 Pavement Management Recommended Bicycle Network Improvements



W 18th Street:
Add Sharrows for Both Directions of Traffic





Pavement Management Program **2023 Pavement Management**



Reconstruction

McClain Dr

from Maplewood Dr to University Ave

Walnut St

from 18th – 21st St

W 18th St

from Summit Dr to Campus St

E Ridgewood Dr

from Cherry Ln to Greenwood Ave

Woodland Dr

from E Ridgewood Dr to Dead End

Madison St

From Belle Ave to Victory St

Restoration

Greenhill Rd

from Hudson Rd to Ashworth Dr

Veralta Dr

from Primrose Dr to Valley High Dr



Pavement Management Program **2024 Pavement Management**



Reconstruction

College St

from 9th – 12th St

Lakeshore Dr

from 1009 Lakeshore South 400'

W 18th St

from Hudson Rd to Summit Dr

Greenwood Ave

from Cherry Ln to Hartman Reserve

Edwards Ave

from Grand Blvd to Greenwood Ave

Madison St

from Victory Dr to Virgil St

Restoration

Viking Rd

from Hudson Rd to Production Dr

Lincoln Street

from E Main St East 2500'

Ridgeway Ave

from Hwy 27/58 to East City Limits



Pavement Management Program **2025 Pavement Management**



Reconstruction

College St

from 6th – 9th St

Carlton Dr

from Orchard Dr to S Maryhill Dr

River Ridge Rd

from River Ridge Lane to Timberlidge Dr

Cherry Ln

from W Ridgewood Dr to Greenwood Ave

Greenwood Ave

from Cherry Lane to Picturesque Dr

Restoration

Lone Tree Rd

from Ford Rd to Hiawatha Rd

Lincoln St

from 2500' East of E. Main St East 2500'



Pavement Management Program **2026 Pavement Management**



Reconstruction

Oakland Ave

from Park Dr to Grand Blvd

Picturesque Dr

from Oakland Ave to Dead End

W 23rd St

from Hudson Rd to Campus St

W Ridgewood Dr

from Grand Blvd to Greenwood Ave

College St

from 4th – 6th St

Restoration

Lincoln St

from E City Limits West 2500'

Winter Ridge Rd

from W City Limits to Dead End

Winter Ridge Lane

from Winter Ridge Rd to Dead End

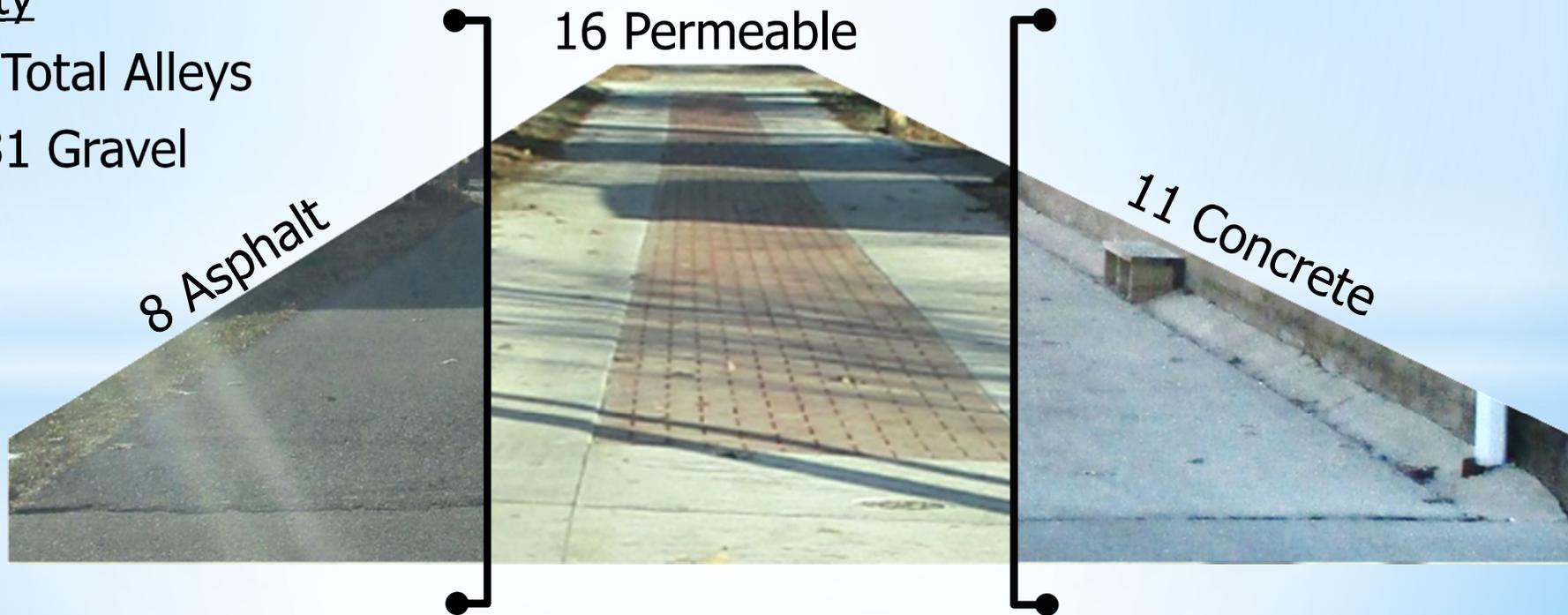


Alley Management Program City of Cedar Falls



Quantity

- 166 Total Alleys
 - 131 Gravel





Alley Management Program City of Cedar Falls



Alley Management Program

2015 - Alley-Wide
Assessment



Determination Of Alley Conditions To
Prioritize Reconstruction Efforts

2018 – Permeable Alley
Improvement Locations



Planned To Reconstruct More Permeable
Alley's as Funding Allows

2021 Onward - Construction
Efforts



2-3 Permeable Alleys Yearly
1-2 Commercial/Priority Alleys Yearly



Alley Management Program City of Cedar Falls



Updated Alley Management Program

- Improve Selection Criteria For Construction
 - Step 1 – Should The Alley Be Reconstructed



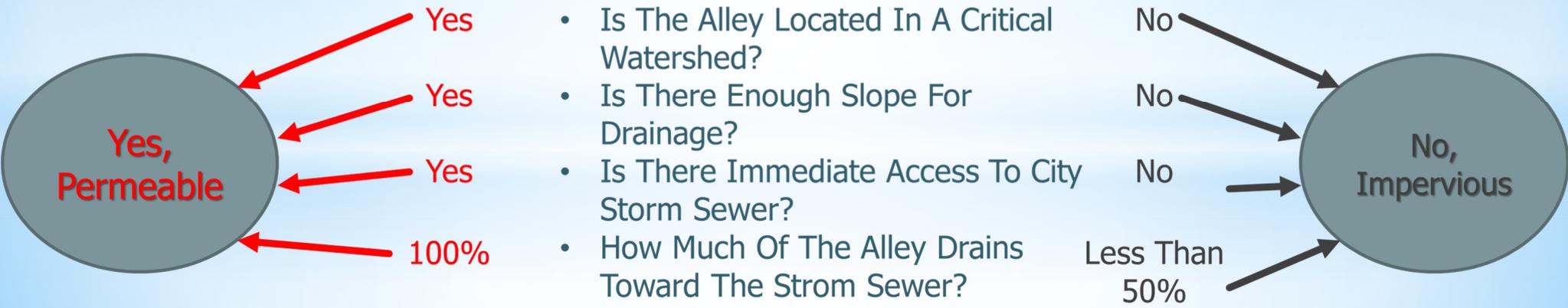


Alley Management Program City of Cedar Falls



Updated Alley Management Program

- Improve Selection Criteria For Construction
 - Step 2 – Should The Alley Be Permeable





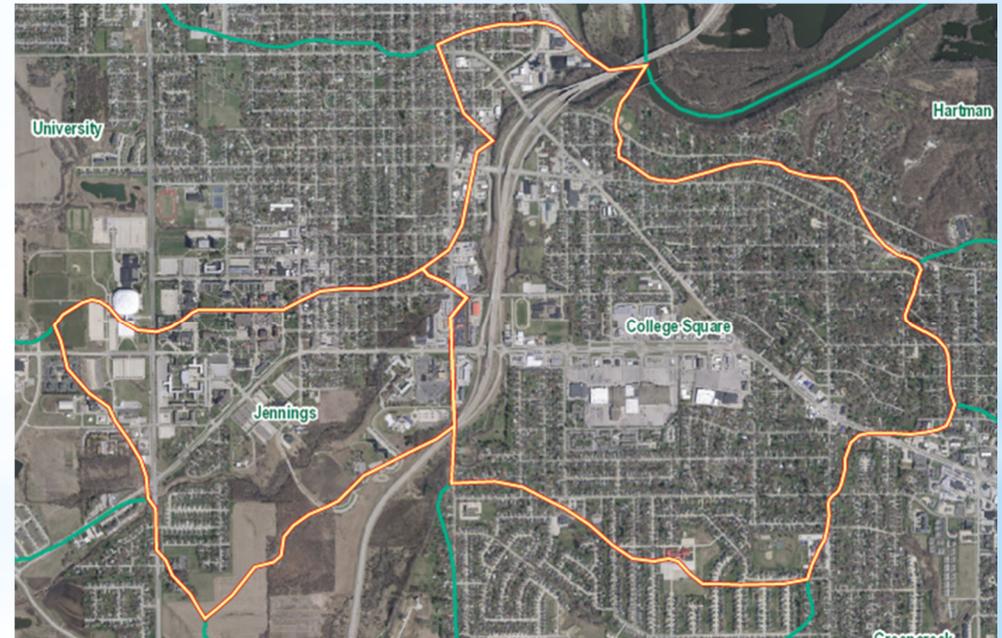
Alley Management Program City of Cedar Falls



Past Alley Management

Funding Allocations

- Iowa DNR/IDALS Grants
 - Up to 75% Project Value If Located In Critical Watersheds
 - Recent Awards Given To Wetland Related Projects





Alley Management Program City of Cedar Falls



Updated Alley Management Program

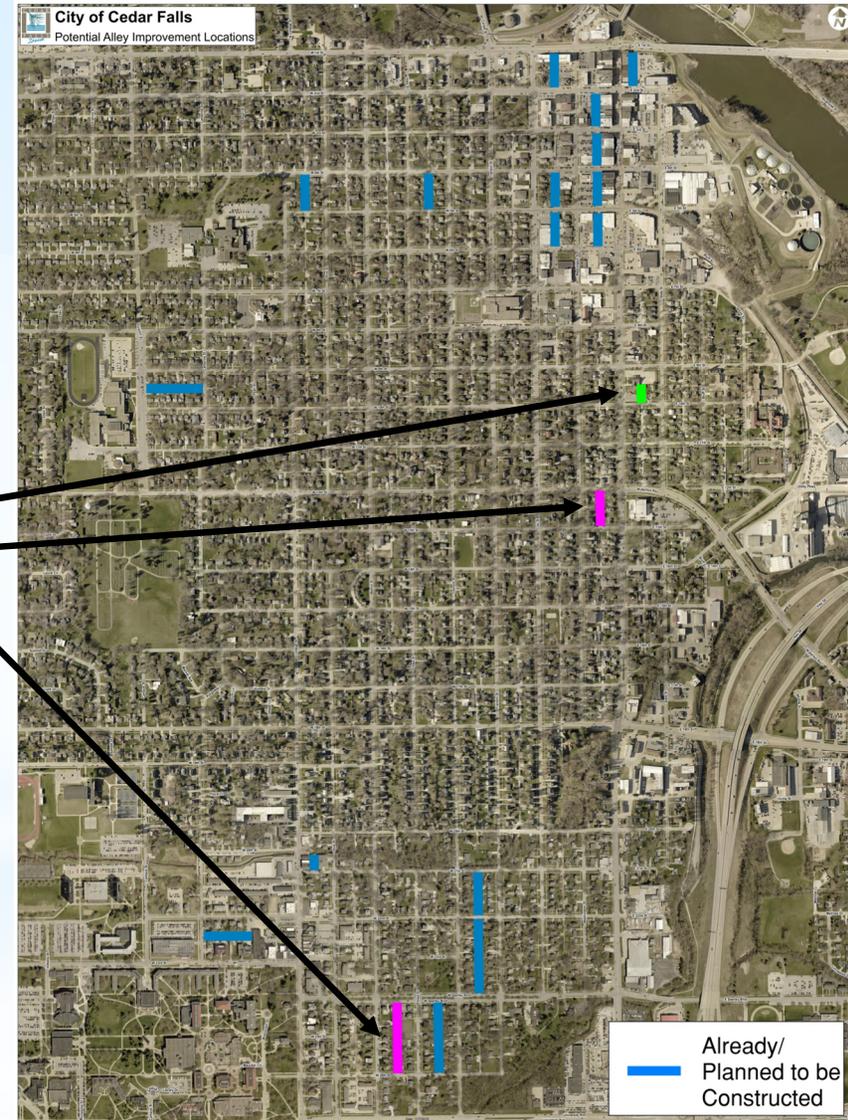
- 2021 Construction
 - 2 Permeable Alleys
 - 1 Concrete Alley
- 5 Year Plan (2022 – 2026)
 - 14 Permeable Alleys (1 for 2022 Has Received A 75% Grant)
 - 11 Concrete Alleys (5 Commercial & 6 PW Priority)



Alley Management Program City of Cedar Falls

2021

Location/Boundary Streets				Suggested Alley Type
North	South	West	East	
E 9th St	E 10th St	Main St	State St	Concrete
W 12th St	W 13th St	Washington St	Main St	Permeable
W Seerley Blvd	W 26th St	Walnut St	Iowa St	Permeable

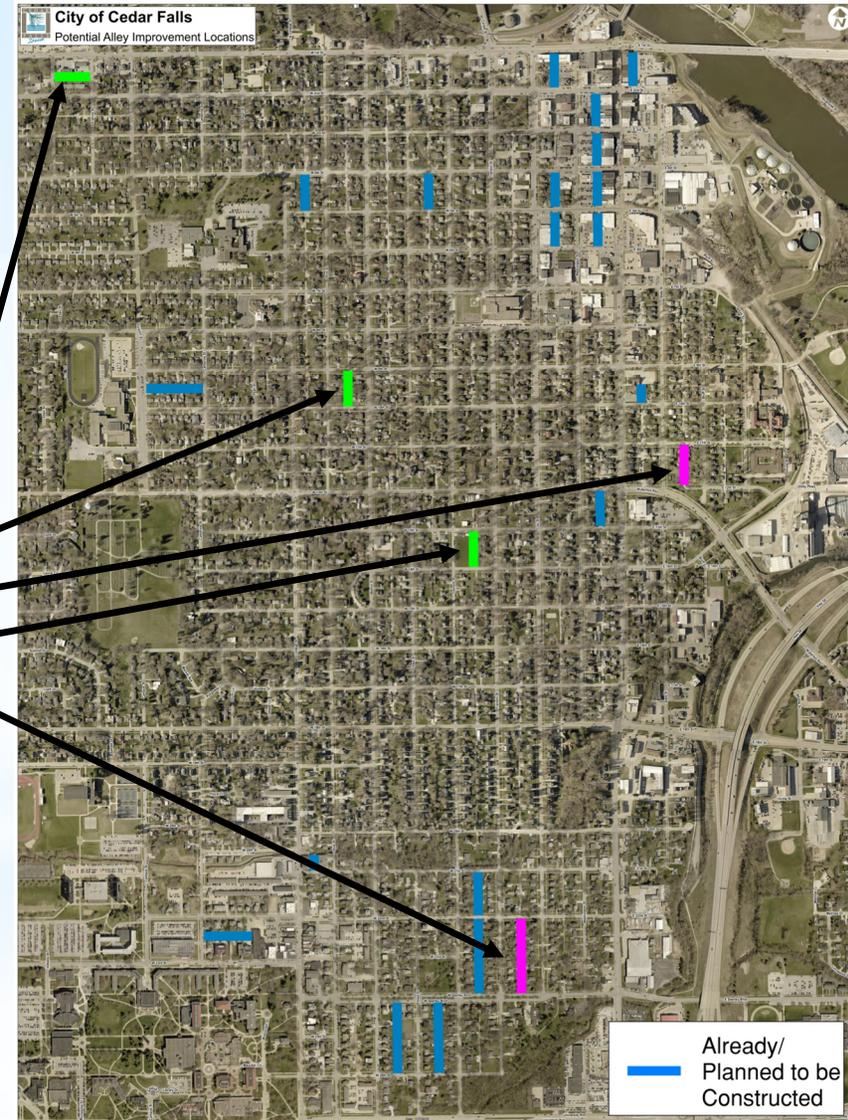




Alley Management Program City of Cedar Falls

2022

Location/Boundary Streets				Suggested Alley Type
North	South	West	East	
W 1st St	W 2nd St	Ellen St	Francis St	Concrete
W 9th St	W 10th St	Olive St	Walnut St	Concrete
E 11th St	E 12th St	State St	Bluff St	Permeable
W 13th St	W 14th St	Tremont St	Franklin St	Concrete
W 22nd St	W Seerley Blvd	Franklin St	Clay St	Permeable

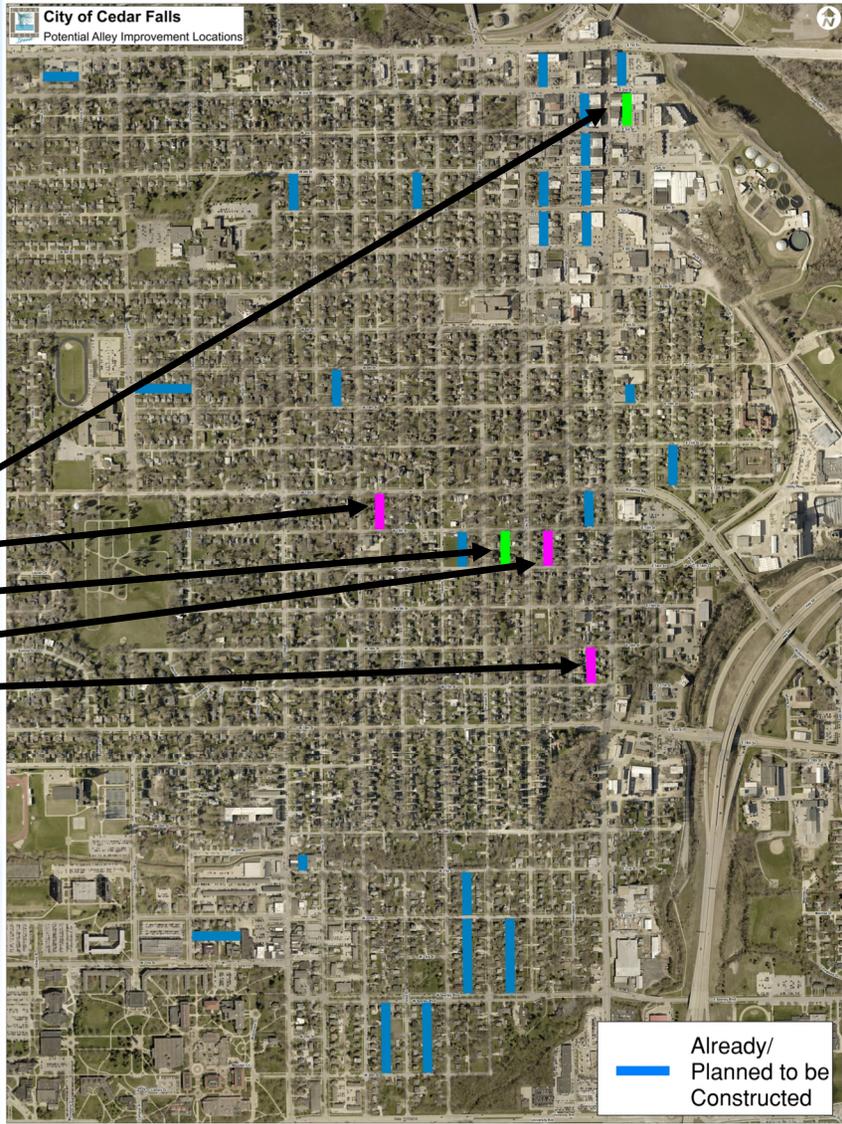




Alley Management Program City of Cedar Falls

2023

Location/Boundary Streets				Suggested Alley Type
North	South	West	East	
E 2nd St	E 3rd St	Main St	State St	Concrete
W 12th St	W 13th St	Walnut St	Iowa St	Permeable
W 13th St	W 14th St	Franklin St	Clay St	Concrete
W 13th St	W 14th St	Clay St	Washington St	Permeable
W 16th St	W 17th St	Washington St	Main St	Permeable

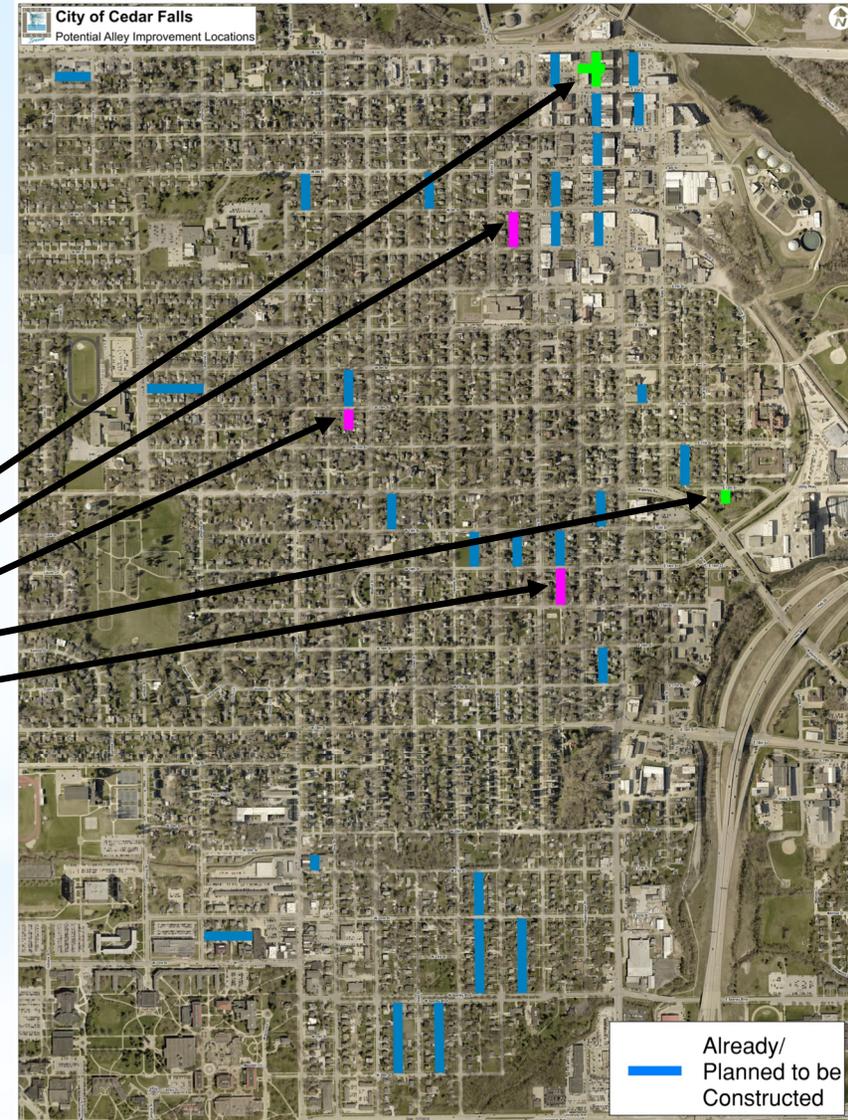




Alley Management Program City of Cedar Falls

2024

Location/Boundary Streets				Suggested Alley Type
North	South	West	East	
W 1st St	W 2nd St	Washington St	Main St	Concrete
W 5th St	W 6th St	Franklin St	Clay St	Permeable
W 10th St	W 11th St	Olive St	Walnut St	Permeable
E 12th St	Waterloo Rd	Bluff St	Utility Prky	Concrete
W 14th St	W 15th St	Clay St	Washington St	Permeable

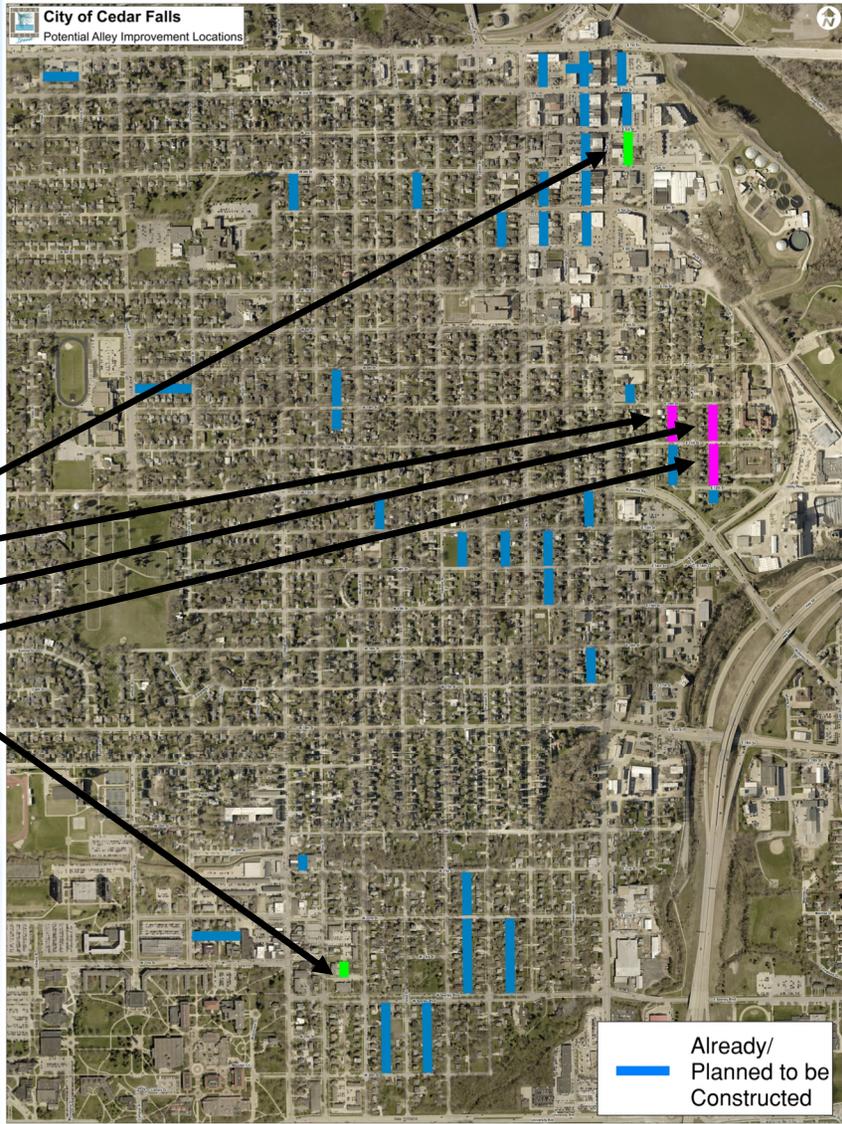




Alley Management Program City of Cedar Falls

2025

Location/Boundary Streets				Suggested Alley Type
North	South	West	East	
E 3rd St	E 4th St	Main St	State St	Concrete
E 10th St	E 11th St	State St	Bluff St	Permeable
E 10th St	E 11th St	Bluff St	Grove St	Permeable
E 11th St	E 12th St	Bluff St	Grove St	Permeable
W 22nd St	W Seerley Blvd	Olive St	Walnut St	Concrete

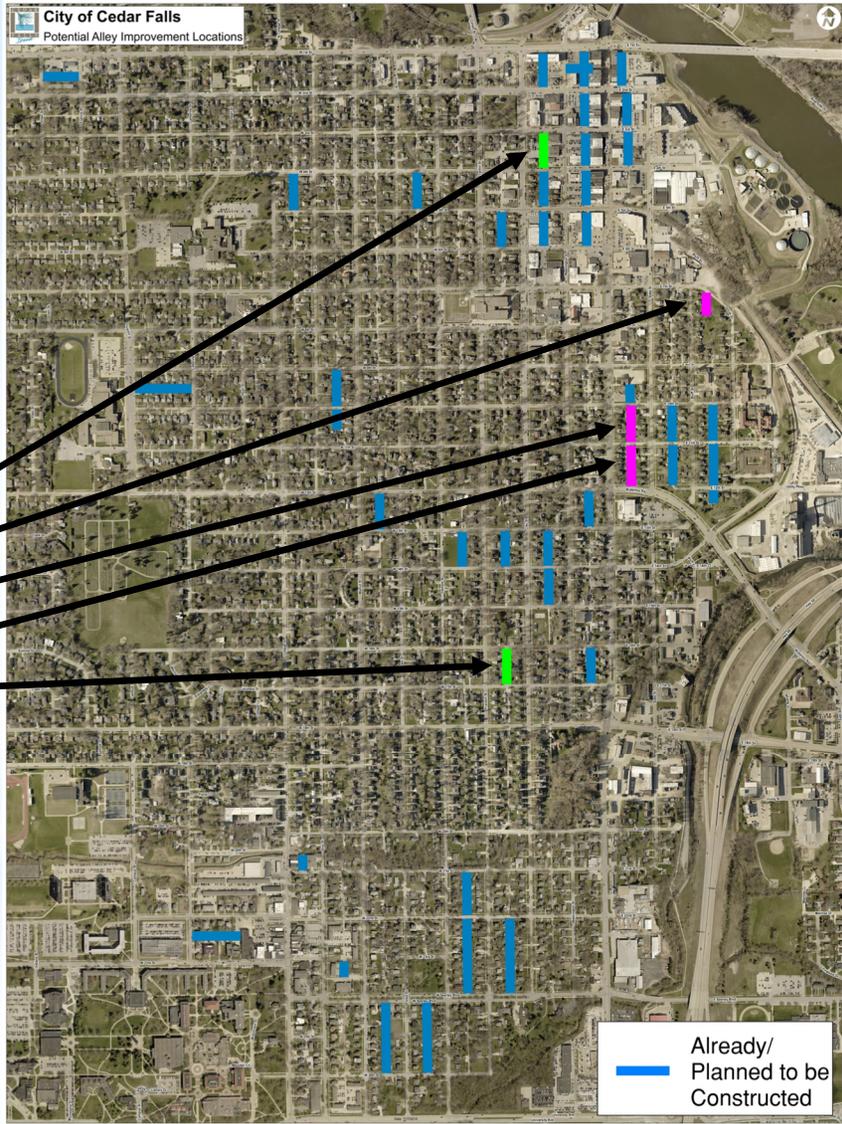




Alley Management Program City of Cedar Falls

2026

Location/Boundary Streets				Suggested Alley Type
North	South	West	East	
W 3rd St	W 4th St	Clay St	Washington St	Concrete
E 7th St	E 8th St	Bluff St	Grove St	Permeable
E 10th St	E 11th St	Main St	State St	Permeable
E 11th St	E 12th St	Main St	State St	Permeable
W 16th St	W 17th St	Franklin St	Clay St	Concrete





Pavement & Alley Management Programs 2022 Design



Recommended Motion

Approve 2022 Pavement and Alley Management Plans to Have Staff Proceed with Final design



Questions or Comments?

