



**AGENDA
CITY OF CEDAR FALLS, IOWA
PLANNING AND ZONING COMMISSION MEETING
WEDNESDAY, MARCH 27, 2019
5:30 PM AT CEDAR FALLS CITY HALL**

Call to Order and Roll Call

Approval of Minutes

1. Planning and Zoning Commission Minutes of March 13, 2019.

Public Comments

Old Business

2. **Central Business District Overlay District – River Place II Site Plan**

Location: 302 Main Street and 123 E. 3rd Street

Applicant: River Place Properties II, LC, Owner; AXIOM Consultants; Shive-Hattery

Previous discussion: March 13, 2019

Recommendation: Recommend Approval.

P&Z Action: Recommend Approval and Forward to City Council.

3. **MPC Development Procedures Agreement Amendment**

Location: 2910 McClain Drive, 2920 McClain Drive and 5609 University Avenue

Applicant: James Benda

Previous discussion: March 13, 2019

Recommendation: Recommend Approval.

P&Z Action: Recommend Approval and Forward to City Council.

New Business

4. **S-1 District Site Plan Review – Ashley Homestore**

Location: 6301 University Avenue (former Younkens store).

Applicant: Igal Nassim, College Square Realty, LLC (Owner).

Previous discussion: None

Recommendation: Introduction and Discussion

P&Z Action: Gather comments and continue discussion at the April 10, 2019 P&Z meeting.

5. **Ashley Furniture Preliminary and Final Plat**

Location: 6301 University Avenue (former Younkens store).

Applicant: College Square Realty, LLC (Owner)

Previous discussion: None

Recommendation: Introduction and Discussion

P&Z Action: Gather comments and continue discussion at the April 10, 2019 P&Z meeting

Commission Updates

Adjournment

Reminders:

- * April 10th and April 24th Planning & Zoning Commission Meetings
- * April 1st and April 15th City Council Meetings
- * April 2, 6:00 PM Cedar Falls Community Center – Public Kick-Off Meeting for Our Cedar Falls - *Imagine the Possibilities!* (Downtown Visioning)
- * April 18th Introduction to Planning and Zoning for Local Official Workshop - Waterloo Center for the Arts, 5:30 pm

**Cedar Falls Planning and Zoning Commission
Regular Meeting
March 13, 2019
City Hall Council Chambers
220 Clay Street, Cedar Falls, Iowa**

MINUTES

The Cedar Falls Planning and Zoning Commission met in regular session on Wednesday, March 13, 2019 at 5:30 p.m. in the City Hall Council Chambers, 220 Clay Street, Cedar Falls, Iowa. The following Commission members were present: Giarusso, Larson, Leeper, Oberle, and Wingert. Adkins, Hartley, Holst and Saul were absent. Karen Howard, Planning & Community Services Manager, was also present.

- 1.) Acting Chair Leeper noted the Minutes from the February 27, 2019 regular meeting are presented. Ms. Oberle made a motion to approve the Minutes as presented. Mr. Wingert seconded the motion. The motion was approved unanimously with 5 ayes (Giarusso, Larson, Leeper, Oberle, and Wingert), and 0 nays.
- 2.) The first item of business was amendments to the Zoning Code text. Acting Chair Leeper introduced the item and Ms. Howard provided background information. She explained that in January the Commission forwarded a recommendation to the City Council for certain zoning text amendments to the College Hill Neighborhood Overlay Zoning District. She explained that the changes would eliminate the confusing language about principal, accessory and secondary uses with regard to mixed-use buildings that made it difficult to determine which dimensional and parking standards applied. It will also add a definition of a mixed-use building and distinguish it from the definition of a residential building.

The parking requirements for the uses would be clearly stated and changed for multiple dwellings to match the proposed parking requirement for residential units within a mixed-use building. Minimum and maximum setbacks would be established for mixed-use buildings to ensure a main street character as envisioned for the College Hill Business District, as well as building design standards to address safe and prominent building entries, quality storefront design, and standards for high quality building materials and articulation to match requirements for multiple dwellings. The language will also be cleaned up for terms used for different types of dwellings to match Section 29-2, Definitions. Ms. Howard explained that City Council voted to refer the proposed ordinance back to the Planning and Zoning Commission for modifications so that the change to the parking requirements would only apply in the C-3 District. She discussed the modifications made to the proposed text amendments to address the City Council request. She explained that the parking requirement for dwelling units in mixed-use buildings in the C-3 District would be distinguished from the parking requirements for dwelling units within mixed-use building located in other zones within the College Hill Overlay. She noted that the only other zone in the Overlay that would allow mixed-use buildings would be the R-4 District, since the R-4 Zone allows a few commercial uses as well as residential dwellings. She also explained that the parking requirement for multiple dwelling buildings would remain the same as in the current code.

Kathryn Sogard, 330 Columbia Circle, Executive Director for the College Hill Partnership, stated that the Partnership had three main points for their recommendations, which they forwarded to the Commission in a letter they submitted to staff. They urged the Commission to approve the changes; requested that the parking study not hold up the code changes; and they believe that if enforcement of current time limits and policies in the City's public lots were improved that a lot of the parking concerns in the business district would be alleviated.

Mr. Wingert made a motion to approve. Ms. Oberle seconded the motion. The motion was approved unanimously with 5 ayes (Giarusso, Larson, Leeper, Oberle, and Wingert), and 0 nays.

- 3.) The next item for consideration by the Commission was a site plan for River Place II in the Central Business District Overlay District. Acting Chair Leeper introduced the item and Ms. Howard provided background information. She explained that the property is located in downtown Cedar Falls at the site of the former Wells Fargo Bank at the corner of 3rd and Main Streets. The current zoning is C-3 and is covered by the Central Business Overlay District. She noted that the applicant has worked with staff to meet the recently adopted downtown design standards in the code and has met twice with the Community Main Street Design Committee review and also participated in a conference call with the Iowa Main Street office regarding the design. She noted that the applicant had refined the design based on the input received from staff and from Community Main Street. Ms. Howard described the uses and parking proposed for the new buildings at 302 Main Street and 123 E. 3rd Street. She noted that the building proposed for 302 Main Street will be three stories tall, have 1st floor retail space and two floors of office. The proposed building at 123 E. 3rd Street will be a 6-story building with underground parking accessed from the alley, 1st floor retail space, 2nd floor parking and office, and 4 floors of residential condominiums. The building will have 50 structured parking spaces, which satisfies the parking requirement for 2 parking spaces per dwelling unit. Eleven additional on-street public parking spaces will be created for visitor parking. Howard also summarized the parking impact analysis completed by WGI, the parking consultant. WGI concluded in their report that there will be sufficient developer-controlled private parking to serve all the proposed uses in the two buildings and that the 11 additional on-street parking spaces will benefit the entire area.

Ms. Howard discussed other requirements including open space/landscaping, sidewalks and streetscape, as well as the proposed drive-through. She covered staff concerns regarding additional traffic in the alley and potential mitigation options and additional conditions to be added to the Development Agreement. She also showed images of the proposed building and spoke to the design standards, including building height and how the upper floor stepbacks would help to visually reduce the perceived height from a pedestrian perspective. She described how the proposed building designs meet the design standard in the code for building proportion.

Ms. Howard provided building composition details and provided drawings of the proposed layout for each building. She discussed design standards, such as windows and transparency, materials and textures, and how each side the proposed buildings meet the requirements. She also discussed the proposed colors, architectural features and building entries. Requirements for trash dumpsters, stormwater management, signage and utility easement vacations have been considered and will be met. Staff recommends review and discussion of the site plan and continuation to the March 27 meeting for final review.

Taylor Morris, Eagle View Partners, 200 State Street is the project manager. He read a statement describing the project and the demand for the mixed use buildings. He noted that previously the area has catered to millennials, but he noted there is a significant demand for for-sale units by the 50+ age population, which they are trying to meet with the proposed building.

Tim Schilling, 3434 Tucson Drive, stated that he has no issues with the mix of the buildings, but he feels the building is too tall. He feels it will not be within the character of downtown and the residential use will take up too many parking spaces.

Jenny Bagenstos, 220 Main Street, the owner of Here's What's Poppin, stated her concern with the office uses creating parking issues. She believes that employees will use the parking spaces for long periods of time preventing customers from parking.

Ivan Wieland, 2216 W. 3rd Street, noted his parking concerns in the area, as well as his belief that this kind of building doesn't fit downtown. He feels that it doesn't have the small town feel that has always been in that area.

Chad Smith, Taylor Veterinary Hospital, thanked the Commission for hearing his concerns. He noted his concerns with the parking issues that will be created. He explained that there are already problems with people parking in their parking lot, which makes it difficult for clients to get their pets into the office. He also noted issues with pet elimination as there will not be adequate space. He doesn't feel the building blends in with the surrounding buildings and it will be forcing out non-traditional buildings. He stated is desire to have input on the mural that is proposed for the south side of the building since it will be highly visible from their property.

Ms. Oberle asked Ms. Howard to speak to the parking study and address questions regarding business use and how it plays into the calculations for retail versus residential space. Ms. Howard stated that there is no parking requirement downtown for commercial uses, however the parking consultant used a compilation of other parking studies to estimate parking demand from both the commercial and residential uses proposed in the building. They used shared factors for downtown locations to estimate the maximum amount at peak times. They also studied the existing River Place private parking lots during different times and different days to determine how much parking is available that could help serve the needs for commercial tenants of the new buildings. Ms. Giarusso asked if the study provided for the current buildings on State Street as well as this proposed building. Ms. Howard stated that it was considered. Mr. Leeper asked about the timing for the proposed changes with the parking study. Ms. Howard summarized a number of the recommendations from the parking study in the short term. She noted that all the parking consultant's recommendations and the final study report is available on the City's website. She noted that one of the recommendations was to add on-street parking spaces wherever possible downtown in the near future. A primary recommendation is also to make arrangements with private lot owners for sharing their lots in the evening. There are currently discussions are in the works, but will depend on the private owners. There will also be increased enforcement in public lots, which will be metered and also provide opportunities for long term parkers to purchase permits.

Acting Chair Leeper expressed concerns with the potential drive through and the stacking space requirements. Mr. Wingert stated that he has the same concerns. He feels it is a beautiful building but thinks that there will be traffic issues with the drive through. Ms. Howard discussed the compromise made for the current plan and that staff is also concerned and will include provisions in the Development Agreement that would allow the City to impose additional conditions or modifications to the drive through in the future if it causes traffic circulation or safety issues.

Mr. Wingert asked if there is a system in place for parking for the office spaces. Mr. Morris stated that they have extra parking in their existing River Place lot and would offer permits for business owners and employees. There are also requirements in the commercial and residential leases that specify that tenants should park in their provided parking lot. There was further, brief discussion regarding drive through and the parking issues. The item was continued to the March 27, 2019 meeting.

- 4.) The Commission then considered amendment to the MPC Development Procedures Agreement. Acting Chair Leeper introduced the item and Ms. Howard provided background information. She explained that it is proposed to amend an MPC Development Procedure

Agreement at 2910 and 2920 McClain Drive and 5609 University Avenue. She stated that the proposed plan would allow three residential buildings to continue as single-unit dwellings or be wholly or partially converted into commercial businesses or offices. Access would be limited to one driveway per property with no new access to University Avenue. Cross access drives between properties may be permitted. Site changes necessary to serve commercial uses may be allowed, such as widening curbs, adding parking and landscaping to meet zoning requirements. If changes are proposed beyond what is allowed in the agreement, a new site plan and agreement must be reviewed and approved through Planning and Zoning and City Council. Also, at the time of the development, missing public sidewalk segments must be constructed.

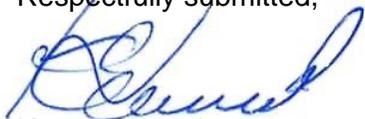
Staff views the change to the MPC master site plan as positive, since re-using the existing residential buildings will ensure that the area remains in scale with the surrounding residential neighborhoods and will provide opportunities for small businesses. Staff recommends review and discussion of the amendment by the Planning and Zoning Commission and the public and to continue discussion to the next meeting for final review.

Mr. Wingert asked what the allowable uses are in the MPC. Ms. Howard stated that it is a variety of commercial and institutional uses, such as office uses, professional office, small retail and service businesses, and similar. The item will be continued at the March 27, 2019 meeting.

- 5.) Ms. Howard mentioned the upcoming Planning and Zoning for Local Officials course and reminded the Commission that the registration is coming soon for anyone interested. She also noted that there will be a Public Kick-Off meeting for the new Downtown Visioning Project on April 2, 2019 from 6:00 – 8:00 p.m. at the Cedar Falls Community Center.
- 6.) As there were no further comments, Ms. Oberle made a motion to adjourn. Mr. Wingert seconded the motion. The motion was approved unanimously with 5 ayes (Giarusso, Larson, Leeper, Oberle, and Wingert), and 0 nays.

The meeting adjourned at 7:06 p.m.

Respectfully submitted,



Karen Howard
Community Services Manager



Joanne Goodrich
Administrative Clerk

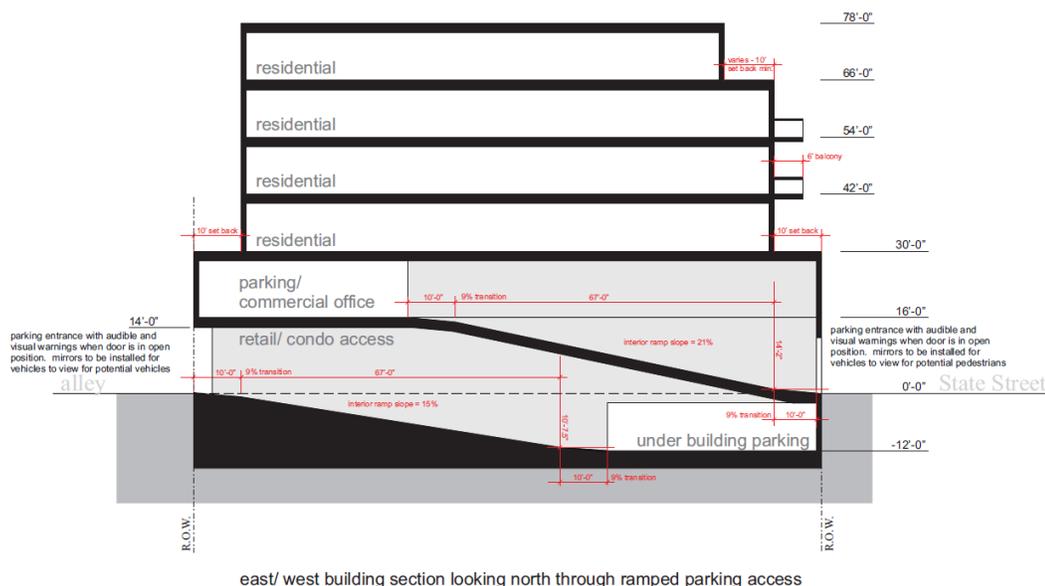
access. The alley in question is a one-way, 16-foot-wide alley that circulates traffic from north to south, similar to the other alleys located in the first block east of Main Street. To access the proposed drive-through, customers will have to drive south off of 3rd Street and loop back north through the drive-through to access the service window. Drivers would then need to loop back south along the alley to exit.

Staff had concerns about potential congestion and traffic circulation issues on this narrow one-way alley with the added traffic from a drive-through and from the underground parking level for the 123 E 3rd Street building. To provide for better traffic circulation for both buildings the applicant is proposing to set back the first floor of the 123 E 3rd Street building four feet from the alley and grant a no-build easement/public access easement for this area. This would effectively create a 20-foot wide section of the alley between the new buildings that could accommodate two-way traffic. Staff is open to permitting two-way traffic along the north half of the alley with appropriate directional signage and the no-build/public access easement to accommodate the drive-through and to allow better traffic circulation for the resident parking in the lower level of the 123 E 3rd Street building. However, staff recommends that language be added to the development agreement with the property owner that would allow the City to impose additional conditions or modifications to the drive-through, such as time restrictions, additional signage, or design modifications, if traffic congestion from the drive-through poses a safety issue for pedestrians or undue traffic congestion in the future. In addition, if the use of the ground floor space ever changes, staff recommends that the drive-through use be discontinued, unless subsequently reviewed and approved by the City Council for the new use. With these terms in the agreement staff would support the drive-through as proposed.

PLEASE NOTE: At the last Planning and Zoning Commission meeting the applicant's updated drive-through layout had not yet been reviewed by Cedar Falls Utilities (CFU). The layout showed the transformer for this site being relocated on the east side of the 302 Main Street building tucked into the drive-through area. After review by CFU, to meet code requirements, the applicant has recessed the second and third floors above the drive-through area by seven feet. This ensures that the area above the transformer is left open, with no building above. This change does not affect the appearance of the building's façade along E 3rd Street. The civil drawings will need to be updated to be consistent with the amended architectural drawings.

123 E 3rd Street is comprised of commercial, office, and residential uses. No parking is required for the commercial and office portions of the building but parking for the residential units is required. The off-street parking requirement for the residential use is two parking spaces per dwelling unit, plus one additional parking space for each bedroom in each dwelling unit in excess of two bedrooms. One additional stall must be provided for every five units in excess of five units for visitor parking (Sec. 29-177, 12B). The applicant is proposing 25 two-bedroom condominiums. Per city code 50 parking spaces are required for the residents and 4 spaces for visitors. The applicant is proposing to provide 50 on-site parking stalls. All parking spaces will be located within the building with 31 in an underground garage and 19 on the second floor. These numbers include two ADA compliant stalls in each parking area. The parking spaces will each be 8' x18' with access from a 24-foot wide two-way aisle within the structure. The minimum size requirements for residential parking areas are met. In addition, the applicant is proposing to add 11 on-street parking spaces along the south side of E 3rd Street, directly north of the building, and two

on-street parking spaces along the west side of State Street next to the building. This would create 11 new public parking spaces for the downtown district, which more than accommodates the visitor parking requirements for the site. Access to the underground parking garage will be from the alley while access to the second floor parking garage will be from State Street. See cross-section illustration below. For safety both parking entrances will be equipped with audible and visual warnings when doors are in the open position. Mirrors will also be installed to help vehicles see passing pedestrians. **Parking requirements are met for the 123 E. 3rd Street Building.**



As noted in the earlier parking analysis of 302 Main Street, there is concern from staff regarding the potential congestion in the alley. In addition to the drive-through, the entrance to the underground garage will be accessed from the alley. Previously, the alley was open to the parking area and drive-through for Wells Fargo, so traffic circulation was not as constrained as it will be with the proposed buildings. A common use for alleys in commercial areas is to provide a place for trucks to deliver goods to businesses so not to interrupt traffic flow on main streets. With commercial businesses like Pablo's Mexican Grill directly to the south of this site, this phenomenon occurs quite frequently at this location. The proposed increase in the alley width with the no-build easement proposed by the applicant will allow two-way traffic along the north half of the alley, which will help to mitigate potential conflicts if the alley is blocked by delivery trucks on the southern portion of the alley. However, all future users of the alley will need to make an effort to be "good neighbors" to ensure that adequate traffic circulation is maintained.

Parking Impact Analysis: A parking study was recently completed for the downtown district by WGI. Since this project was under review by City staff, the City requested that the parking consultant provide a parking impact analysis for the project. This report is included in the Planning & Zoning Commission packet. In the analysis, the consultant reports that at the seasonal peak demand hour during the holiday shopping season in mid-December, the proposed uses within the building may generate parking demand for approximately 82 parking spaces (93 parking spaces, if a restaurant locates in the larger space in the 123 E. 3rd Street building). While on these peak dates, the parking demand may exceed the 61 parking spaces provided for the proposed project, the report notes that the parking demand model projects maximum demand on the busiest days of the year, which may only happen

a few times per year. The report also notes that the downtown parking study documented that “the existing River Place surface parking lot shows consistent parking availability during all times of the day and on weekends. The average parking availability in the River Place lot was 89 open parking spaces during the typical lunch period and an average of 60 spaces open during typical evening periods.” The consultant concludes that there is sufficient developer-controlled private parking to support the proposed project on the former Wells Fargo site. In addition, the report notes that the net gain of 11 public parking spaces along 3rd and State Streets will benefit the entire area.

Staff notes that in addition to the private off-street parking in the area controlled by the developer, there are public parking lots and on-street parking in the downtown area that are intended to provide for the parking needs of the district. As shown in the larger parking study completed by the consultant, which has been posted on the City’s website, there are currently a significant number of additional long-term parking spaces available even during peak times within 2 blocks of Main Street. As the City implements the recommendations of the parking study to more carefully manage the public parking, it will become more difficult for long term parkers, such as employees, to utilize the prime on-street parking spaces intended for customers. They will be more likely to take advantage of the free 24-hour parking located within 2 blocks of their workplace. **Staff finds that the significant captive market benefits of additional employees and residents that will result from the development of these new buildings will be a significant benefit to the downtown area with little impact to parking availability.**

- d) Open Space/Landscaping: There are no open green space requirements in the C-3 Commercial district. Although both buildings utilize the entirety of their site, both provide open roof spaces for tenant usage through both balconies and green roofs. In addition, the applicant will replace the three street trees along Main Street, add one tree along E 3rd Street, and replace one street tree along State Street. **Open Space/Landscaping requirement satisfied.**

- e) Sidewalks/Recreational Accommodations: With construction of the new buildings, it is anticipated that the alley and the public sidewalks will need to be reconstructed. The applicant will be responsible for replacing sections of the sidewalks and portions of the alley that are damaged due to construction of the site. Engineering plans for this work have been submitted with this proposal. The replacement of the sidewalk along Main Street and the addition of the public parking spaces along 3rd street will be coordinated with the City and will be consistent with the planned streetscape design for the area, including decorative paving and lighting. Reconstruction of 3rd Street is in the City’s Capital Improvements Program and planned in 2020, so ideally street reconstruction will coincide with construction of the 123 E. 3rd Street building. Bike racks will be provided near the State Street entrance to the residential units of 123 E 3rd Street. **Sidewalk/Recreational Accommodations satisfied.**

- f) Building Design: Section 29-168(h), Central Business Overlay District requires a design review of various elements to ensure that the proposed improvements are architecturally compatibility with surrounding structures.
 - a) **Proportion**: *“The relationship of width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building. An effort*

should be made to generally align horizontal elements along a street frontage, such as cornice lines, windows, awnings and canopies. The relationship of width and height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building. Particular attention must be given to the scale of street level doors, walls and windows. Blank walls at the street level are to be discouraged. Elements such as windows, doors, columns, pilasters, and changes in materials, artwork, or other architectural details that provide visual interest must be distributed across the façade in a manner consistent with the overall design of the building.”

The C-3 Commercial District has a building height limitation of 165 feet or three times the width of the road the building faces, whichever is greater. 302 Main Street is proposed to be approximately 42 feet in height (at the tallest point) and 123 E 3rd Street is proposed to be 78 feet tall. **These buildings meet the height requirement of the C-3 Zoning District.** This property is also located within the Central Business Overlay Zoning District. The overlay district does not have a specific height limitation for buildings, but it does call for reviewing the scale of a proposed building in relation to nearby properties. Most of the buildings along the “parkade” are two or three stories in height. Recent buildings along State Street are 3 to 4-stories in height. The Hampton Inn under construction along 1st Street will be 6 stories in height.



West Elevation

302 Main Street is located along the historic spine of the downtown district. As shown in the illustration above, the building will be three stories tall with a portion of the building’s third story, along Main Street, stepped back approximately 10 feet from the lower story façade. In keeping with traditional Main Street character, the corner of the block is anchored by a taller façade. The step back visually reduces the scale of the remainder of the façade along Main Street to two stories as the 3rd story will recede from view at the pedestrian level. The proposed design does an admirable job of aligning the horizontal elements along the Main Street frontage, with cornice lines and windows creating a consistent rhythm along the street frontage. The 3rd Street façade of this building will be three stories tall. This additional height will create a good transition to the taller building proposed at 123 E 3rd Street.

The proposed 123 E 3rd St building is a six-story building approximately 78 feet tall. To visually reduce the scale of the building, the applicant is proposing two stepbacks: a 10-foot stepback above the 2nd floor and another 10-foot stepback above the 5th floor. This technique is a common practice used to help taller buildings blend into street frontages with lower scale buildings. From a pedestrian perspective walking along 3rd or State

Street (see perspective drawing one the next page), the floors above the second story will recede from view, giving the general feel of a two-story building. The 6th floor of the building will be setback another 10 feet so that at street level (see image below), the 6th story will not be visible at all and even from a distance will recede from view. It should be noted that the step backs create the possibility for



upper floor terraces that can become attractive outdoor amenities for building residents. This will be the tallest building in this area of the downtown. The next largest buildings being 401 Main Street and several of the other River Place buildings located further to the north along State Street. Although the proposed building will be taller than neighboring buildings, particularly the one-story veterinary clinic, which is a unique standalone building located to the south and setback from the street, the applicant has made efforts to align horizontal elements and visually reduce the height of the building with the upper floor step backs. Staff notes that with this new building, State Street will begin to fill in with a more consistent and attractive street wall with active storefronts, similar to Main Street, which will create a more pleasant and interesting place to walk and do business. **Staff finds that overall the proposed building designs will create well proportioned and visually interesting street frontages. The proposed design meets the intent of the design standard for building proportion.**



street view rendering along 3rd street

- b) **Roof shape, pitch, and direction:** *The similarity or compatibility of the shape, pitch, and direction of roofs in the immediate area shall be considered in the construction or alteration of a building.*

Both proposed buildings are designed with flat roofs which are consistent with the existing downtown roof shapes, pitches, and directions. **The roof shape, pitch, and direction criterion is met.**

- c) **Pattern:** Alternating solid surfaces and openings (wall surface versus doors and windows) in the front facade, sides and rear of a building create a rhythm observable to viewers. This pattern of solid surfaces and openings shall be considered in the construction or alteration of a building.

The façades of both 302 Main Street and 123 E 3rd Street are designed with a pattern of alternating solid surfaces and window and door openings. The pattern of openings varies between the buildings storefronts from bay to bay to create separate storefront identities. The street facing facades include raised and recessed portions of the facade wall to interrupt the massing of the wall. **The pattern criterion is met.**

d) **Building Composition:**

- a. To create visual interest and visually break up long building walls, facades on buildings greater than 50 feet in length shall be divided vertically into bays. Façade bays shall be a minimum of 20 feet wide and a maximum 40 feet wide. The bays shall be distinctive but tied visually together by a rhythm of repeating vertical elements, such as window groupings, pilasters, window bays, balconies, changes in building materials and textures, and/or by varying the wall plane of the façade.

Both 302 Main Street and 123 E 3rd Street have divided their facades into discernible bays according to the code standards. The repeating rhythm of the storefront bays is particularly attractive and is consistent with the predominant mainstreet character of downtown. The upper floor windows align but create a distinctive pattern within each module across the façade. The change in materials and colors helps to further define the bays.



West Elevation (along Main St) – 302 Main St



North Elevation (along E 3rd St) – 302 Main St



North Elevation (along E 3rd St) – 123 E 3rd St



East Elevation (along State St) – 123 E 3rd St.

The building proposed at 123 E 3rd Street also has distinguishable bays. The storefront bays are generally wider than the Main Street building, but seem appropriately scaled for this larger building. Staff finds that the modulation of the base of the building coincides well with the modulation in the upper floor facades, giving the building a very symmetrical feel with the cream-colored center bay a bit narrower with equal width bays on either side. The upper floor balconies align vertically with the changes in wall plane along the base of the building. Staff notes that the westernmost bay located along the alley is narrower than the required 20 feet, but creates a bay of similar width to match the attractive chamfered (angled) corner on the northeast corner of the building. If changed, the symmetry would be lost, so staff finds that this minor variation from the standard is appropriate to the design of the building.

For both buildings the storefront level is distinguished from the upper floors by various horizontal elements, including canopies, horizontal banding, and other architectural elements. In addition, the floor-to-structural ceiling heights of the ground-level floors of both buildings meet the minimum 14-foot requirement.

Based on all these factors, staff finds the building composition criteria are met for both buildings.

- e) ***Windows and Transparency:*** *The size, proportion, and type of windows need to be compatible with existing neighboring buildings. A minimum of 70% of the storefront area between 2 and 10 feet in height above the adjacent ground level shall consist of clear and transparent storefront windows and doors that allow views into the interior of the store. The bottom of storefront windows shall be no more than 2 feet above the adjacent ground level, except along sloping sites, where this standard shall be met to the extent possible so that views into the interior of the store are maximized and blank walls are avoided. Exceptions may be allowed for buildings on corner lots where window coverage should be concentrated at the corner, but may be reduced along the secondary street façade, and for repurposing of buildings not originally designed as storefront buildings (e.g. re-purposing of an industrial or institutional building). Transom windows are encouraged above storefront display windows. Glazing should be clear and transparent.*

73% of the storefront level of the Main Street façade of the proposed buildings at 302 Main Street will be comprised of clear and transparent glass, in a traditional storefront configuration with a short knee wall and large display windows and transom windows above. On the 3rd Street side of the building, the storefront window coverage is 60%, which is short of the 70% requirement. However, other than the stair and elevator towers, the glazed storefront area is maximized along this secondary façade.

Therefore, staff finds that the criterion is met.

On the proposed building at 123 E. 3rd Street, 72% of the storefront level of the building is comprised of clear and transparent glass. The windows are in a modern storefront window configuration that extends all the way to the base of the building with large display windows and transom windows above. **The criterion is met.**

- f) ***Materials and texture:*** *The similarity or compatibility of existing materials and texture on the exterior walls and roofs of the buildings in the immediate area shall be*

considered in the construction or alteration of a building. A building or alteration will be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area. Street-facing facades shall be comprised of at least 50% brick, stone, or terra cotta. Side and rear walls shall be comprised of at least 25% brick, stone, or terra cotta. These high quality materials should be concentrated on the base of the building.

The solid portion (not including window area) of the street-facing facades of the proposed building at 302 Main Street is comprised almost entirely of brick and limestone, with the storefront insets comprised of metal and clear and transparent glass. On the alley side of the building, the majority of the solid area of the façade is comprised of brick and the remainder with metal panels. **Criterion is met.**

54.4% of the solid portion of the 3rd Street side and 53% of the State Street façade of the proposed building at 123 E. 3rd Street will be comprised of terracotta (two colors) and limestone panels. These materials are concentrated on the base of the building, although a significant portion of the upper floor façade (not including the windows) will be black terracotta. The remainder of the upper stories will be clad in dark gray metal panels and lighter colored wood panels. The alley side of this building will be 25% terracotta. This higher quality material will be concentrated at the corner of 3rd Street and the alley, which is the most visible portion of that façade. The upper floors will be largely glass surrounded by wood and metal panels. The visible portion of the south side of the building will be comprised of terracotta panels that wrap the corner. The remainder will be concrete, which will provide the “canvas” for a future painted mural (see below). **Criterion is met, provided the proposal for a mural on the south side of the building is approved.**

- g) **Color:** *The similarity or compatibility of existing colors of exterior walls and roofs of buildings in the area shall be considered in the construction or alteration of a building. Buildings in the CBD utilize earth and neutral tones; however, other colors can highlight the architectural features of a building and are acceptable as accents. Accents generally include trim areas and comprise up to 15% of the façade.*

Both buildings utilize a variety of earth and neutral colors to create a visually interesting façade that is consistent with the colors found in downtown Cedar Falls. **Criterion is met.**

- h) **Architectural features:** *Architectural features, including but not limited to, cornices, entablatures, doors, windows, shutters, and fanlights, prevailing in the immediate area, shall be considered in the construction or alteration of a building. It is not intended that the details of existing buildings be duplicated precisely, but those features should be regarded as suggestive of the extent, nature, and scale of details that would be appropriate on new buildings or alterations.*

The proposed buildings are more modern in design with fewer architectural embellishments than some of the more distinctive historic facades in the district. However, there are architectural elements that provide visual relief and interest to the building facades, including raised cornices, variation in brick pattern, variation in material textures, decorative metal elements, and distinctive horizontal banding. **Staff**

finds that the criterion is met.

i) Building Entries:

(i) Primary entries to ground floor building space and to common lobbies accessing upper floor building space shall be located along street-facing facades. For buildings with more than one street-facing façade, entries along facades facing primary streets are preferred. Building entries along rear and side facades or from parking garages may not serve as principal building entries. Buildings with more than three street-facing facades shall have building entries on at least two street-facing sides. There are numerous building entries to the storefront commercial spaces located along the street-facing facades of both buildings. The primary entrances for the 302 Main Street building are located along and oriented toward Main Street. Additional entrances are located along 3rd Street that provide access to stair and elevator towers for the building. There are also multiple storefront entrances proposed for the building at 123 E. 3rd Street along both 3rd Street and State Street. **Criterion is met.**

(ii) For buildings that contain residential dwelling units, there must be at least one main entrance on the street-facing façade that provides pedestrian access to dwelling units within the building. Access to dwelling units must not be solely through a parking garage or from a rear or side entrance. The building at 123 E. 3rd Street contains upper floor residential dwellings. The main entrance to the lobby that accesses the upper floor dwelling units is located on State Street.

(ii) For storefronts with frontage of 100 feet or more, a visible entryway shall be provided a minimum of every 50 feet. Both buildings have frontages greater than 100 feet. There are visible entrances for both buildings at least every 50 feet along Main Street, 3rd Street, and along State Street. **Criterion is met.**

(iii) Entryways into a storefront will be at grade with the fronting sidewalks. All building entries are at grade. **Criterion is met.**

(iv) Entryways shall be designed to be a prominent feature of the building. The use of architectural features such as awnings, canopies, and recessed entries are encouraged. Most of the building entries for both buildings are distinguished by and sheltered by flat canopies. A number of the entries are recessed. Staff finds that building entries along street-facing facades are designed to be prominent features of the façade. **Criterion is met.**

j) Exterior mural wall drawings, painted artwork, exterior painting: *These elements shall be reviewed to consider the scale, context, coloration and appropriateness of the proposal in relation to nearby facades and also in relation to the prevailing character of the downtown area.*

An area of the south façade of the building at 123 E. 3rd Street will be visible, since the veterinary clinic is setback from the sidewalk with the street-fronting surface parking lot. Since this wall is located on the lot line, window openings are not allowed due to Building Code requirements. To create a more visually interesting façade, the applicant is proposing to commission an artist to paint a mural in this location (see illustration on the next page). This will be a unique feature of the building. The development agreement will establish a reasonable timetable for completion of the mural after the building is constructed.



- g) **Trash Dumpsters:** Due to the changed drive-through layout, 302 Main Street and 123 E 3rd Street will share a dumpster and recycling area which is recessed within the 123 E 3rd Street building walls along the alley. For the residential tenants of the 123 E. 3rd Street building, access to the dumpster will be provided from the main elevator lobby. It appears that other tenants of both the 302 Main Street building and the 123 E. 3rd Street building will have to transport waste around the building to the alley. This may be problematic and staff encourages the developer to consider internal circulation options for all the commercial tenant spaces to the alley. The Development Agreement will have a clause noting the shared dumpster and recycling area.
- h) **Storm Water Management:** Engineering staff continues to work with the applicant on the stormwater management and quality plans for the proposed buildings. While detention is not required, water quality requirements apply. The proposal is to install one or more hydrodynamic separators to filter the stormwater prior to release into the City storm sewer. The final stormwater management plan and design may integrate green roof water quality practices in addition to mechanical water quality treatment units to satisfy water quality volume according to code requirements. If it is determined that the green roof features are not included or are designed primarily for aesthetics, the final mechanical units will be sized to address all water quality requirements per code. A preliminary storm water report for both buildings will need to be submitted and reviewed by the City's Engineering Division prior to City Council approval.
- i) **Signage:** *Wall signs shall not exceed 10% of the total wall area, and in no case shall exceed 10% of the area of the storefront. Wall signs on storefronts shall not extend beyond or above an existing sign band or extend over or detract from the architectural features of the building facade, such as cornices, pilasters, transoms, window trim, and similar.*

Placeholders for wall signs for future tenants in both proposed buildings are included on the attached building elevation drawings. The percentages and locations meet the requirements listed above. Permits will be required prior to installation. **Criterion met.**

- j) **Utility Easement Vacation:** There are a number of utilities that will need to be moved, so existing obsolete easements will need to be vacated. Additional information will need to be noted on the site plan as required by CFU.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed site plans. Remaining technical comments are outlined below.

1. Update the plans for the 123 E 3rd Street building to show meter locations and verify that they will be recessed a minimum of 2 feet into the building wall so they do not extend into the no-build easement along the alley.
2. On page C101 change the parking provided section to distinguish between onsite parking and the 13 on street public parking spaces.
3. The 4' setback from the alley needs to be recorded as a no-build/utility/public access easement and noted as such on the civil site plan. The no-build area should specify that it will provide a 14 foot vertical clearance from alley grade.
4. Provide an updated civil site plan with the latest drive-through design addressing CFU concerns for the transformer. Architectural drawings for the drive-through should be updated to be consistent.
5. Provide additional stormwater management/quality information as needed per Engineering.
6. Easement vacation documentation needed.
7. Completion of a Development agreement.

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan and building designs for 302 Main Street and 123 E 3rd Street subject to resolution of any remaining technical deficiencies prior to City Council approval.

PLANNING & ZONING COMMISSION

Introduction and Discussion 3/13/2019 Acting Chair Leeper introduced the item and Ms. Howard provided background information. She noted that the applicant has worked with staff to meet the recently adopted downtown design standards in the code and has met twice with the Community Main Street Design Committee review and also participated in a conference call with the Iowa Main Street office regarding the design. She noted that the applicant had refined the design based on the input received from staff and from Community Main Street. Ms. Howard described the uses and parking proposed for the new buildings at 302 Main Street and 123 E. 3rd Street. She noted that the building proposed for 302 Main Street will be three stories tall, have 1st floor retail space and two floors of office. The proposed building at 123 E. 3rd Street will be a 6-story building with underground parking accessed from the alley, 1st floor retail space, 2nd floor parking and office, and 4 floors of residential condominiums. The building will have 50 structured parking spaces, which satisfies the parking requirement for 2 parking spaces per dwelling unit. Eleven additional on-street public parking spaces will be created for visitor parking. Howard also summarized the parking impact analysis completed by WGI, the parking consultant. WGI concluded in their report that there will be sufficient developer-controlled private parking to serve all the proposed uses in the two buildings and that the 11 additional on-street parking spaces will benefit

the entire area.

Ms. Howard discussed other requirements including open space/landscaping, sidewalks and streetscape, as well as the proposed drive-through. She covered staff concerns regarding additional traffic in the alley and potential mitigation options and additional conditions to be added to the Development Agreement. She also showed images of the proposed building and spoke to the design standards, including building height and how the upper floor setbacks would help to visually reduce the perceived height from a pedestrian perspective. She described how the proposed building designs meet the design standard in the code for building proportion.

Ms. Howard provided building composition details and provided drawings of the proposed layout for each building. She discussed design standards, the proposed colors, architectural features, and building entries. Requirements for trash dumpsters, stormwater management, signage and utility easement vacations have been considered and will be met. Staff recommends review and discussion of the site plan and continuation to the March 27 meeting for final review.

Taylor Morris, Eagle View Partners, 200 State Street is the project manager. He read a statement describing the project and the demand for the mixed use buildings. He noted that previously the area has catered to millennials, but he noted there is a significant demand for for-sale units by the 50+ age population, which they are trying to meet with the proposed building.

Tim Schilling, 3434 Tucson Drive, stated that he has no issues with the mix of the buildings, but he feels the building is too tall. He feels it will not be within the character of downtown and the residential use will take up too many parking spaces.

Jenny Bagenstos, 220 Main Street, the owner of Here's What's Poppin, stated her concern with the office uses creating parking issues. She believes that employees will use the parking spaces for long periods of time preventing customers from parking.

Ivan Wieland, 2216 W. 3rd Street, noted his parking concerns in the area, as well as his belief that this kind of building doesn't fit downtown. He feels that it doesn't have the small town feel that has always been in that area.

Chad Smith, Taylor Veterinary Hospital, thanked the Commission for hearing his concerns. He noted his concerns with the parking issues that will be created. He explained that there are already problems with people parking in their parking lot, which makes it difficult for clients to get their pets into the office. He also noted issues with pet elimination as there will not be adequate space. He doesn't feel the building blends in with the surrounding buildings and it will be forcing out non-traditional buildings. He stated his desire to have input on the mural that is proposed for the south side of the building since it will be highly visible from their property.

Ms. Oberle asked Ms. Howard to speak to the parking study and address questions regarding business use and how it plays into the calculations for retail versus residential space. Ms. Howard stated that there is no parking requirement downtown for commercial uses, however the parking consultant used a compilation of other parking studies to estimate parking demand from both the commercial and residential uses proposed in the building. They used shared factors for downtown locations to estimate the maximum amount at peak times. They also studied the existing River Place private parking lots during different times and different days to determine how much parking is available that could help serve the needs for commercial tenants of the new buildings. Ms. Giarusso asked if the study provided for the current buildings on State Street as well as this proposed building. Ms. Howard stated that it was considered. Mr. Leeper asked about the timing for the proposed changes with the parking study. Ms. Howard summarized a number of the recommendations from the parking study in the short term. She noted that all the parking consultant's recommendations and the final study report is available on the City's website. She noted that one of the recommendations was to add on-street parking spaces wherever possible downtown in the near future. A primary recommendation is also to make arrangements with private lot owners for sharing their lots in the evening. There are currently discussions are in the works, but will depend on the private owners. There will also be increased enforcement in public lots, which will be metered and also provide opportunities for long term parkers to purchase permits.

Acting Chair Leeper expressed concerns with the potential drive through and the stacking space requirements. Mr. Wingert stated that he has the same concerns. He feels it is a beautiful building but thinks that there will be traffic issues with the drive through. Ms. Howard discussed the compromise made for the current plan and that staff is also concerned and will include provisions in the Development Agreement that would allow the City to impose additional conditions or modifications to the drive through in the future if it causes traffic circulation or safety issues.

Mr. Wingert asked if there is a system in place for parking for the office spaces. Mr. Morris stated that they have extra parking in their existing River Place lot and would offer permits for business owners and employees. There are also requirements in the commercial and residential leases that specify that tenants should park in their provided parking lot. There was further, brief discussion regarding drive through and the parking issues. The item was continued to the March 27, 2019 meeting.

Discussion
and Vote
3/27/2019



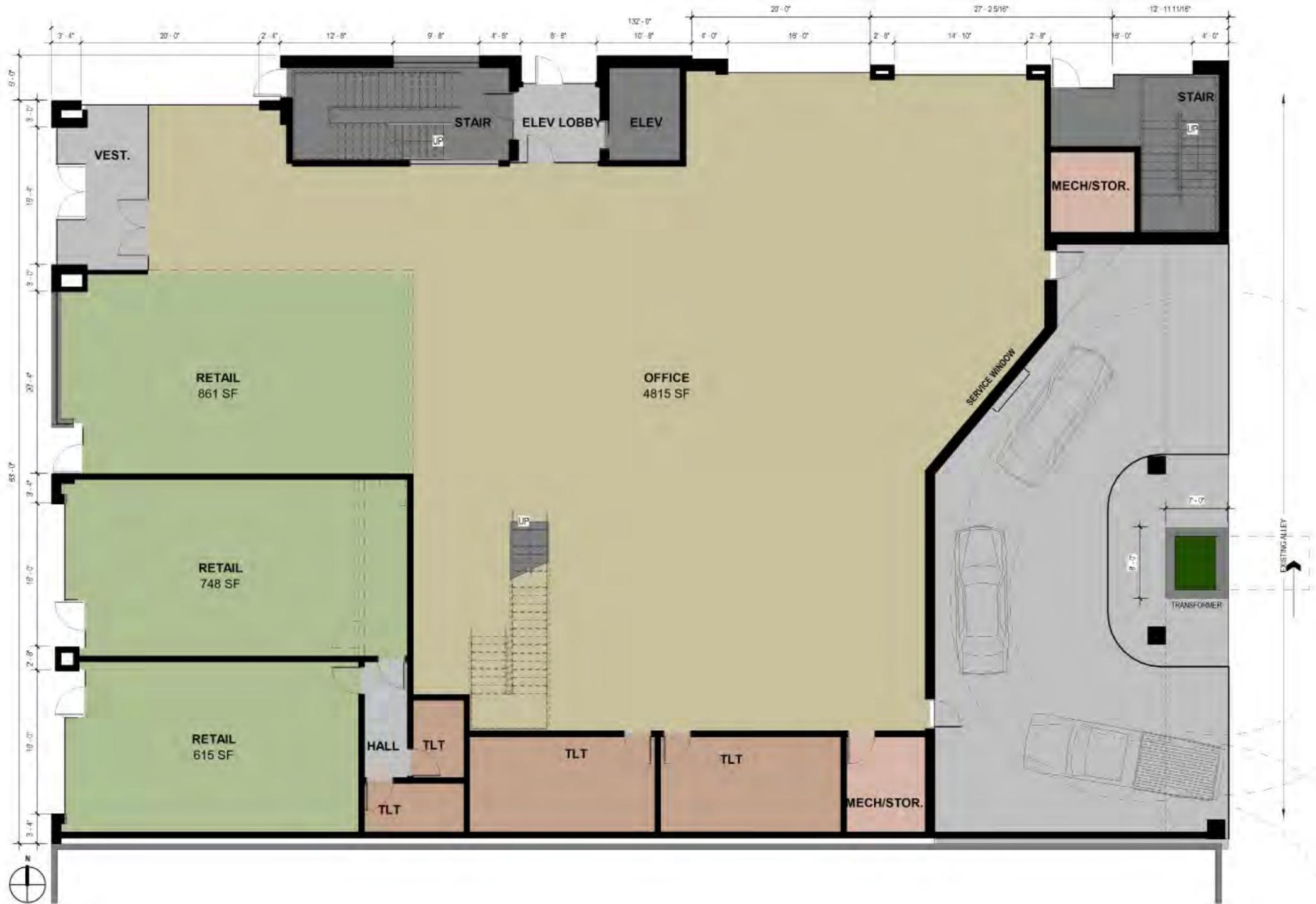
River Place Properties II - Cedar Falls, Iowa
302 Main Street - preliminary design concept



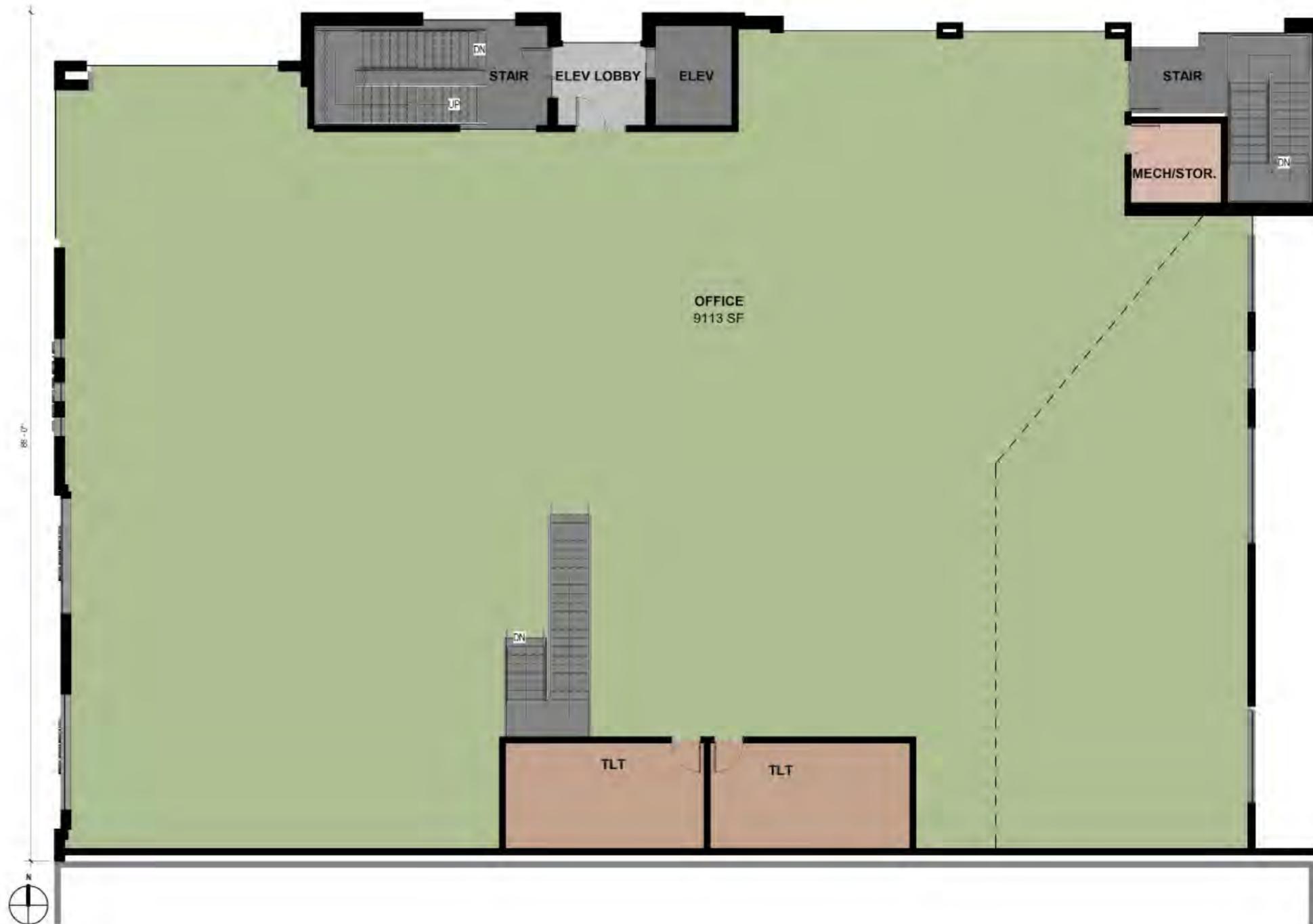
site plan
existing public parking



site plan
proposed public parking



ground floor retail and commercial - 9,039 SF



second floor commercial - 10,870 SF



third floor commercial - 7,800 SF

3rd Street Facade

-Glazed Area: 2,837 SF (50%)

1st Floor glazing: Not less than 75% VTE

2nd & 3rd Floor glazing: Not less than 45% VTE

-Solid Area: 2,824 SF (50%)

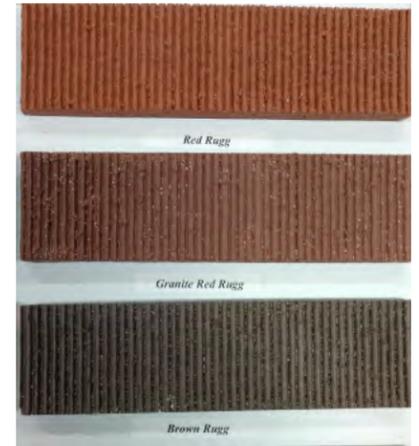
Lime Stone: 24%

Brick: 22%

Metal Panel: 4%

-Signage - 5.4% of total wall surface

-Clear and Transparent Store front on first floor: 62%



Facebrick, final selection TBD



north elevation with heights

Main Street Facade

-Glazed Area: 1,712 SF (49%)

1st Floor glazing: Not less than 75% VTE

2nd & 3rd Floor glazing: Not less than 45% VTE

-Solid Area: 1,638 SF (51%)

Lime Stone: 19%

Brick: 31%

Metal Panel: 1%

-Signage - 4.7% of total wall surface

-Clear and Transparent Store front on first floor: 73%



Limestone, final selection TBD

1 @ 24 sf Signage = 3.25% of wall 1 @ 37 sf Signage = 6% of wall 2 @ 17 sf Signage = 2.7% of wall



west elevation with heights

Alley Facade

-Glazed Area: 505 SF (14%)
1st Floor glazing: Not less than 75% VTE
2nd & 3rd Floor glazing: Not less than 45% VTE

-Solid Area: 2,898 SF (86%)
Lime Stone: 2%
Brick: 51%
Metal Panel: 34%



Metal Panels, final selection TBD



east elevation with heights

dumpster enclosure: buff CMU wall 8'-0" high. Black bi-parting sliding doors on the front.



DARK TERRACOTTA PANELS METAL PANELS LIGHT TERRACOTTA PANELS GRAY TERRACOTTA PANELS LIMESTONE CLADDING BRICK CLADDING
 LIMESTONE CLADDING WOOD CLADDING

north elevation with material designations



concept rendering from corner of Main and 3rd Street

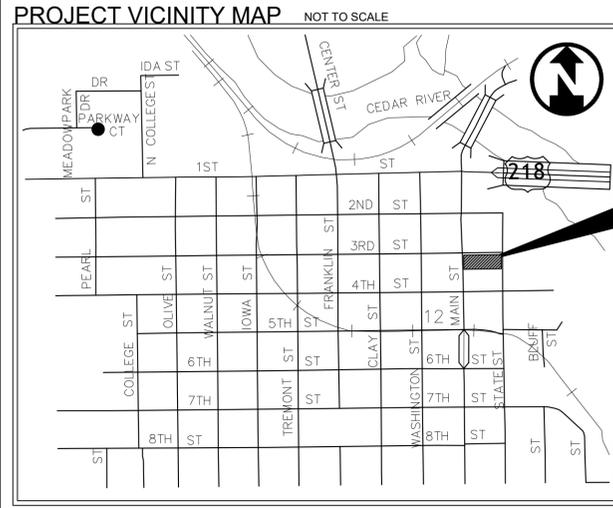


Main Street context



Main Street context

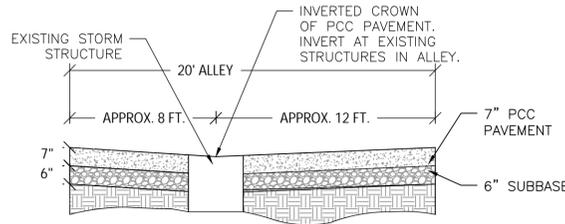
PLAN OF IMPROVEMENTS FOR CEDAR FALLS SITE DEVELOPMENT IN THE CITY OF CEDAR FALLS BLACK HAWK COUNTY, IOWA



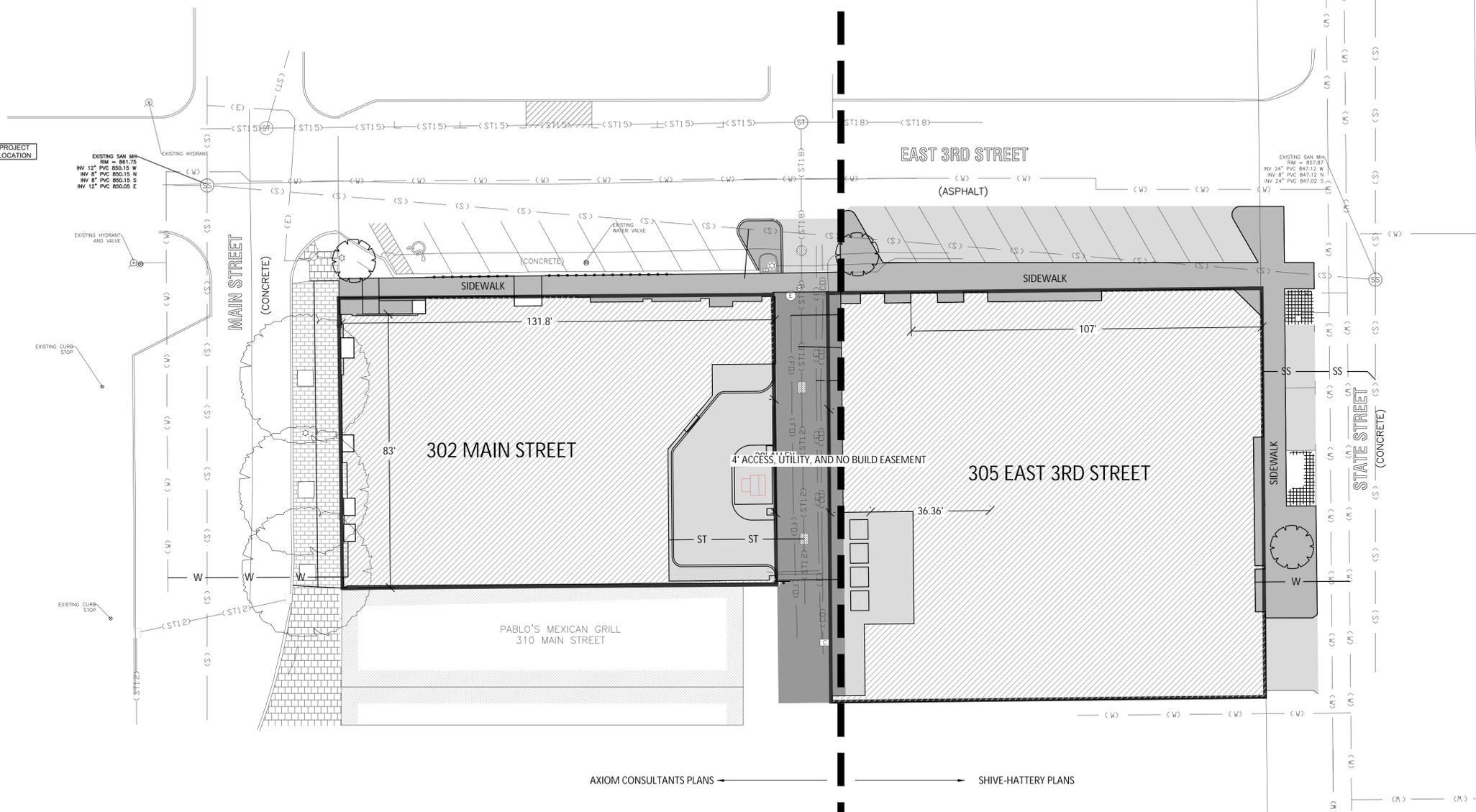
TITLEHOLDER
 RIVERPLACE PROPERTIES II LC
 200 STATE STREET, #202Z
 CEDAR FALLS, IOWA 50613-0000

CONTACT PERSON (302 MAIN STREET)
 NICK BETTIS, P.E.
 AXIOM CONSULTANTS
 60 E. COURT STREET, UNIT 3
 IOWA CITY, IOWA 52240
 PHONE: 319.519.6220
 NBETTIS@AXIOM-CON.COM

CONTACT PERSON (305 STATE STREET)
 SHIVE-HATTERY, INC.
 2839 NORTHGATE DRIVE
 IOWA CITY, IOWA 52245
 PHONE: 319.354.3040



1
 C1.00



SEE AXIOM CONSULTANTS
 PLANS FOR 302 MAIN
 STREET AND ALLEY
 IMPROVEMENTS

SEE SHIVE-HATTERY PLANS
 FOR 305 STATE STREET
 IMPROVEMENTS

ENGINEER: DATE: 2/15/2019 CITY REVIEW:	PROJECT NAME: RIVER PLACE PROPERTIES II
REV: A DESCRIPTION OF CHANGES: CITY REVIEW	ISSUED FOR: CLIENT REVISION
NOT FOR CONSTRUCTION	DATE ISSUED: MARCH 8, 2019 CURRENT REV: A
PROJECT NO.: 18-0067 SHEET NUMBER: C1.00	CLIENT NAME: EMERGENT PROJECT MANAGER: DECKER
SITE PLAN 302 MAIN STREET	SHEET NAME: RIVER PLACE PROPERTIES II

PROPERTY LOCATION	302 MAIN STREET		
PROPOSED PARKING	NONE (EXISTING 9 ONSITE PARKING SPACES WILL BE MAINTAINED).		
EXISTING SITE	11,616 SF	0.27 AC	(100%)
BUILDING AREA =	10,043 SF	0.23 AC	(85%)
PAVEMENT =	1,573 SF	0.04 AC	(15%)
OPEN SPACE =	0 SF	0 AC	(0%)
PROPOSED SITE	11,616 SF	0.27 AC	(100%)
BUILDING AREA =	11,054 SF	0.25 AC	(93%)
PAVEMENT =	562 SF	0.02 AC	(7%)
OPEN SPACE =	0 SF	0 AC	(0%)

*DOES NOT INCLUDE AREA WITHIN ROW.

ZONING INFORMATION C-3: HIGH DENSITY COMMERCIAL DISTRICT

USE COMMERCIAL

FEMA FLOODWAY INFORMATION NO FLOODPLAIN PRESENT PER FIRM PANEL #19013C0162F.

YARD SETBACKS
 FRONT NONE
 SIDE NONE
 REAR NONE

EXTERIOR ELEVATIONS
 MAXIMUM HEIGHT 165 FEET
 PROPOSED HEIGHT 40 FT

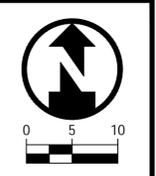
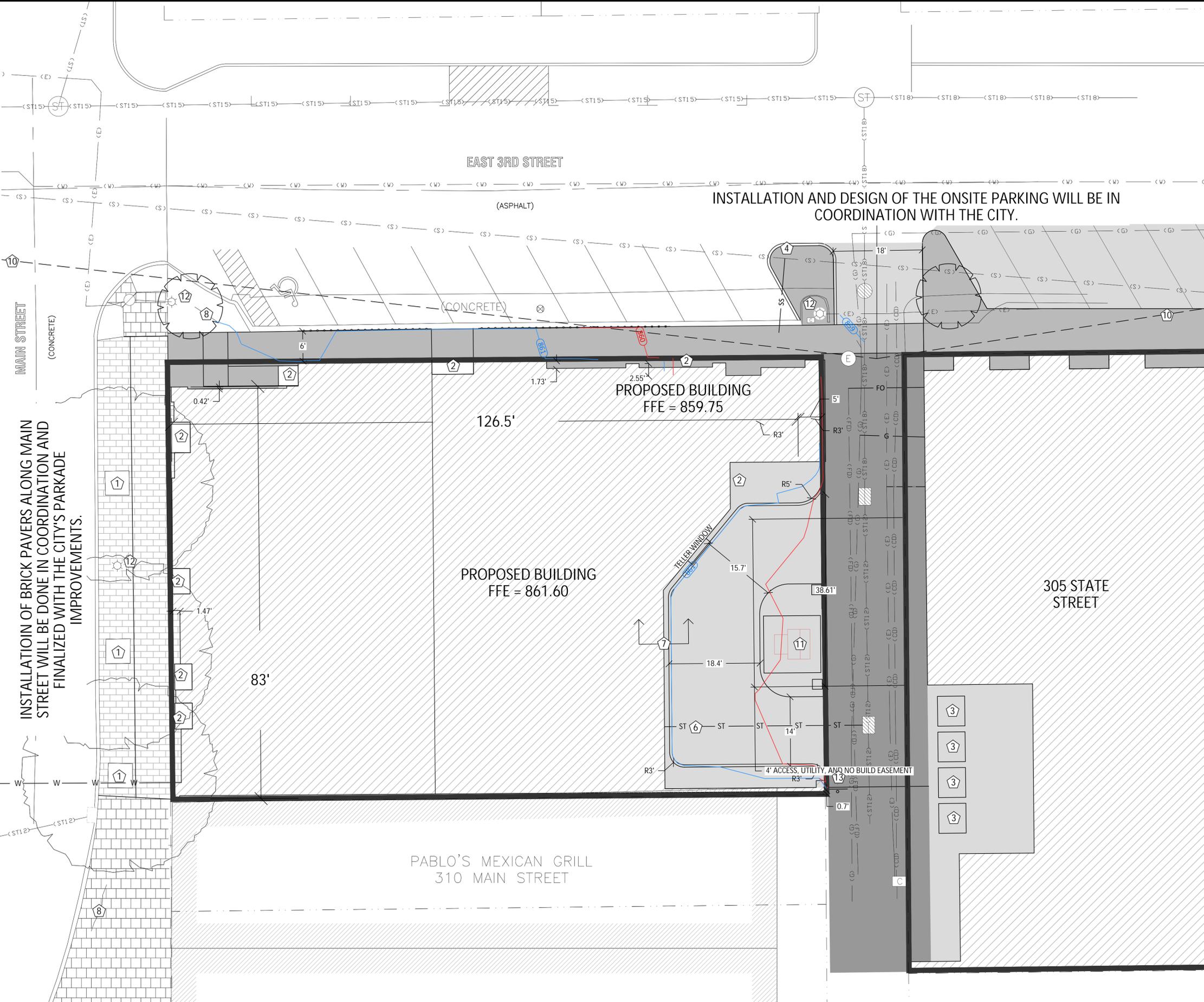
NOTES
 1. WATER QUALITY TO BE PROVIDED IN CONJUNCTION WITH 305 STATE STREET.

SITE PLAN KEYNOTES:

- 1 EXISTING TREE GRATE. PROVIDE PROTECTION DURING CONSTRUCTION. SEE DETAIL 2/C9.01 & DETAIL 3/C9.01.
- 2 CONCRETE STOOP. SEE ARCHITECTURAL PLANS.
- 3 CONCRETE PAVEMENT DUMPSTER ENCLOSURE.
- 4 6" PVC SANITARY SERVICE. USE CITY APPROVED WYE CONNECTION TO EXISTING 12" PVC MAIN. SEE PLUMBING PLAN FOR SERVICE CONTINUATION.
- 5 6" WATER SERVICE. USE CITY APPROVED TAPPING SLEEVE & VALVE. SEE PLUMBING PLAN FOR SERVICE CONTINUATION.
- 6 41 LF OF 10" HDPE STORM SERVICE. CONNECT TO EXISTING STORM GRATE. INV 10" HDPE 854.52 (W).
- 7 SEE DETAIL FOR NEW PAVEMENT CONSTRUCTION AGAINST A BUILDING FACE.
- 8 EXISTING BIKE RACK.
- 9 NOT USED
- 10 SITE TRIANGLE FROM ALLEY DRIVEWAY.
- 11 PROPOSED TRANSFORMER RELOCATION AND ASSOCIATED EASEMENT.
- 12 EXISTING STREET LIGHTS TO BE PRESERVED.
- 13 R6-6, BEGIN ONEWAY, 24X30

LEGEND:

	EXISTING BUILDING
	EXISTING BRICK PAVER
	PROPOSED BUILDING
	6" PCC ON 6" AGGREGATE.
	5" PCC SIDEWALK ON 4" AGGREGATE.
	MODULAR BRICK PAVER. SEE DETAIL 4/C9.00.
	7" PCC ON 6" AGGREGATE.



ENGINEER	DATE	2/15/2019
DRAWING LOG	DESCRIPTION OF CHANGES	CITY REVIEW
REV	A	

ISSUED FOR	CLIENT REVISION
DATE ISSUED	MARCH 8, 2019
CURRENT REV.	A

PROJECT NAME:	RIVER PLACE PROPERTIES II
CLIENT NAME:	EMERGENT

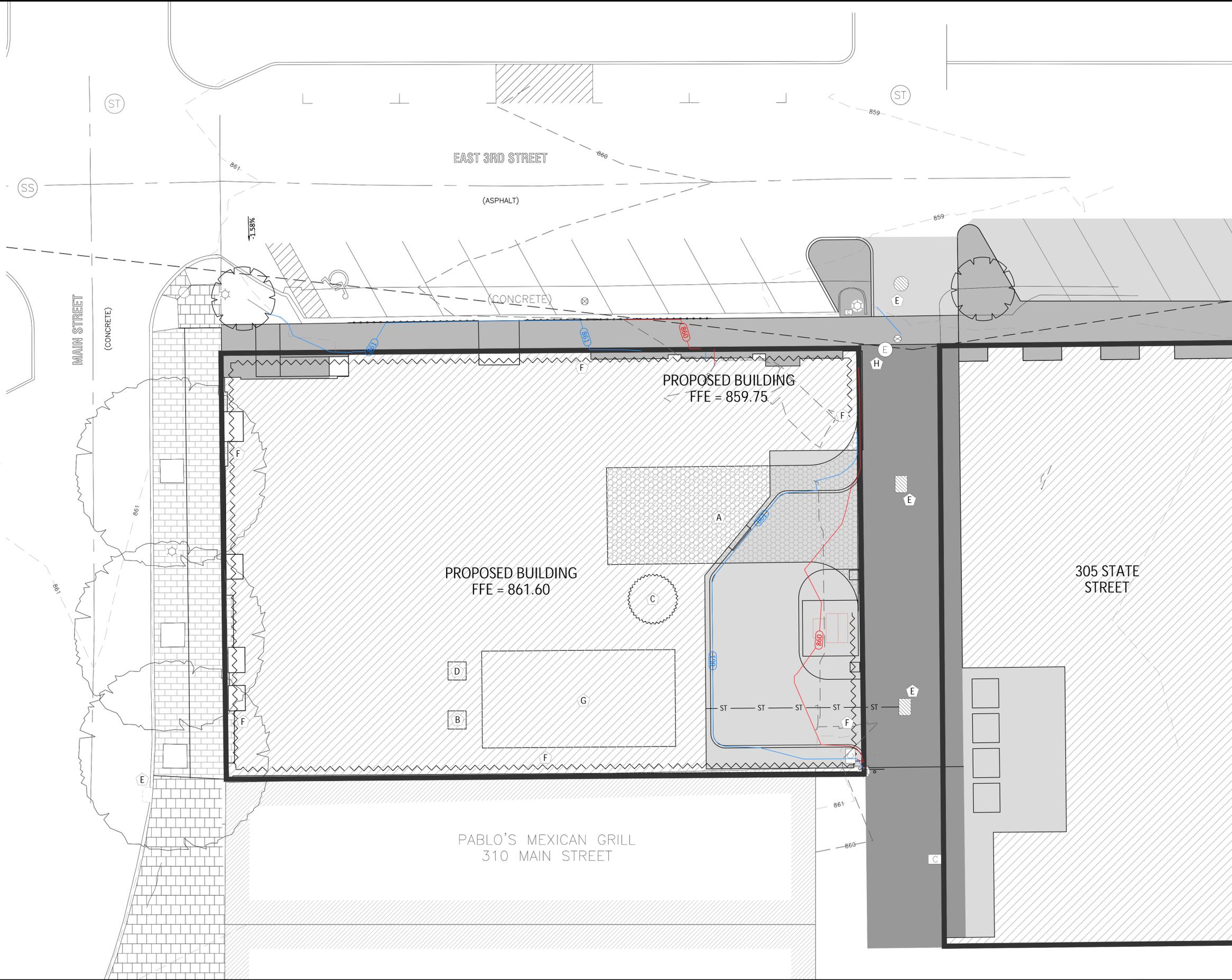
SITE PLAN	PROJECT NO.:	18-0067
302 MAIN STREET	PROJECT MANAGER:	DECKER
SHEET NUMBER:	C2.00	

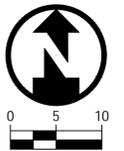
SWPPP PLAN KEY NOTES:

- A** INSTALL STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL 6/C9.00.
- B** PROVIDE SANITATION FACILITY (PORTABLE RESTROOM).
- C** PROVIDE CONCRETE WASHOUT.
- D** PROVIDE ENCLOSURE FOR STORAGE OF DOCUMENTS (PERMITS, SWPPP, INSPECTION FORMS, ETC., IF APPLICABLE).
- E** PROVIDE INLET PROTECTION PRIOR TO GRADING ACTIVITIES.
- F** INSTALL PERIMETER MEASURES PRIOR TO STARTING CONSTRUCTION.
- G** JOB TRAILER, IF APPLICABLE.
- H** KEEP FILL MINIMUM OF 5' AWAY FROM EXISTING STRUCTURE.

LEGEND:

-  EXISTING BUILDING
-  EXISTING BRICK PAVER
-  PROPOSED BUILDING
-  6" PCC ON 6" AGGREGATE.
-  5" PCC SIDEWALK ON 4" AGGREGATE.
-  MODULAR BRICK PAVER. SEE DETAIL 4/C9.00.
-  7" PCC ON 6" AGGREGATE.



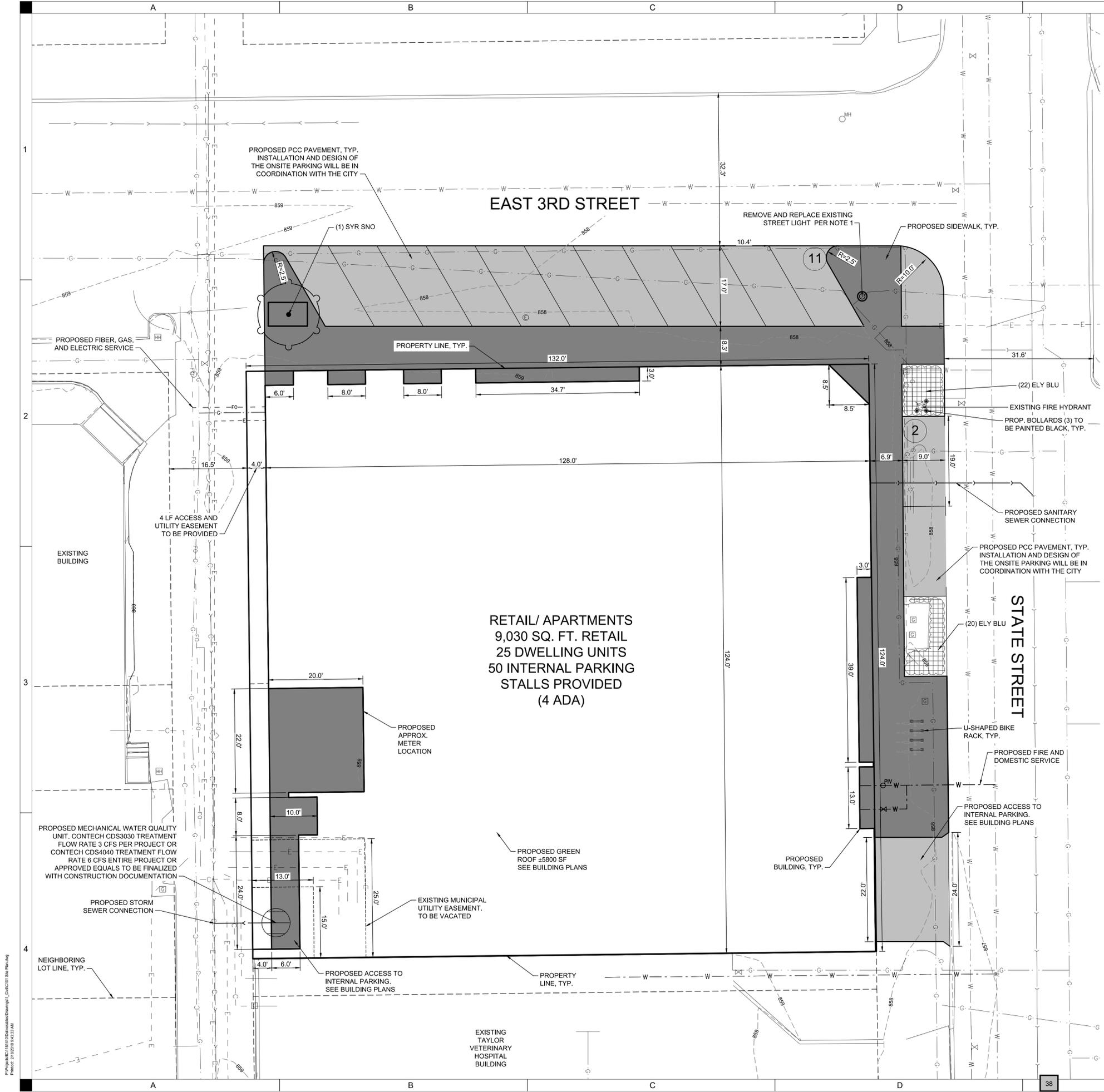




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DRAWING LOG	
REV	DESCRIPTION OF CHANGES
A	CITY REVIEW

ENGINEER:	DATE	2/15/2019
ISSUED FOR:	CLIENT REVISION	
PROJECT NAME:	RIVER PLACE PROPERTIES II	
SHEET NUMBER:	C3.00	PROJECT NO.: 18-0067
CLIENT NAME:	EMERGENT	PROJECT MANAGER: DECKER
DATE ISSUED:	MARCH 8, 2019	CURRENT REV.: A



CONTACT PERSON

NICK HATZ
SHIVE-HATTERY INC.
222 THIRD AVE. SE, SUITE 300
P.O. BOX 1599
CEDAR RAPIDS, IA 52406-1599
PH (319) 364-0227
FAX (319) 364-4251
NHATZ@SHIVE-HATTERY.COM

OWNER OF RECORD
RIVER PLACE PROPERTIES II, LC

APPLICANT INFORMATION
RIVER PLACE PROPERTIES II, LC
200 STATE STREET, #202Z
CEDAR FALLS, IA 50613-0000

ADDRESS
305 STATE STREET
CEDAR FALLS, IA 50613

EXISTING ZONING AND USE
ZONING: C-3
USE: COMMERCIAL

PROPOSED ZONING AND USE
ZONING: C-3
USE: COMMERCIAL

BUILDING SETBACKS
FRONT: 0 FEET
SIDES: 0 FEET
REAR: 0 FEET

EXISTING EASEMENTS
EXISTING MUNICIPAL UTILITY EASEMENT AT SW CORNER OF PROPERTY (TO BE VACATED)

PROPOSED EASEMENTS
NONE

STORMWATER MANAGEMENT
STORMWATER MANAGEMENT TO BE PROVIDED BY MECHANICAL UNIT

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
DWELLING UNITS	25 2 STALLS/UNIT = 50 STALLS	
BEDROOMS >2	0 1 STALL/ROOM = 0 STALLS	
VISITORS	1 1 STALL/S UNITS = 9 STALL	
STANDARD ACCESSIBLE	59	61
	3	4

TOTAL PROJECT AREA
16,368 SQUARE FT = 0.38 ACRES (100% OF SITE)

EXISTING COVERED AREA
16,368 SQUARE FT = 0.38 ACRES (100% OF SITE)

PROPOSED COVERED AREA
16,368 SQUARE FT = 0.38 ACRES (100% OF SITE)

EXISTING OPEN AREA
0 SQUARE FT = 0.00 ACRES (0.0% OF SITE)

PROPOSED OPEN AREA
0 SQUARE FT = 0.00 ACRES (0.0% OF SITE)

PROPOSED BUILDING AREA

16,368 SQUARE FEET - UNDERGROUND PARKING
11,764 SQUARE FEET - FIRST FLOOR
16,368 SQUARE FEET - SECOND FLOOR
11,516 SQUARE FEET - THIRD FLOOR
11,516 SQUARE FEET - FOURTH FLOOR
11,516 SQUARE FEET - FIFTH FLOOR
7,900 SQUARE FEET - SIXTH FLOOR
86,948 SQUARE FEET - TOTAL

HEIGHT: 78'-0"

FLOOD ZONE
NO FLOODPLAIN PRESENT PER FIRM PANEL #19013C0162F.

TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
SYR SNO	1	Syringa reticulata 'China Snow'	Japanese Tree Lilac	B & B	1.5" Cal	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
	42	Elymus arenarius Blue Dune	Blue Dune Lyme Grass	1 GAL.	24" o.c.	

SITE PLAN NOTES

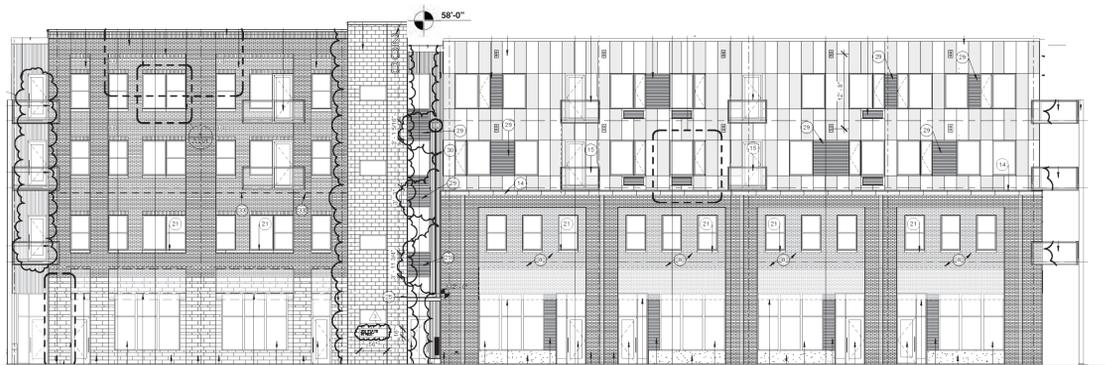
- EXISTING STREETS LIGHTS TO BE PRESERVED OR REPLACED WITH WITH DECORATIVE STREET LIGHTS AS APPROVED BY THE CITY OF CEDAR FALLS. FINAL LOCATIONS TO BE COORDINATED WITH CONSTRUCTION DOCUMENTS.
- UTILITY LOCATIONS WILL NEED TO BE REVIEWED AS CONSTRUCTION PLANS ARE SUBMITTED

VICINITY MAP

300 STATE STREET



200 STATE STREET



123 3RD STREET



302 MAIN STREET



250 STATE STREET

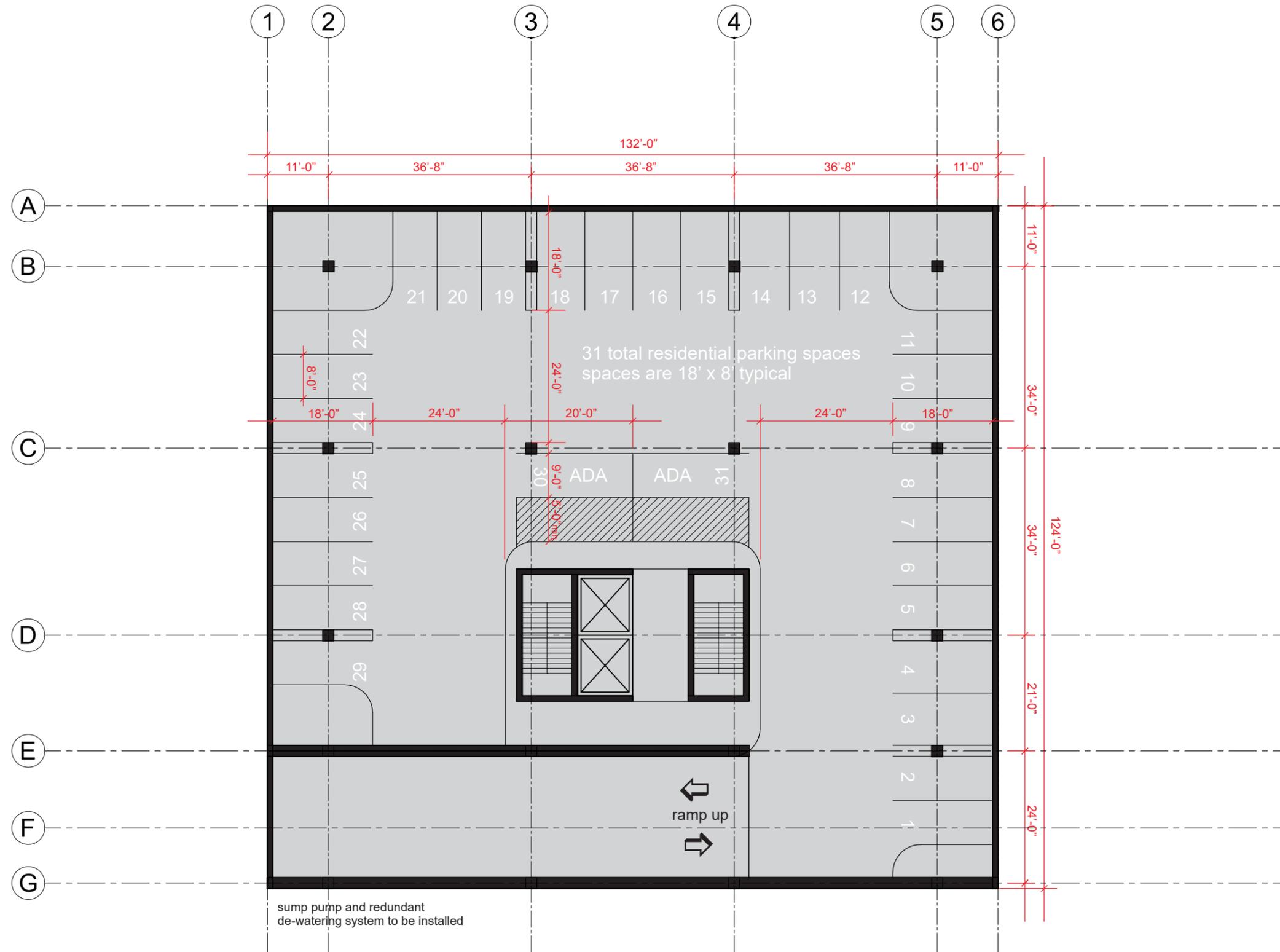


100 STATE STREET





River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept

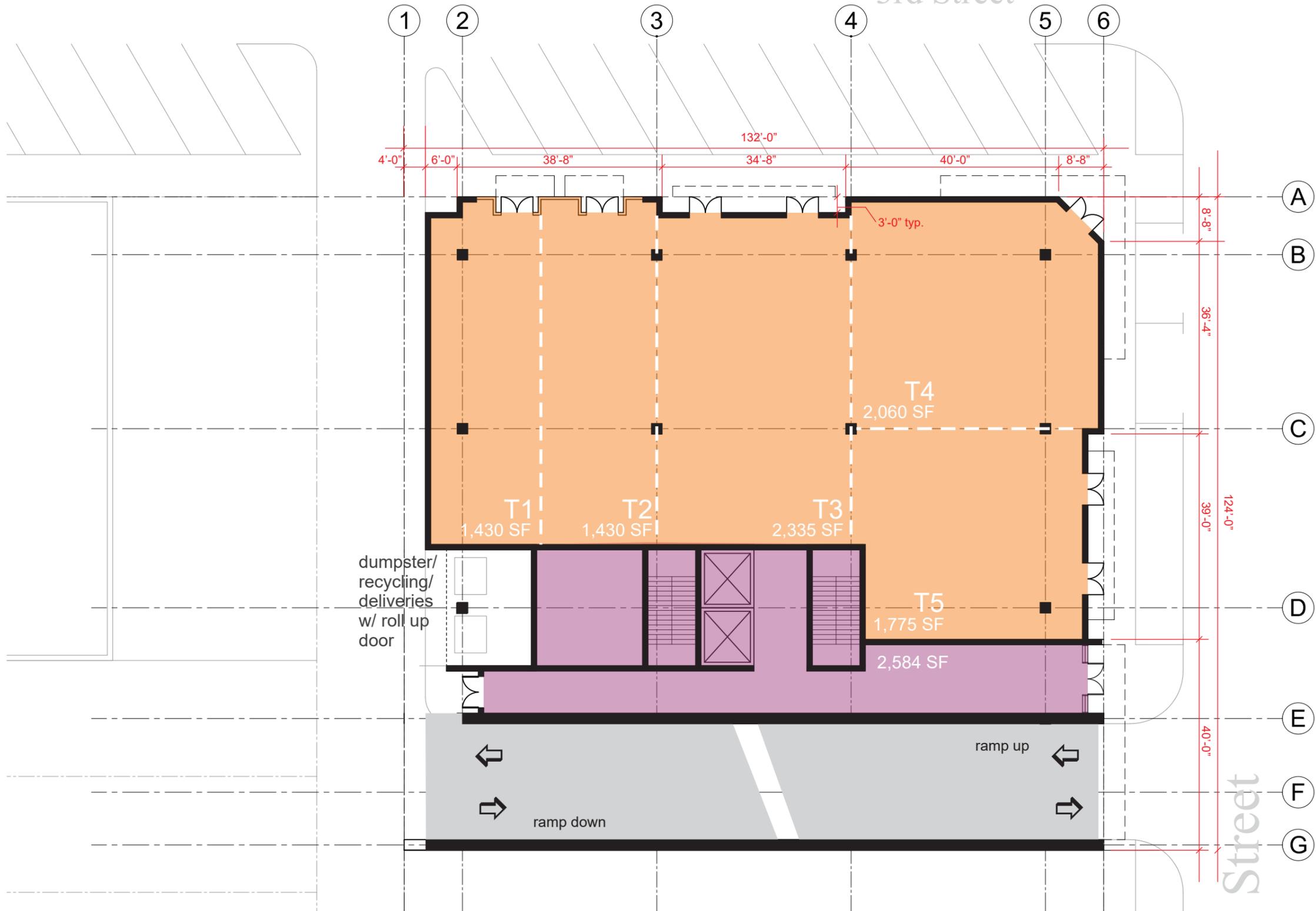


under building parking - 16,368 SF



River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept

3rd Street

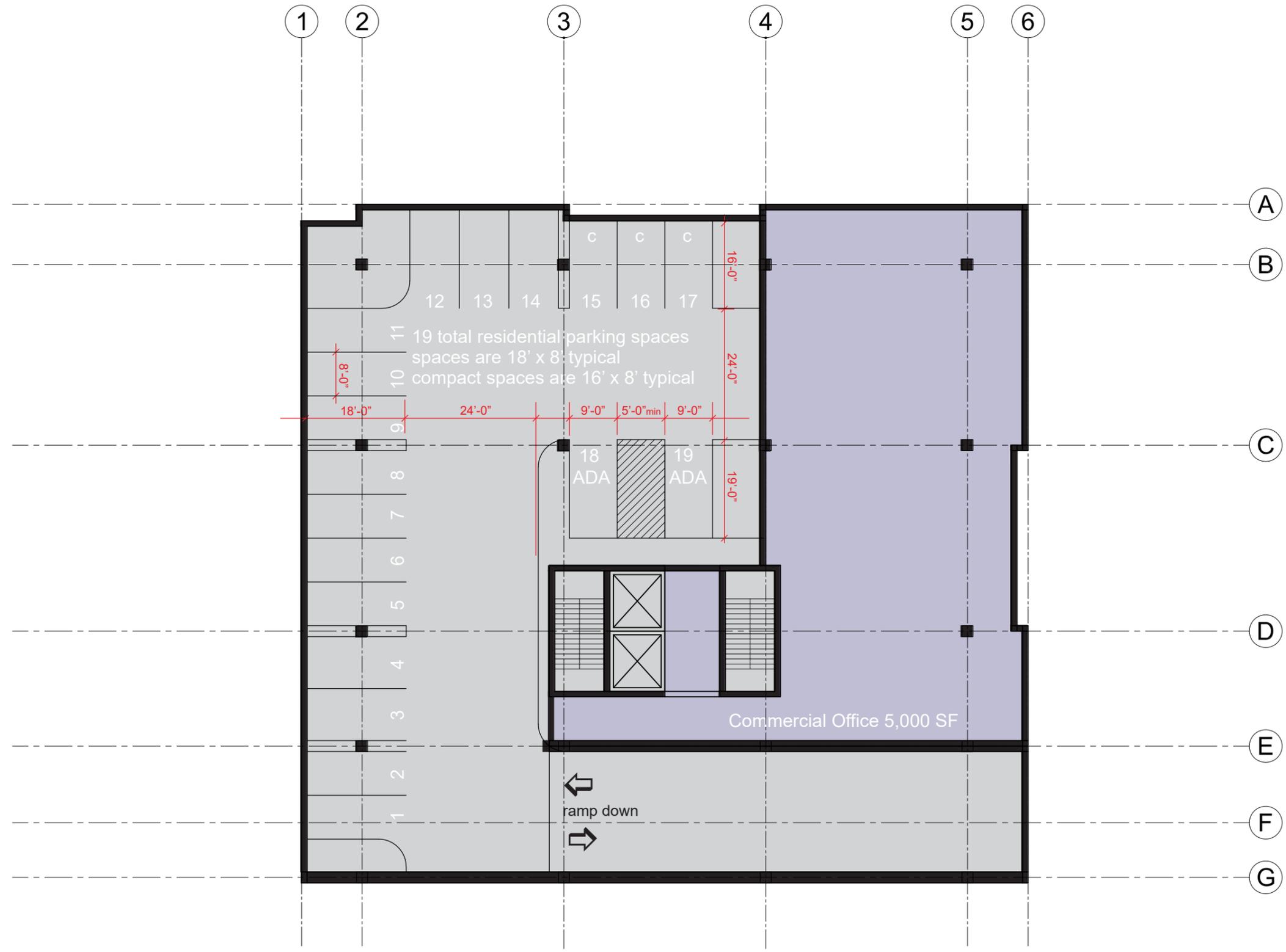


ground floor commercial - 11,764 SF

north

River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept

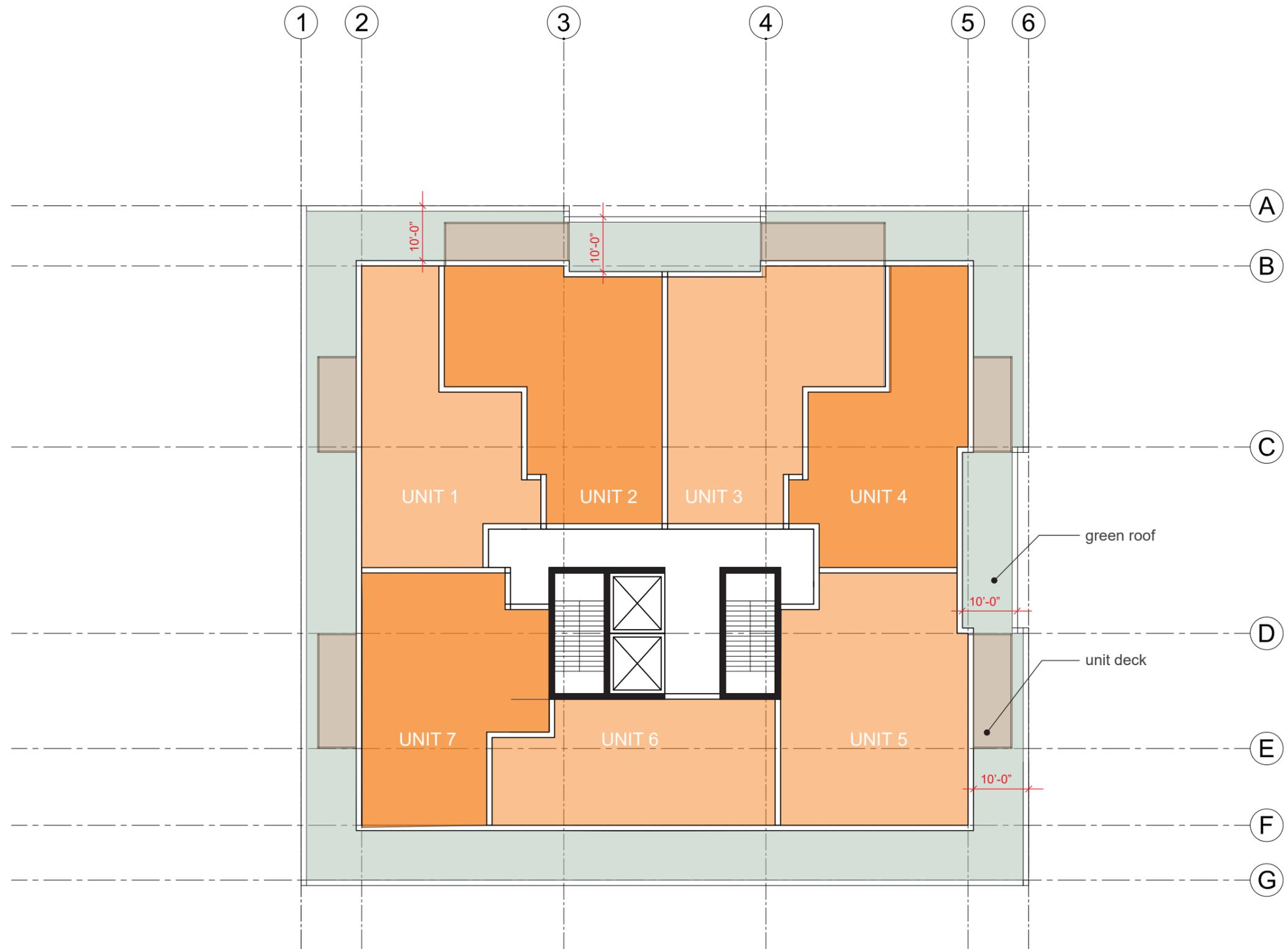
State Street



second level parking/ commercial office - 16,368 SF

north

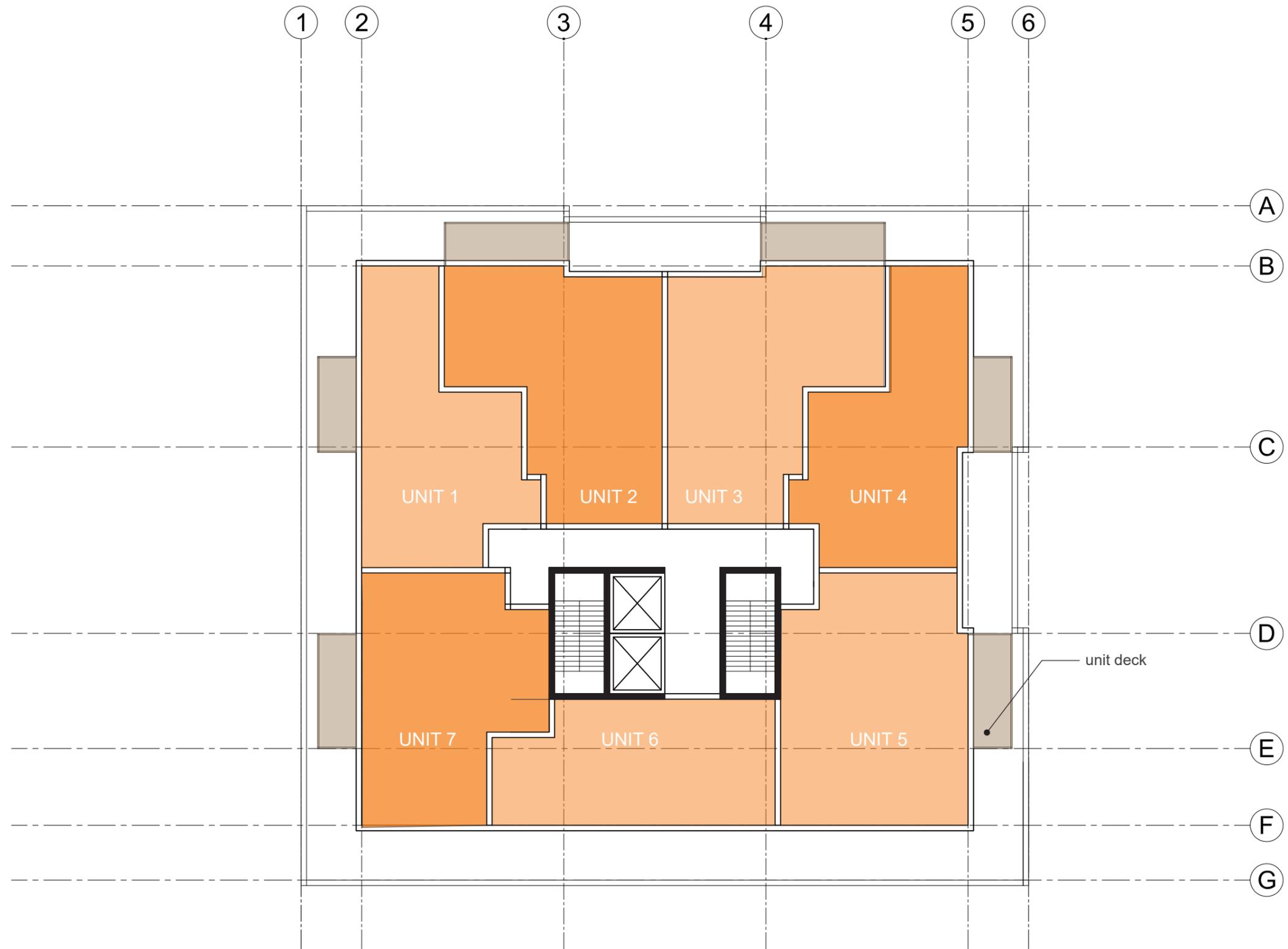
River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



third level residential - 11,516 SF



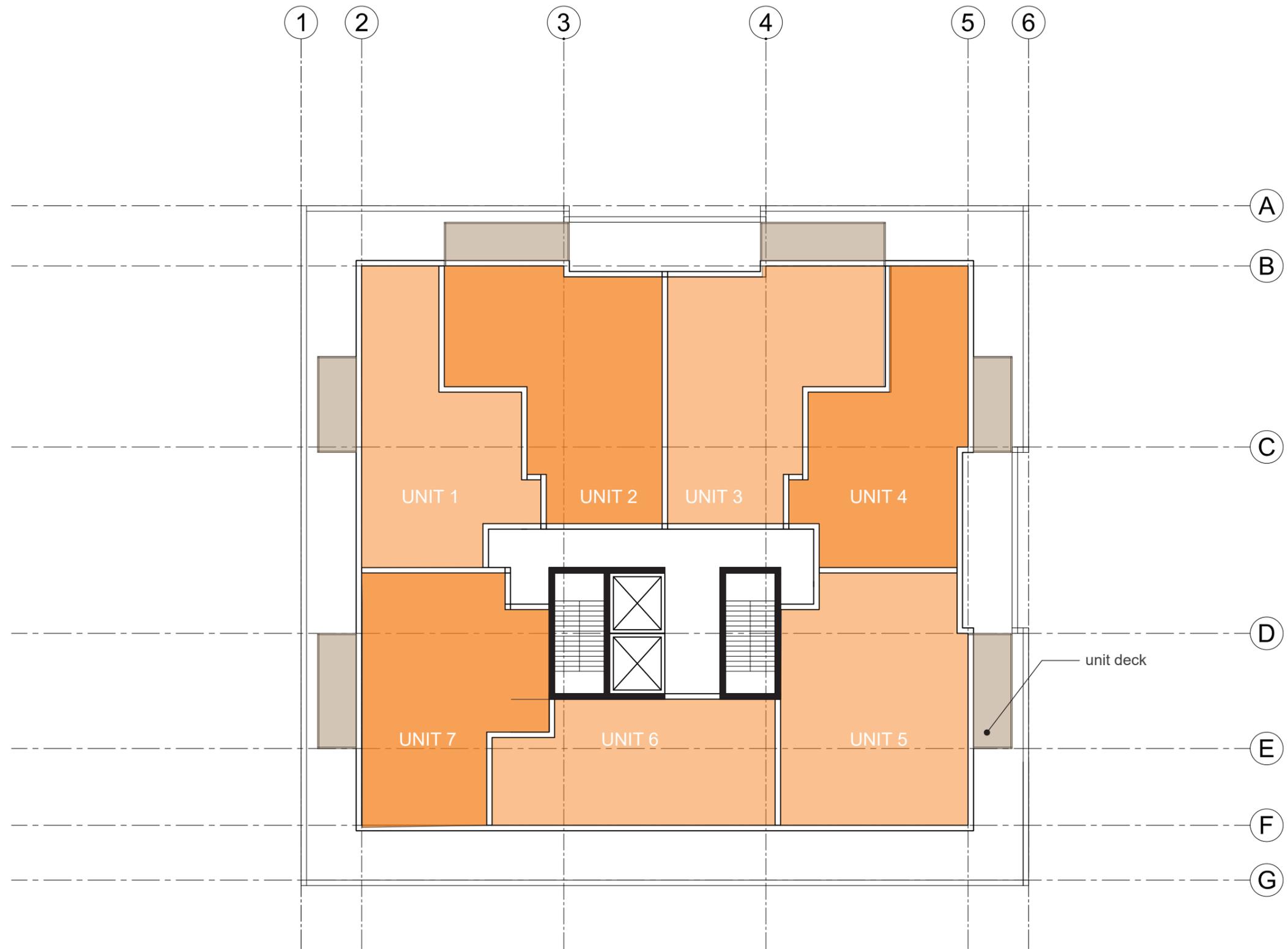
River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept



fourth level residential - 11,516 SF



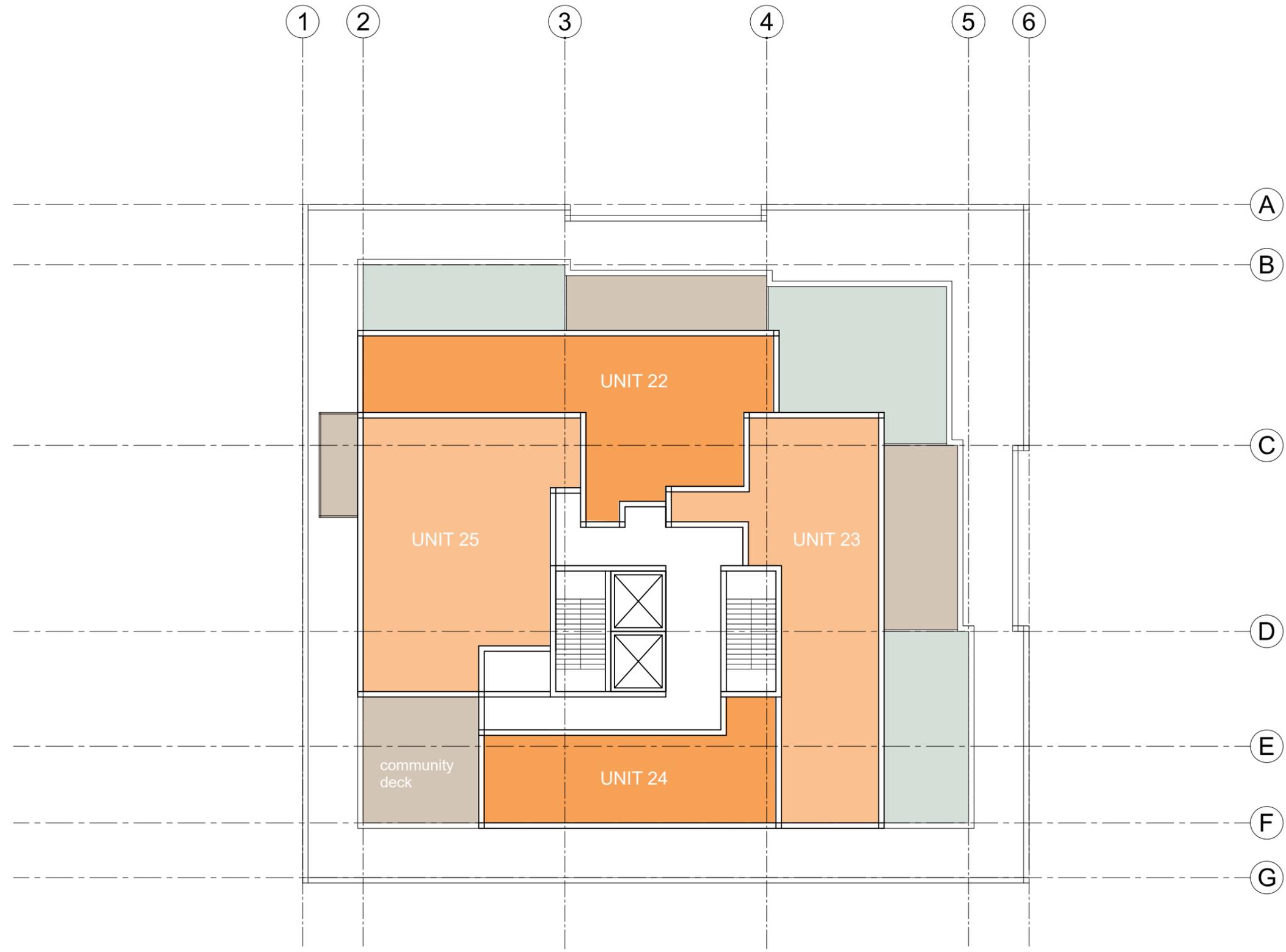
River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept



fifth level residential - 11,516 SF



River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept



sixth level residential/ roof top - 7,900 SF



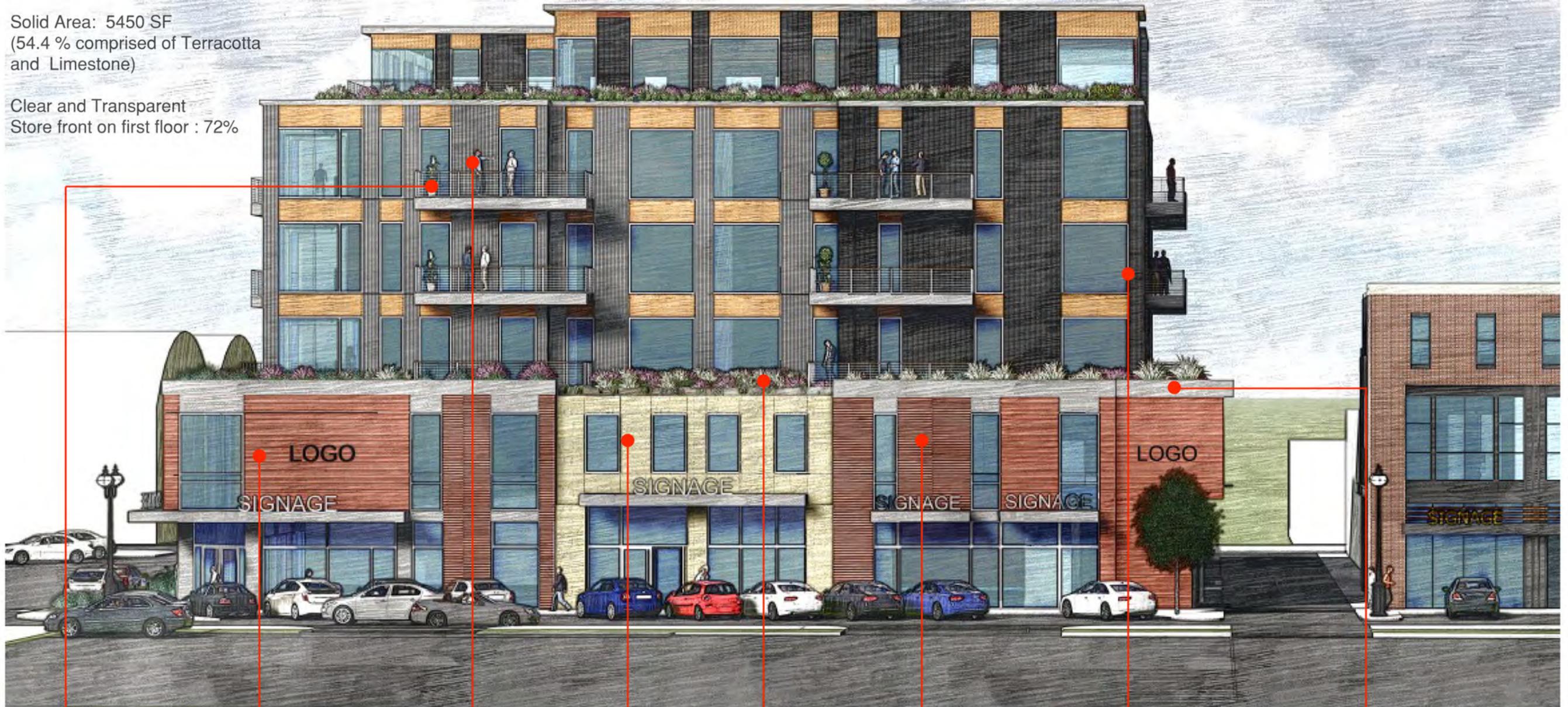
River Place Properties II - Cedar Falls, Iowa
 305 State Street - preliminary design concept

3rd Street Facade

Glazed Area: 3630 SF (40%)

Solid Area: 5450 SF
(54.4 % comprised of Terracotta and Limestone)

Clear and Transparent
Store front on first floor : 72%



BALCONY WITH CABLE RAILS
W/ FINISHED UNDERSIDE

METAL PANEL-1 (18.3 %)

GREEN ROOF

BLACK TERRACOTTA PANELS (24.7 %)

DARK TERRACOTTA PANELS (16.1%)

LIMESTONE CLADDING (7.7%)

LIGHT TERRACOTTA PANELS(5.8%)

METAL PANEL- 2 (22 %)

north elevation with material designations

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept

State Street Facade

Glazed Area: 3380 SF (39.5 %)

Solid Area: 5162 SF
(53 % comprised of Terracotta and Limestone)

Clear and Transparent
Store front on first floor : 72%



east elevation with material designations

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept

Alleyway Facade
Solid Area: 2693 SF
(35.1 % comprised of Terracotta
and Concrete)



DARK TERRACOTTA PANELS (25%)

WOOD CLADDING

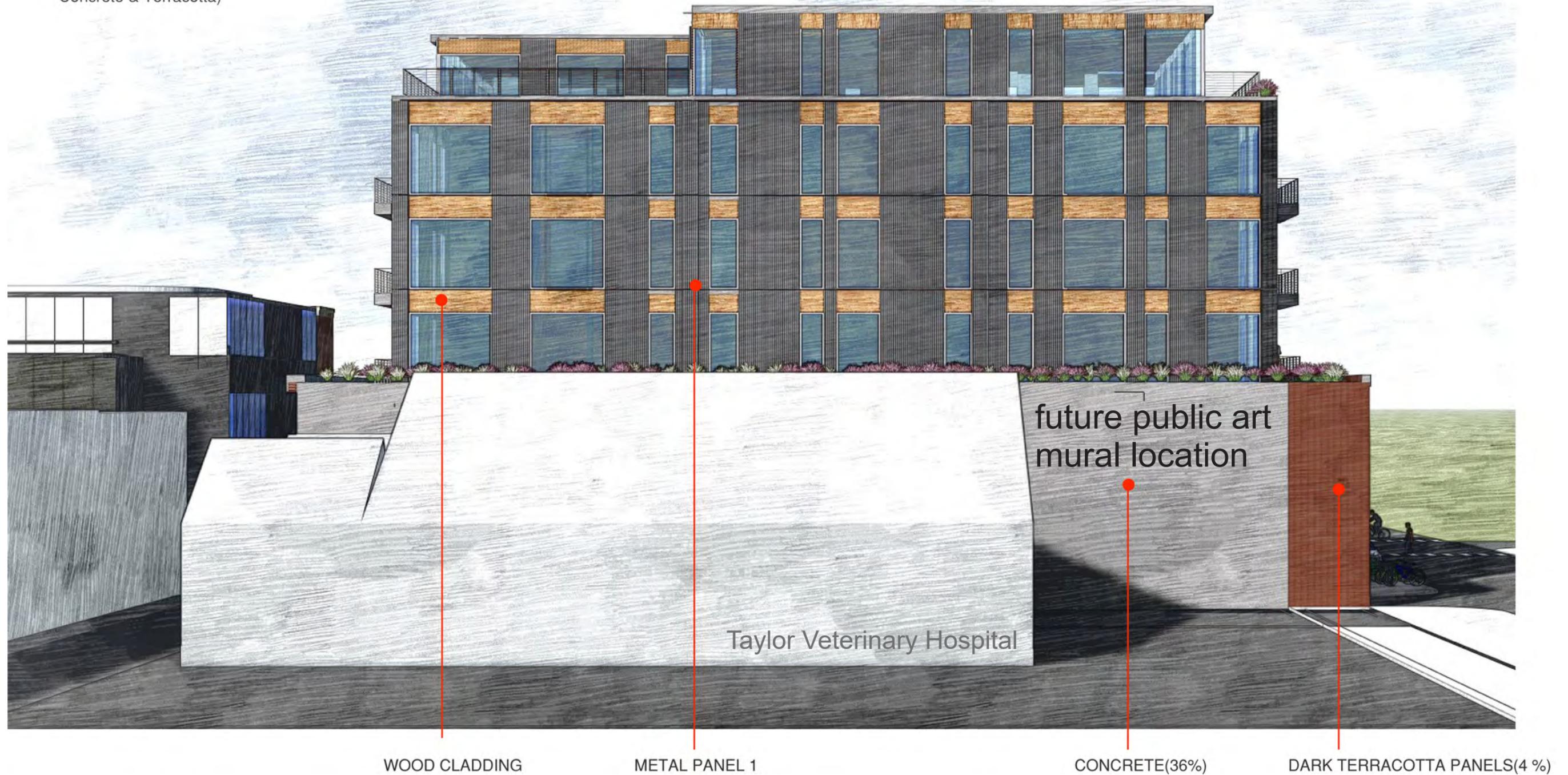
CONCRETE (11.1%)

METAL PANEL 1

west elevation with material designations

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept

South Elevation
Solid Area: 3741 SF
(40 % comprised of
Concrete & Terracotta)



south elevation showing context with existing building

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



concept rendering from corner of 3rd and State Street

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



concept rendering from State Street

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



concept rendering across 3rd Street

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



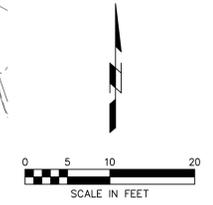
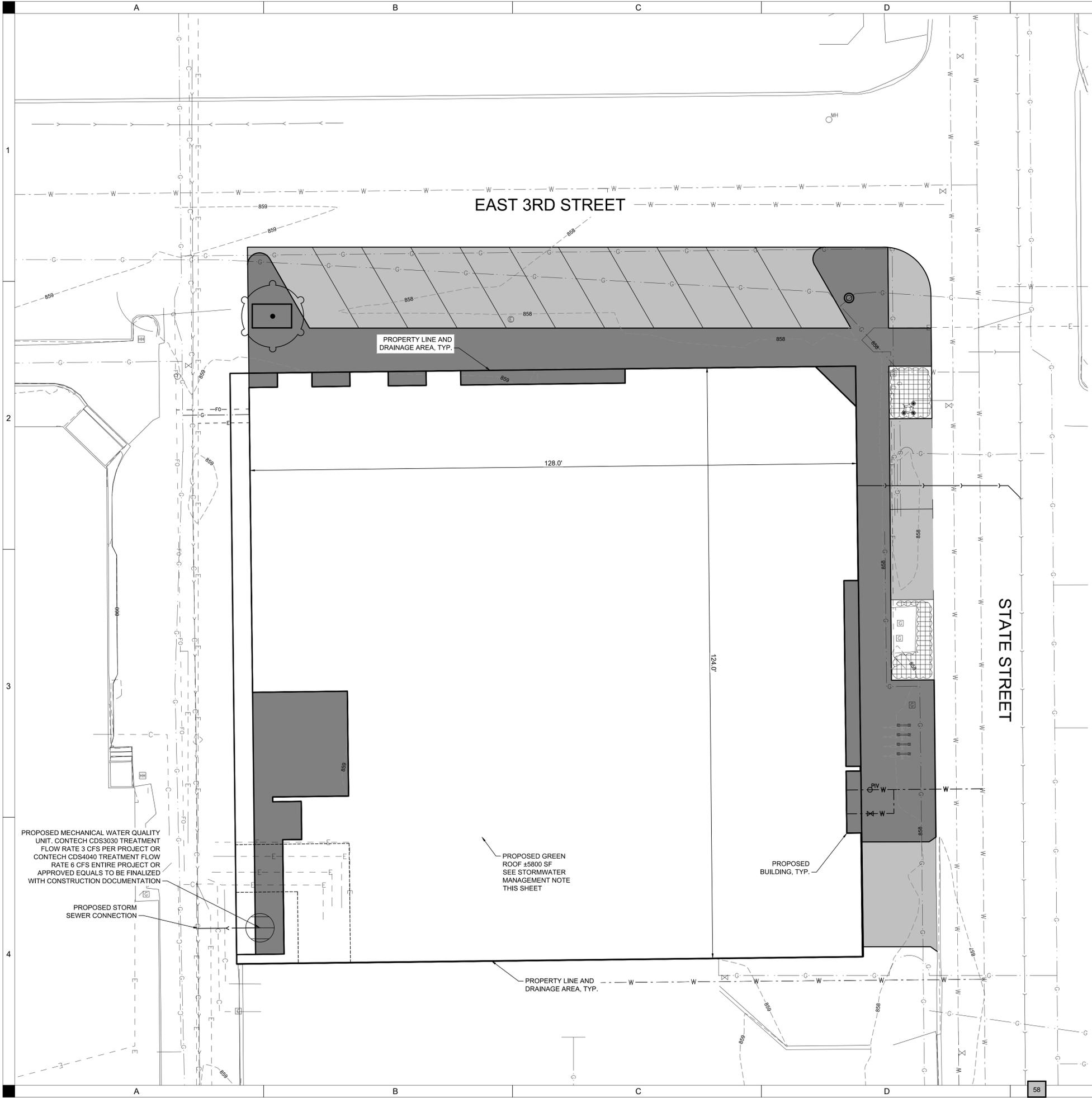
street view rendering along 3rd street

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



concept rendering aerial view

River Place Properties II - Cedar Falls, Iowa
305 State Street - preliminary design concept



DRAINAGE AREA
 16,368 SF = 0.376 ACRES

IMPERVIOUS AREA
 100% OF DRAINAGE AREA = 0.376 ACRES

RATIONAL METHOD RUNOFF COEFFICIENT PER SUDAS
 0.95

TIME OF CONCENTRATION
 5 MINUTES

10 YEAR RAINFALL INTENSITY
 7.86 IN/HR

2 YEAR RAINFALL INTENSITY
 5.47 IN/HR

TOTAL REQ. WATER QUALITY VOLUME
 1620 CF

10-YEAR POST-DEVELOPED RUNOFF
 2.89 CFS

2 -YEAR PRE-DEVELOPED RUNOFF
 2.01 CFS

DIFFERENCE
 0.88 CFS < 1 CFS

STORMWATER MANAGEMENT NOTE:

FINAL STORMWATER MANAGEMENT PLAN AND DESIGN MAY INTEGRATE GREEN ROOF WATER QUALITY PRACTICES IN ADDITION TO MECHANICAL WATER QUALITY TREATMENT UNITS PER ISWMM TO SATISFY WATER QUALITY VOLUME. IN THE EVENT GREEN ROOF IS EITHER AESTHETIC IN NATURE ONLY OR NOT INCLUDED IN THE FINAL PRODUCT MECHANICAL UNITS WILL BE SIZED SUFFICIENTLY TO ADDRESS ALL WATER QUALITY. PLEASE NOTE MECHANICAL UNITS PRELIMINARILY SPECIFIED IN THIS DOCUMENT ARE SIZED TO HANDLE ALL WATER QUALITY FOR 305 STATE STREET. IN THE EVENT IT CAN BE ENGINEERED TO COMBINE BOTH PROJECTS OUTFALLS INTO A COMMON MECHANICAL SEPARATOR, SIZED ACCORDINGLY, OWNER WILL COORDINATE WITH CITY STAFF ON AN APPROPRIATE MAINTENANCE AGREEMENT.

THE PROVIDED STORMWATER MANAGEMENT EXHIBIT MAY BE MODIFIED WITH FURTHER DESIGN PROGRESSION AND PERMITTING APPROVAL FEEDBACK FROM THE CITY.

P:\Projects\1181410\Drawings\DWG\Site\Stormwater\Stormwater Exhibit.dwg
 Plotted: 2/19/2019 10:47:27 AM

Parking Impact Analysis for the River Place Developments

302 Main Street and 123 3rd Street

The River Place development project currently under construction is located at the former Wells Fargo bank site. The site is located on the south side of 3rd Street between Main and State Streets. The approved site plan shows two mixed-use structures with different street addresses of 302 Main Street and 123 3rd Street. The 302 Main building will be three stories that will include 2,224SF of storefront retail and 4,410SF of banking services on the first floor; 10,870SF of second floor bank offices; and a third story that includes 7,800SF of office use. The 123 3rd Street building will include 9,260SF of ground floor commercial space, 25 residential apartment units, and structured parking with 50 parking spaces. Our parking demand modeling includes both buildings as a single development project.



The subject property is located in a C-3 zoning district, which has no parking requirement for commercial uses, but which does require on-site residential parking at a ratio of 2 stalls per residential unit. The current site condition includes nine (9) angled parking spaces on 3rd Street between Main Street and the service alley; and two (2) spaces of parallel parking between the alley and State Street. The proposed site plan replaces the existing two parallel spaces between the alley and State Street with thirteen (13) angled on-street parking spaces, resulting in a net gain of eleven (11) spaces on 3rd Street. For our analysis, we are including these 11 new on-street spaces with the 50 structured parking spaces for a total of 61 new parking stalls created by the River Place development project.

In estimating parking demand that will likely result from this project, we utilize recommended parking ratios published by the Institute of Transportation Engineers (ITE); and shared demand modeling as published by the Urban Land Institute (ULI). The ITE recommended parking ratios are listed below for each land use. To reflect the mixed-use aspect of this project located in a high-density urban downtown, we used a captive market reduction factor of 30% for our shared demand modeling. In other words, we are assuming that 30% of the parking demand generated by this development will be employee and/or downtown residents already parked in the downtown area. In high-density urban areas that are well served by public transit we have used reduction factors of much as 60% in other cities. However, due to the lack of public transit options in Black Hawk County, we are limiting our reduction factor to 30%.

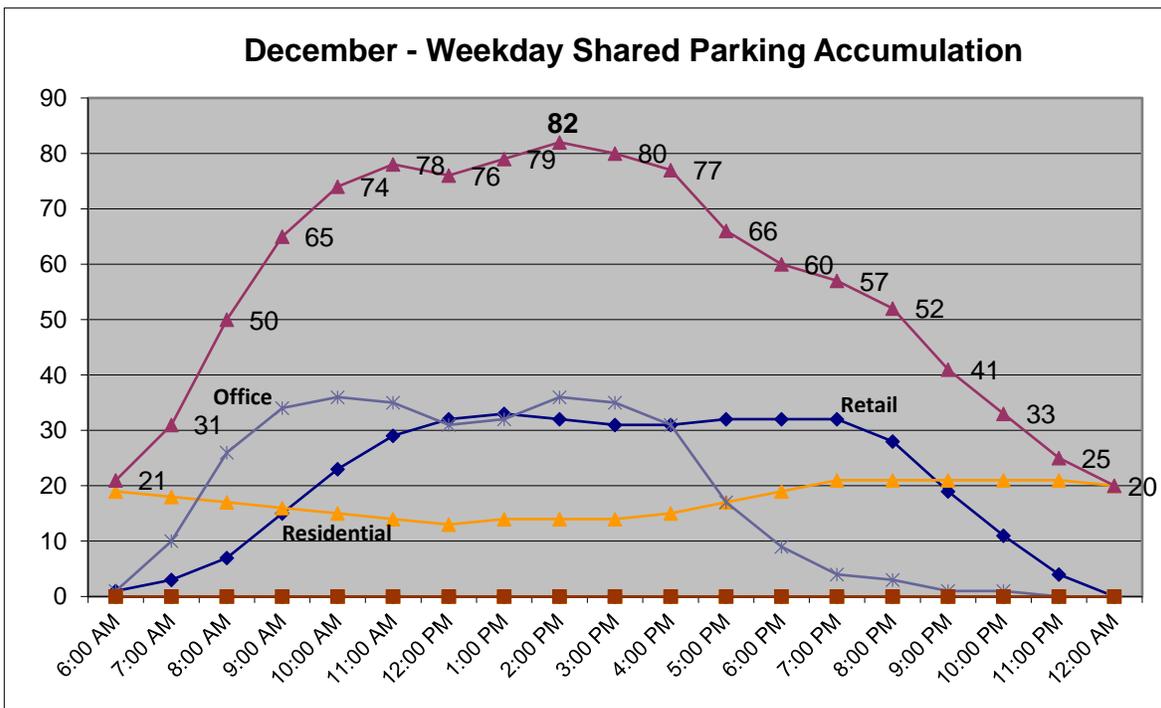
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<u>Land Use</u>	<u>Recommended ITE Parking Ratio per 1,000SF</u>
Residential Rental (Unit)	1.5 stalls per unit + 0.15 stalls for visitors = 1.65 stalls/unit
Retail	2.9 customer + 0.70 employee = 3.6 stalls/1,000SF
Office	3.5 employee + 0.30 visitor = 3.8 stalls/1,000SF
Family Restaurant	9.0 customer + 1.5 employee = 10.5/1,000SF

Scenario #1 Land Use Breakdown – All Retail

For the 123 3rd Street portion of the project, the concept plan includes 9,260SF of ground floor commercial space. This commercial space is sub-divided into five (5) storefront units that range in size from 1,660SF to 2,060SF. For our demand modeling we included two different scenarios. The first model treats the entire 9,260SF of ground floor space at 123 3rd Street as retail. The second model includes part of the ground floor area as restaurant use with the following breakdown: 3,835SF restaurant; 5,425SF retail. Based on the ground floor storefront layout of the 302 Main Street building, we do not believe restaurant use is intended for this portion of the project.

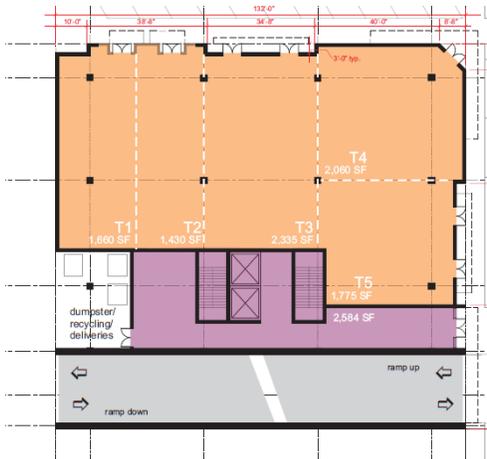
	<u>Residential (Units)</u>	<u>Retail (SF)</u>	<u>Office (SF)</u>	<u>Restaurant (SF)</u>
123 3 rd Street	25	9,260	---	---
302 Main Street	---	8,980	18,670	---
TOTALS	25	18,240	18,670	



As the graph above illustrates, the shared demand modeling indicates a peak parking demand day of 82 parking spaces that would occur at 2:00pm on a weekday afternoon in December. It is important to understand that this modeling assumes full occupancies and it estimates parking demand on the busiest day of the year. When we look at the full year, the modeling indicates a “normal” or average peak demand of 72 parking spaces. Nonetheless, for this analysis we will use the “worst case scenario” number of 82 parking spaces needed at full demand.

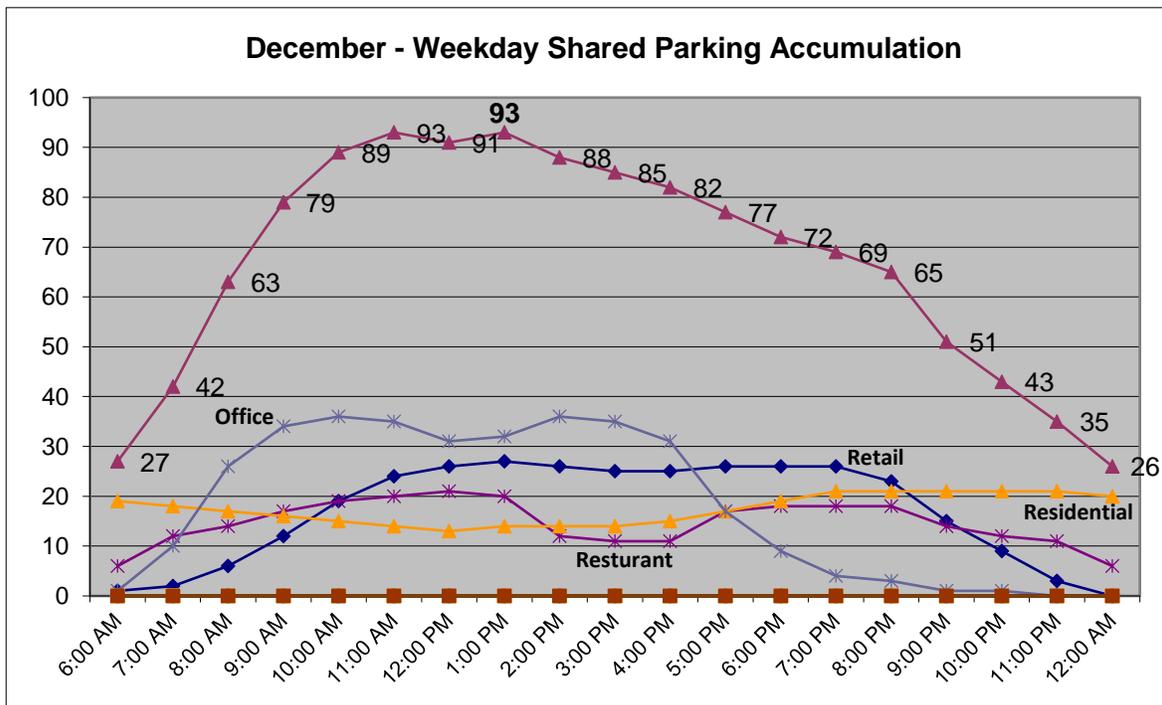
Scenario #1 Results: Estimated Peak Demand = 82 Spaces
 New Parking Provided = 61 Spaces
 Difference = (21 Spaces)

Scenario #2 Land Use Breakdown – With Potential Restaurant Use



This second scenario of demand modeling replaces 3,835SF of retail with a restaurant use on the ground floor of 123 3rd Street. For modeling purposes, we included spaces T1, T2, and T3 as retail; and spaces T4 and T5 as restaurant. We did not include the common area space in our parking calculations. We selected spaces T4 and T5 as possible restaurant space due to the “square” configuration of the spaces, which makes them more conducive for restaurant uses. We felt it was important to include a possible restaurant use in scenario #2 because restaurants are permitted by right in the C – 3 zoning district, and as such the City cannot prohibit a potential restaurant use in this development project.

	<u>Residential (Units)</u>	<u>Retail (SF)</u>	<u>Office (SF)</u>	<u>Restaurant (SF)</u>
123 3 rd Street	25	5,425	---	3,835
302 Main Street	---	8,980	18,670	
TOTALS	25	14,405	18,670	3,835



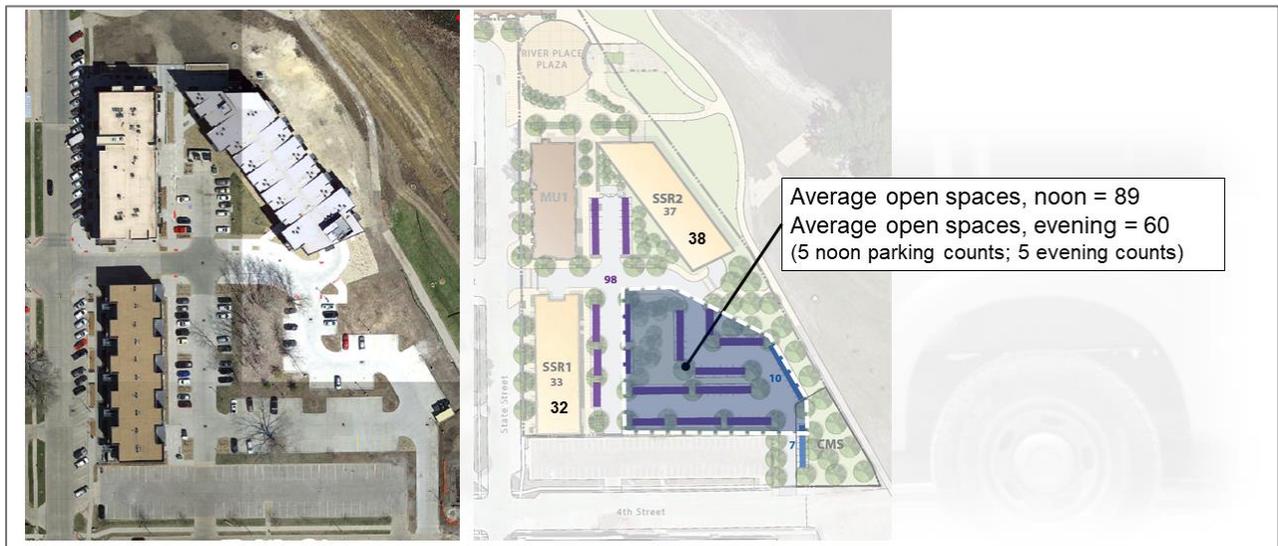
Scenario #1 Results: Estimated Peak Demand = 93 Spaces
New Parking Provided = 61 Spaces
 Difference = (32 Spaces)

Summary and Conclusions

As the two charts above indicate, the estimated peak seasonal demand is projected to occur on a weekday in December. One difference between the two scenarios is that the retail only use is projected to peak at 2:00pm in the afternoon; whereas the restaurant use is projected to peak at 11:00am on a weekday in December. Both scenarios result in parking “deficits”, with a retail only deficit of (21) spaces compared to a restaurant deficit of (32) spaces. To reiterate, these parking demand models project maximum demand on the busiest days of the year, which may only happen a few times per year.

As noted in our downtown parking study and based upon the car counts conducted by the River Place property manager, the existing River Place surface parking lot shows consistent parking availability during all times of the day and on weekends. The average parking availability in the River Place lot was 89 open parking spaces during the typical lunch period; and an average of 60 spaces open during typical evening periods. The aerial image on the left of the slide below was taken on Saturday April 28, 2018 at 11:30am. As you can see from the image, the River Place parking lot shows ample parking availability at lunchtime on a Saturday in late April.

Considering that the existing River Place parking lot is owned by the same developer for the 123 3rd Street/302 Main Street development project, we believe there is sufficient developer-controlled private parking to support the project currently under construction on the former Wells Fargo site. We further believe the net gain of 11 angled parking spaces on 3rd Street will benefit the entire area, and not just the development site. On a final note, we would encourage retail over restaurant uses in the new buildings. However, the City has no way to dictate land uses that are permitted by-right in the C-3 zone.



****END OF REPORT****



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning and Zoning Commission
FROM: Iris Lehmann, Planner II
DATE: March 21, 2019
SUBJECT: MPC Development Procedures Agreement Amendment - 2910 McClain Drive, 2920 McClain Drive, and 5609 University Avenue
PROJECT: RZ19-003

REQUEST: Request to approve an Amended Development Procedures Agreement

PETITIONER: James Benda

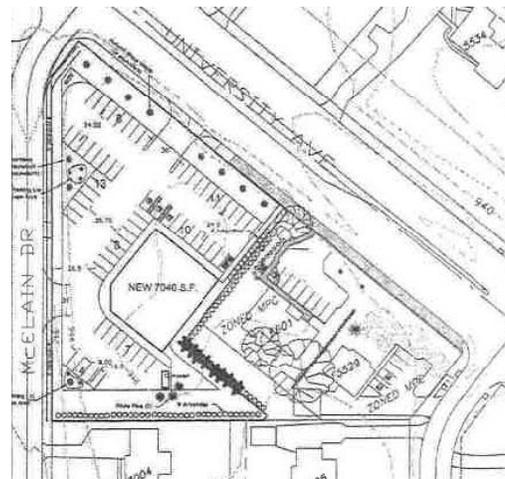
LOCATION: 2910 McClain Drive, 2920 McClain Drive, and 5609 University Avenue

PROPOSAL

The applicant is requesting to amend a Development Procedures Agreement with the City of Cedar Falls for the properties at 2910 McClain Drive, 2920 McClain Drive, and 5609 University Avenue. The original development procedures agreement stated that these three homes could only be demolished and redeveloped as a new restaurant. The proposed amendment would maintain the existing residential buildings, but would allow them to be wholly or partially converted into commercial businesses or offices that are permitted within the MPC district.

BACKGROUND

Per the City's Zoning Code, an application to rezone any property to MPC zoning requires the submittal and approval of a detailed development site plan. On January 16, 2017, 2910 McClain Drive, 2920 McClain Drive, and 5609 University Avenue were rezoned from R-1 Residential to MPC Major Thoroughfare Planned Commercial. The rezoning of this property was accompanied by a development site plan and a Development Procedures Agreement. The site plan and development procedures agreement stated that these three homes could only be redeveloped as a restaurant. See approved site plan to the right. The



uses proposed for the building. In addition to the development site plan a developmental procedures agreement must be approved that lists the specific requirements and restrictions that apply to this particular MPC area. The proposed requirements and restrictions for the agreement are listed under the technical comments, below.

TECHNICAL COMMENTS

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposal. The proposed Development Procedures Agreement, see attached, includes the stipulations outlined below.

- a) The three existing residential buildings on the Property may continue as single unit residences or may be wholly or partially converted into any professional office, professional service activity, any local retail business, or service establishment permitted within the MPC district.
- b) No new access points to University Avenue will be permitted.
- c) Site changes necessary for the single unit residences to be wholly or partially converted into commercial uses, such as widening curbs, providing cross-access easements, adding parking and landscaping, will not be considered major site plan changes and may be approved administratively according to the minimum site plan requirements in the MPC Zoning District and all Ordinances of the City. No review by the Planning and Zoning Commission will be required.
- d) If there is a proposal to redevelop the Property beyond what is described herein, a new development agreement will be required as well as site plan reviews by both the Planning and Zoning Commission and City Council.
- e) At the time that any lot within the Property is wholly or partially converted into commercial use, the Owner will be responsible for installing missing public sidewalk connections along said lot.
- f) Redevelopment shall be generally consistent with the conceptual plan shown on Exhibit "A".
- g) Owner shall comply with all Ordinances of the City applicable to any redevelopment.

The submitted development site plan, Exhibit "A" depicts the three existing residential properties as is, except for the property at 5609 University Avenue. The applicant has depicted a proposed new parking lot for this site that would serve a new commercial tenant. The proposed parking lot layout meets the setbacks required for the district and shows an example of what type of changes could occur to the properties within this MPC District. Per the proposed development agreement, once approved, a detailed site plan including dimensions of the parking lot and landscaping will be submitted to staff for final review and approval.

PLANNING & ZONING COMMISSION

Introduction 3/13/2019 Acting Chair Leeper introduced the item and Ms. Howard provided background information. She stated that the proposed plan would allow three residential buildings, 2910 and 2920 McClain Drive and 5609 University Avenue, to continue as single-unit dwellings or be wholly or partially converted into commercial businesses or offices. Ms. Howard reviewed the proposed terms in the development agreement.

Staff views the change to the MPC master site plan as positive, since re-using

the existing residential buildings will ensure that the area remains in scale with the surrounding residential neighborhoods and will provide opportunities for small businesses. Staff recommends review and discussion of the amendment by the Planning and Zoning Commission and the public and to continue discussion to the next meeting for final review.

Mr. Wingert asked what the allowable uses are in the MPC. Ms. Howard stated that it is a variety of commercial and institutional uses, such as office uses, professional office, small retail and service businesses, and similar. The item will be continued at the March 27, 2019 meeting.

Vote
3/27/2019

STAFF RECOMMENDATION

Staff recommends approving the amended Development Procedures Agreement with the City of Cedar Falls for the properties at 2910 McClain Drive, 2920 McClain Drive, and 5609 University Avenue.

Attachments: Amended Development Agreement
Proposed Development Site Plan (Exhibit A)

Prepared by: Iris Lehmann, AICP, Planner II, City of Cedar Falls
220 Clay Street, Cedar Falls IA, 50613, Phone: 319-273-8600

AMENDED AND RESTATED DEVELOPMENTAL PROCEDURES AGREEMENT

This Amended and Restated Developmental Procedures Agreement (hereinafter called the “Amended Agreement”) is made and entered into this _____ day in _____, 2019, by and between the City of Cedar Falls, Iowa, an Iowa municipality (hereinafter called “City”), and James Benda, who owns certain property in the City (hereinafter called “Owner”).

WHEREAS, the City and Owner entered into that certain Developmental Procedures Agreement on January 16th, 2017, and filed for record as File number 2017-00013570 on January 27, 2017, in the Office of the Black Hawk County Recorder (hereinafter called the “Agreement”); and

WHEREAS, the property owned by Owner which is the subject of the Agreement is legally described in the attached Exhibit “A” (hereinafter the “Property”); and

WHEREAS, the Agreement was required and is associated with the rezoning of the Property from R-1 Residential Zoning to MPC Major Thoroughfare Planned Commercial Zoning, which rezoning is contained in Cedar Falls Ordinance No. 2892 adopted on January 16, 2017, and filed for record as File number 2017-00013569 on January 27, 2017, in the Office of the Black Hawk County Recorder; and

WHEREAS, it is the desire of the Owner to redevelop the Property for uses allowed as part of the “MPC” Major Thoroughfare Planned Commercial District, and not be restricted in the redevelopment of the property to only a “restaurant” as provided in the Agreement; and

WHEREAS, the City has determined that redevelopment of the Property for all uses as allowed in the “MPC” zoning district but only under the following terms and conditions will not materially adversely affect the Property and its surroundings, and that good cause exists to amend and restate the Agreement.

NOW, THEREFORE, in consideration for the mutual covenants hereinafter contained the City and the Owner agree as follows:

1. The Agreement is hereby amended by striking it in its entirety and substituting the following provisions in lieu thereof, so as to restate the Agreement, as follows:
2. Owner may redevelop the Property for all uses allowed as part of the “MPC” Major Thoroughfare Planned Commercial District on the following conditions:
 - a. The three existing residential buildings on the Property may continue as single unit residences or may be wholly or partially converted into any professional office, professional service activity, any local retail business, or service establishment permitted within the MPC district.
 - b. No new access points to University Avenue will be permitted.
 - c. Site changes necessary for the single unit residences to be wholly or partially converted into commercial uses, such as widening curbs, providing cross-access easements, adding parking and landscaping, will not be considered major site plan changes and may be approved administratively according to the minimum site plan requirements in the MPC Zoning District and all Ordinances of the City. No review by the Planning and Zoning Commission will be required.
 - d. If there is a proposal to redevelop the Property beyond what is described herein, a new development agreement will be required as well as site plan reviews by both the Planning and Zoning Commission and City Council.
 - e. At the time that any lot within the Property is wholly or partially converted into commercial use, the Owner will be responsible for installing missing public sidewalk connections along said lot.
 - f. Redevelopment shall be generally consistent with the conceptual plan shown on Exhibit “A”.
 - g. Owner shall comply with all Ordinances of the City applicable to any redevelopment.
3. This agreement shall inure to the benefit of and be binding upon the Owner and Owner’s successors or assigns.

Owner

By: _____
James Benda

City

By: _____

James P. Brown

ATTEST:

By: _____

Jacqueline Daniels, MMC, City Clerk

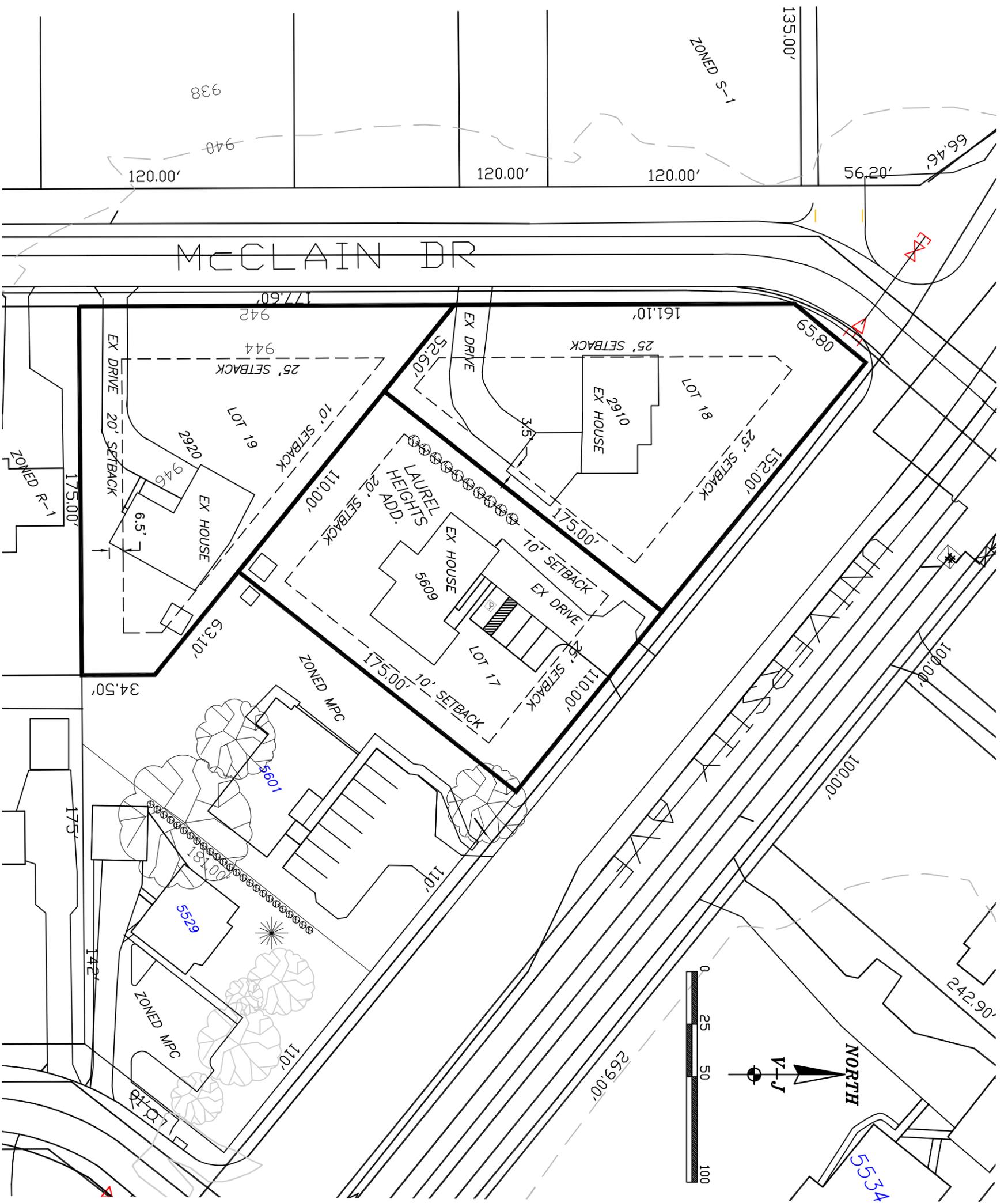
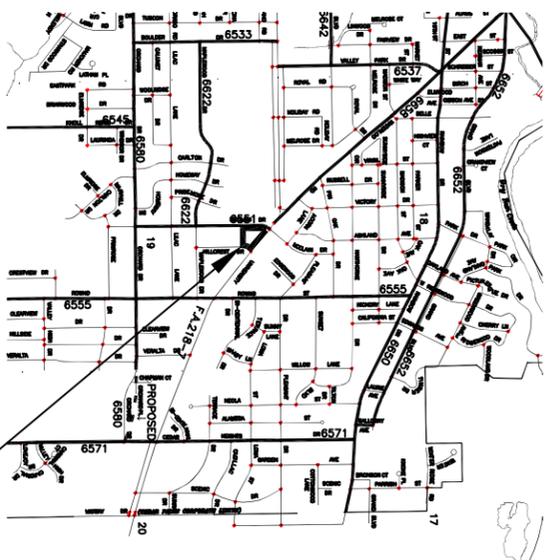


EXHIBIT "A"
EXISTING CONDITIONS
SITE PLAN FOR MPC
ZONING DISTRICT



SITE LOCATION

OWNER
 Benda, James K
 Benda, Suzanne M
 1816 Valley High Dr
 Cedar Falls, IA 50613

PROJECT SITE ADDRESS
 2910 Mc Clain Dr,
 2920 Mc Clain Dr
 5609 University Ave
 Cedar Falls, IA 50613

DESCRIPTION:
 Lot 17, 18, and 19 of Laurel Heights Addition, Cedar Falls, Iowa, except the Northeastly 22 feet of Lots 17 and 18.

CURRENT ZONING
 MPC - Major Thoroughfare Planned Commercial District

Redevelopment of individual residential lots will require separate site plans to meet Sec. 29-161 of the Cedar Falls Zoning Ordinance for MPC-Major Thoroughfare Planned Commercial District.

NOTE:
 THIS DRAWING IS BASED ON THE RECORDS OF CEDAR FALLS UTILITIES. ALL INFORMATION SHOWN IS APPROXIMATE AND NOT BASED ON ANY FIELD SURVEY MEASUREMENTS.

scale	book
1"=50'	
drawn by	
SJL	
date	
1-23-19	revisions



van winkle-jacob engineering, inc.
 1501 technology parkway
 cedar falls, iowa - 319-266-5829

EX SITE CONDITION PLAN
 UNIVERSITY AND McCLAIN

188096



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Planner II
DATE: March 21, 2019
SUBJECT: Ashley Furniture Homestore Site Plan Review

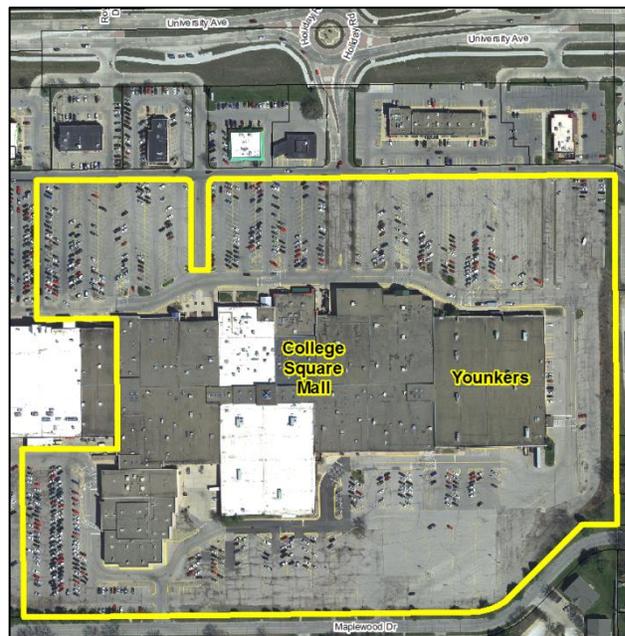
REQUEST: Request to approve an S-1 Shopping Center District site plan for the reuse of the former Younkens building at College Square Mall.

PETITIONER: Igal Nassim, College Square Realty, LLC (Owner); VJ Engineering (Engineer)

LOCATION: 6301 University Avenue (former Younkens store)

PROPOSAL:

College Square Realty, LLC is requesting a site plan review of the old Younkens store at College Square Mall in order to sell the building to a developer who would renovate it for a new Ashley Homestore. The reuse of the building would include constructing an approximate 15,526 square foot addition onto the north side of the existing 83,524 square foot store, for a total store size of approximately 99,050 square feet.



BACKGROUND:

College Square Realty, LLC purchased the 42-acre mall property in March of 2015. This included the main mall building, as well as 9 additional buildings located in front of the mall along University Avenue (Applebee's at the east end to Wells Fargo at the west end). In November of 2016, the mall owner submitted to the City the College Square Mall Addition Preliminary and Final Plat. This plat subdivided off 9 lots along

University Avenue from the mall property, leaving just the mall building on the remaining lot.

At the same time that the subdivision was approved in 2016, a Developmental Procedures Agreement was also approved between the City and College Square Realty, LLC in order to address certain aspects of the mall property, such as parking lot and access drive repairs, addition of a sidewalk from the mall to the trail along University Avenue, and the addition of landscaping across the mall property. This agreement also included a supplemental Declaration of Easements, Covenants and Restrictions (ECR), which focused on the function and maintenance of the property given that there would be multiple property owners. The Agreement called for items such as the sidewalk installation, parking lot repairs, and landscaping to be installed by December 31, 2018, however those have not been completed as of yet. The applicant asked for and received an extension until August 31, 2019 to complete those items per the Agreement.

STAFF ANALYSIS

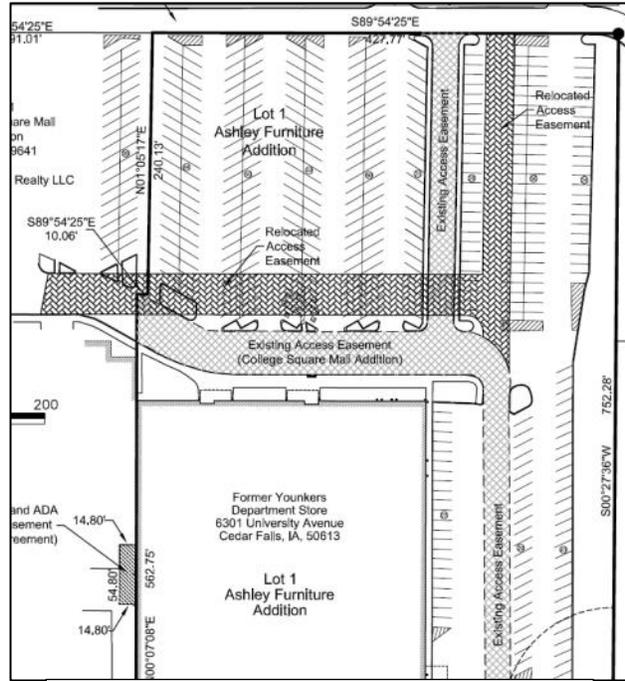
The property is zoned S-1, Shopping Center District. The purpose of this district is to provide for the development of shopping centers. A shopping center is a planned retail and service area under single ownership, management or control characterized by a concentrated grouping of stores and compatible uses, with various facilities designed to be used in common, such as ingress and egress roads, extensive parking accommodations, etc. Since the project includes major modifications, such as a building addition and a modification to the existing drive lanes, this will require review by the Planning & Zoning Commission and approval by City Council. Following is a review of the zoning ordinance requirements for this site plan:

- 1) Use: The building was previously used as an anchor store at College Square Mall. The proposed reuse of the building will be for another large retail store, which was similar to the previous use in that building. Such a use is also allowed within the S-1 Shopping Center District. **Use is allowed.**

- 2) Parking/Access:
 - a. **Parking** – For furniture stores, one parking space is required for every 750 square feet of gross floor area, plus one parking space for every two employees. With the proposed addition, the building will be approximately 99,050 square feet in total size. This equates to 119 required parking spaces, in addition to what is required for employee parking (minus the 10% deduction for storage areas, mechanical areas, etc.). There is an existing drive lane that is currently on the site that will be removed in order to add an additional lane of parking stalls. Also, there will be a loss of several parking spaces in front of the building, as the spaces will need to be removed in order to relocate the access drive in front of the building, as a building addition will be constructed to the front of the building. In total, the site will have 451 parking spaces, which is well over the required amount of parking for the site.

The remaining mall parcel has 1,317 parking spaces. For shopping centers over 2,000 square feet in gross floor area, 4.5 parking spaces are required for every 1,000 square feet of gross floor area. Based on the square footage of the mall, the total amount of required parking spaces would be 1,171. Therefore, after the splitting of the old Younkens store from the mall, the mall would have an excess of 146 parking spaces. **The parking plan for the Ashley Homestore and remaining mall property satisfies City requirements.**

b. **Cross Access** – There is an existing cross access easement throughout the mall property where there exist common drive lanes for vehicles to travel across and throughout the mall property. This easement will need to be modified slightly due to the proposed addition onto the front of the building, and also due to the removal of the north-south drive lane that extends to the frontage road. The new proposed location of the cross access easement will align straight with the existing access easement to the west, and the new north-south access easement will align with the existing north-south easement to the east of the building. Both cross access easement relocations would appear to make travel across the property much easier by not having to make additional turning movements throughout the site. **The plan for the relocation of the cross access easements satisfies the requirements of the original ECR and provides cross access across this site and onto the mall property. However, these will need to be clearly marked on the site plan.**



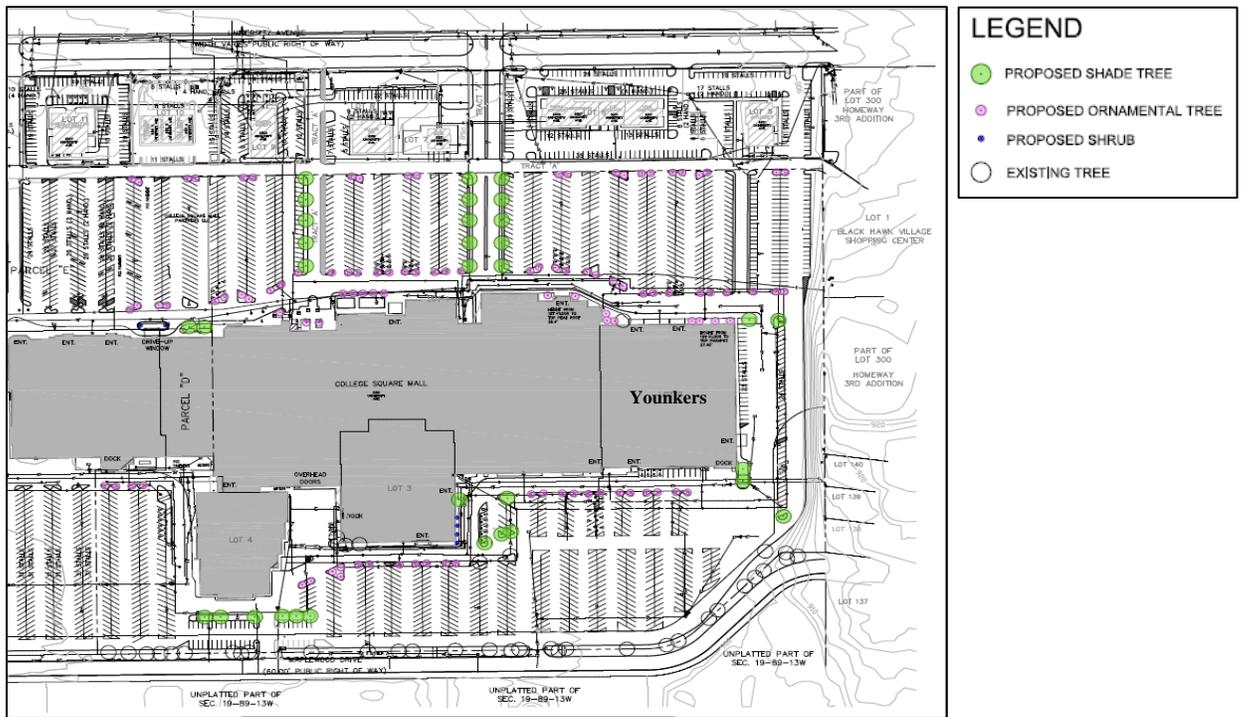
Existing and Proposed Cross Access Easements

Parking Lot Repair – The Developmental Procedures Agreement that was approved in 2016 included making repairs to certain areas of the parking lot and backage road of the mall property. There are 4 locations on what would be the new parcel for Ashley Homestore that are required to be addressed per the Agreement: the north-south drive lane in front of the Younkens building (#2 in the image to the right), which was required to be overlaid with asphalt, the parking area at the northeast corner of the property (#1 in the image to the right), which was to be overlaid with asphalt, and two smaller areas along the east side of the property (#9 and #10 in the image to the right), which were to have potholes filled. After a site visit by staff, it appears that the small holes along the east side of the property have been filled, but the drive lane and area at the northeast corner of the property have not been overlaid with new asphalt. The developer does plan on overlaying this area with new asphalt, per the Developmental Procedures Agreement.



Exhibit from Developmental Procedures Agreement showing the parking lot areas to be addressed on the Younkens site.

- 3) Landscaping: When the preliminary and final plat of College Square Mall Addition was approved in 2016, a Developmental Procedures Agreement was also approved, of which one of the requirements was that landscaping and parking lot islands for landscaping be added in various locations throughout the mall property. The mall owner has not installed these parking lot islands or landscaping yet, but is required to do so by August 31, 2019 (see landscaping plan at the top of the following page).



Landscaping Plan Approved in 2016

As you can see on the plan, several parking lot islands along with landscaping are required to be installed on the proposed Ashley Homestore site, in addition to other areas of the mall property. The developer is requesting an amendment to this Developmental Procedures Agreement in order to waive the requirement for the parking lot islands and the trees that go within those islands for their site.

On a new site, landscaping is required to be installed within the parking areas of the parking lot. The parking lot section of the zoning ordinance states that for parking lots with 21 or more parking spaces, one overstory tree shall be planted for each 21 parking spaces. The trees shall be provided sufficient open planting area necessary to sustain full growth. This section also states that not less than five (5) percent of the interior of the parking area shall be provided as open space, including the planting areas for the trees. Each of the open space areas within the parking area shall be a minimum of 40 square feet with a dimension of at least five (5) feet. In the case of this project, a total of 451 parking spaces will be provided on the site, which would equate to 22 trees that would be required to be installed within the parking area ($451/21=21.47$, or 22 trees). Since this is an existing situation, the City typically would require the site to be brought into compliance as parking areas are being reconstructed or expanded.

As stated earlier, the Developmental Procedures agreement with the mall owner required certain minimum landscaping improvements to be made as a condition of approval of previous revitalization efforts. Ashley Homestores is requesting a waiver of some of the landscaping requirements in that agreement.

As an alternative to the parking lot islands and trees that are required per the Developmental Procedures Agreement, the developer has submitted a landscape plan that shows additional landscaping along the east property line within the

existing greenspace area, shows new planters in front of the building between the sidewalk and the building, shows added trees and shrubs within a new greenspace area near the northeast corner of the building, and shows a new planter area within the existing greenspace area at the southeast corner of the building. The provided landscape plan does indicate the location of the proposed plantings, however staff would like to see a more refined landscape plan that defines the types of plantings proposed (overstory tree, ornamental tree, shrub, etc.), the species of the planting, and the size (caliper of trees, gallons for shrubs). A more refined landscape plan which shows the above mentioned items can help staff and the planning and zoning commission better visualize and determine whether their alternative landscaping proposal will be an adequate substitute for the landscape plan that is required per the current Developmental Procedures Agreement.

4) Sidewalk/Pedestrian

Accommodations: There is an existing sidewalk located in front of the building, as well as along the side and rear of the building. A new sidewalk will be installed in front of the building addition on the north side of the building, and will tie in with



the existing sidewalk located on the mall property to the west. Also, as part of the existing Developmental Procedures Agreement with the mall owner, a sidewalk is required to be installed from the new University Avenue trail to the main entrance to the mall. This sidewalk is required to be completed by August 31, 2019. This sidewalk will provide pedestrians a safe route to access the mall property and this proposed development from the existing trail along University Avenue, where a bus stop is also located.

5) Signage: The new building storefront will have 3 entrances; one entrance for the Ashley Homestore, another entrance for their Sleep Shop, and a third entrance for La-Z-Boy furniture. Each of these entrances will have their own signage located on the wall above the door. The S-1 District allows wall signage as long as it does not exceed 1/3 of the surface of the wall to which it is affixed. The wall signage appears to be within the signage requirements, however this will be reviewed in detail at the time a sign permit is requested. **Signage plan is acceptable, subject to detailed review with a sign permit.**

6) Storm Water Management: Storm water runoff from this area flows into several intakes located within the parking lot around the building, and heads to the west within a private storm sewer line until it connects to a public storm sewer line near Boulder Drive.

Currently, there is no storm water detention facility located on this site, nor is storm water quality being addressed on this site, as it is an existing site that has largely remained the same for close to 50 years. As part of this project, storm water quality will be addressed by providing two (2) hydrodynamic separators within the parking lot in front of the building and to the rear of the building. These devices are installed under the parking area, and collect the water runoff from the parking lot and separate and capture any debris, sediment or other pollutants within the structure, thus allowing the clean water to flow out into the storm sewer system. Also, new storm sewer lines will be installed as part of the project on the property. These storm sewers will be upsized in order to provide for additional water holding capacity, which will help increase the amount of water that can flow through them. This will help to detain more water within the site prior to exiting the site through the storm sewer system.

It should be noted that any future additions, remodels, or new structures on the site may be subject to the stormwater ordinance, depending upon their scope, and will be evaluated at the time of submittal. **Storm Water Management Plan has been reviewed by Engineering staff, but a final storm water report and construction plans need to be submitted prior to issuance of a building permit for the project.**

- 7) Utilities: Currently, all utilities are found in front of the building within the drive lane and parking lot. The electric and communication lines will not need to be relocated as part of this project and will remain in their current location. The existing sanitary sewer main, storm sewer main, and water main will need to be relocated further to the north in order to make room for the new building addition that is being proposed. A fire hydrant will also be removed and replaced with a new hydrant just to the north of its current location. When the mall was developed in 1970, a blanket utility easement covered the entire mall property. As part of the plat, a blanket utility easement is being proposed for this lot, similar to the blanket utility easement that covers the mall property, so when the utilities are relocated, they will be covered under that easement. **Utility plan and easements are acceptable.**

TECHNICAL COMMENTS

The Engineering Department has reviewed the initial storm water management plan, and finds it acceptable, but is awaiting the finalized report. Also, detailed construction plans will need to be submitted to the Engineering Department prior to the issuance of a building permit for this project.

Water, electric, gas, and communications utility services are available to the site in accordance with the service policies of Cedar Falls Utilities. The property owner/developer will be responsible for all utility relocation costs.

STAFF RECOMMENDATION:

The introduction of this site plan is for discussion and public comment purposes. The Community Development Department has reviewed the plan and provides the following comments:

1. Resubmittal of a more refined landscape plan, which defines the types of plantings proposed (overstory tree, ornamental tree, shrub, etc.), the species of the planting, and the size (caliper for trees, gallons for shrubs).
2. Submittal of a finalized storm water management report and detailed construction plans prior to issuance of a building permit.
3. Any comments or direction specified by the Planning & Zoning Commission.

Subject to the comments noted above being addressed, staff anticipates that this will be referred to the Planning and Zoning Commission for a vote on April 10, 2019.

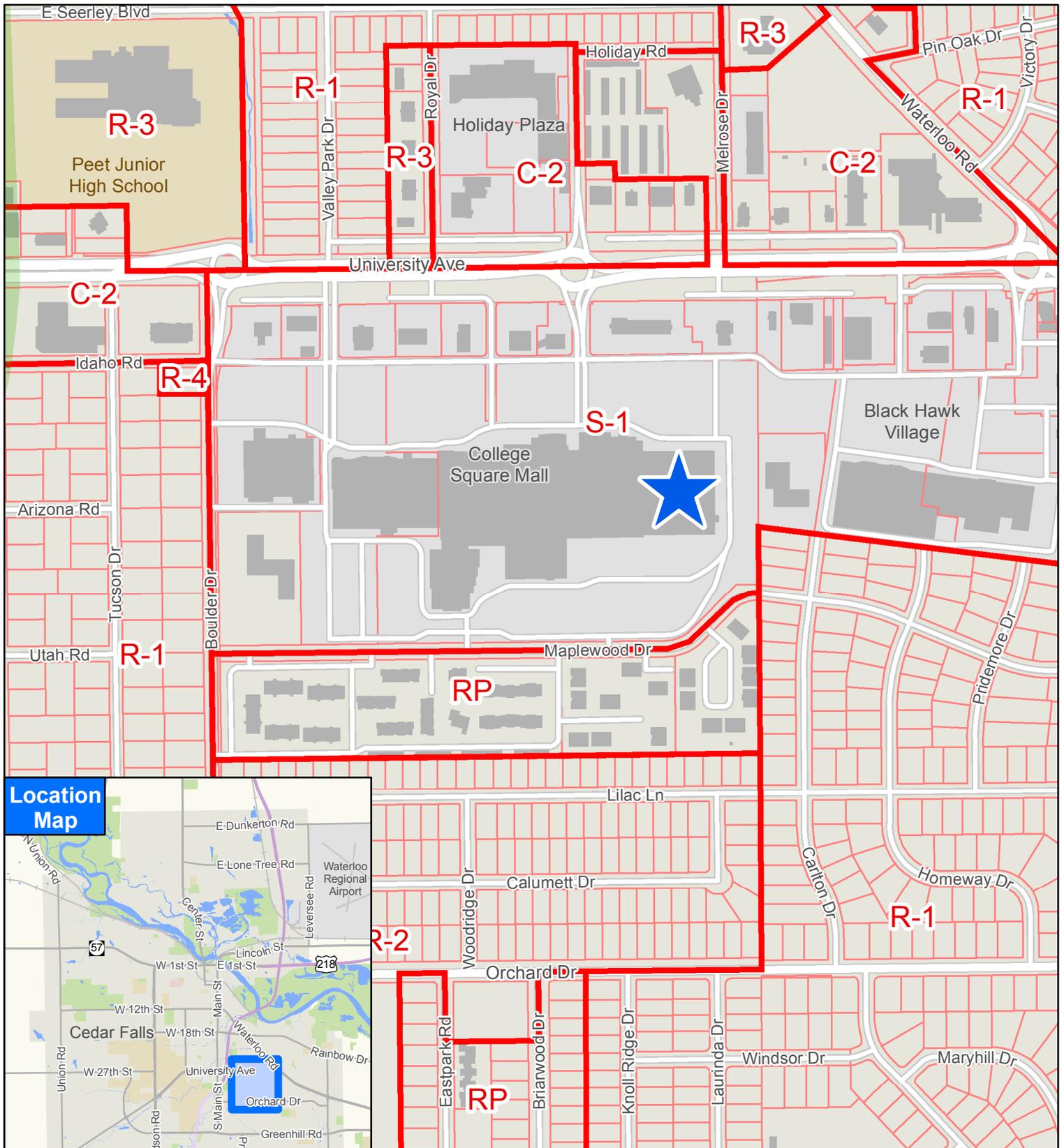
PLANNING & ZONING COMMISSION

Discussion

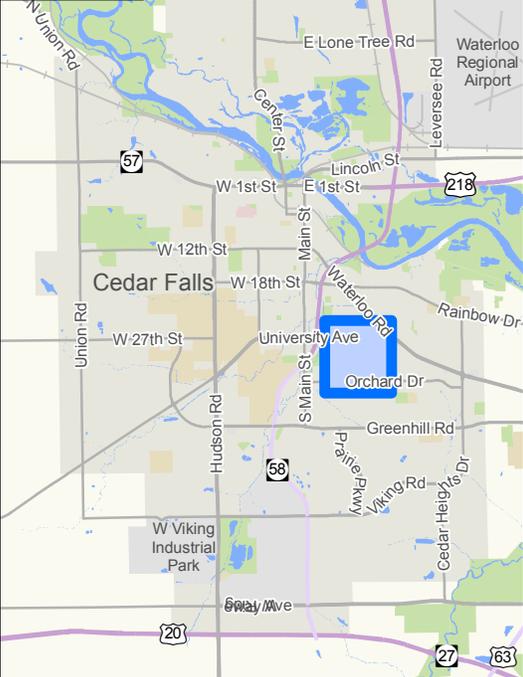
3/27/2019

Cedar Falls Planning & Zoning Commission

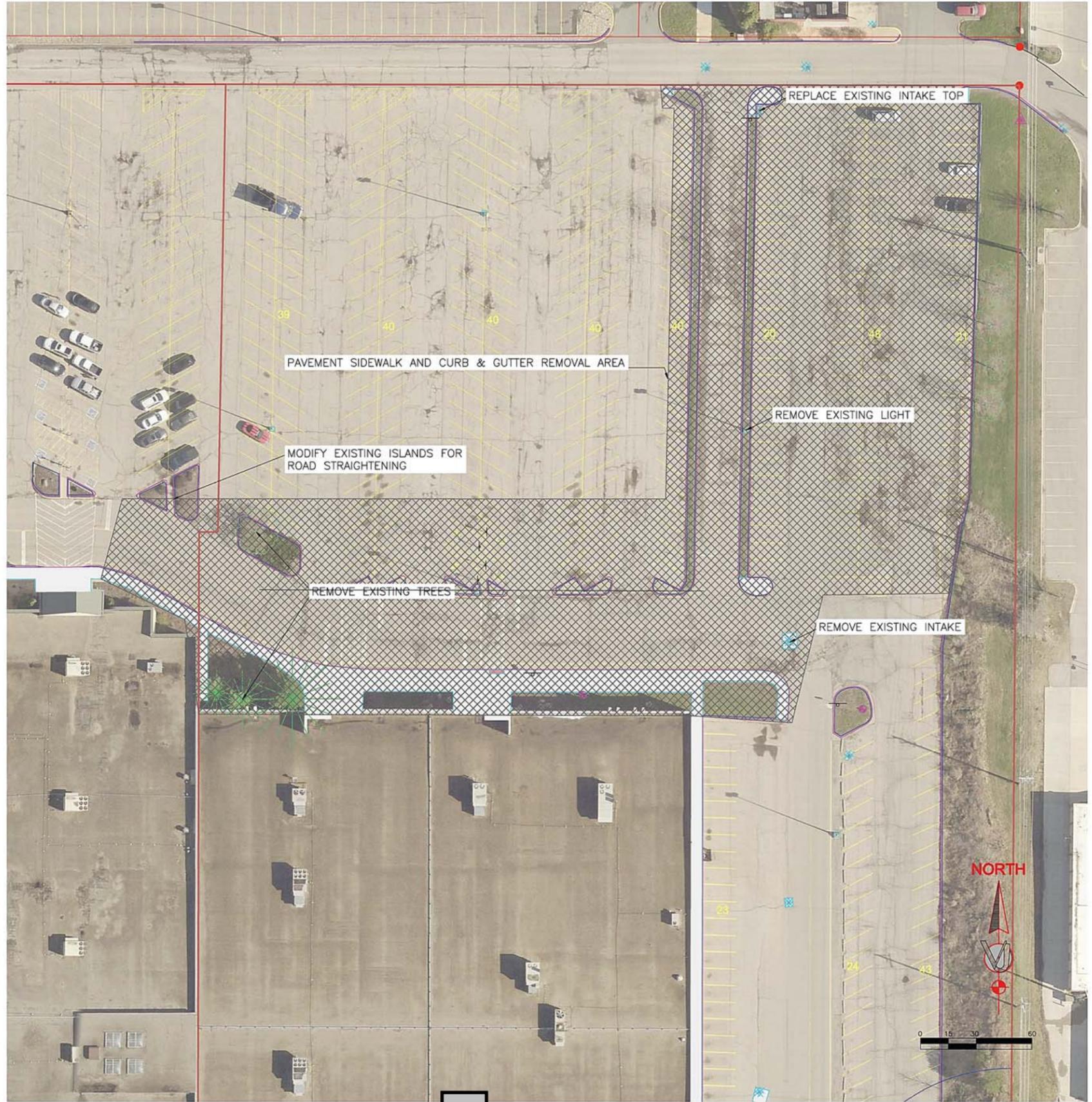
March 27, 2019



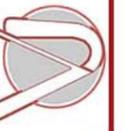
Location Map



Ashley Homestore S-1 Site Plan Review and Ashley Furniture Addition Preliminary and Final Plat



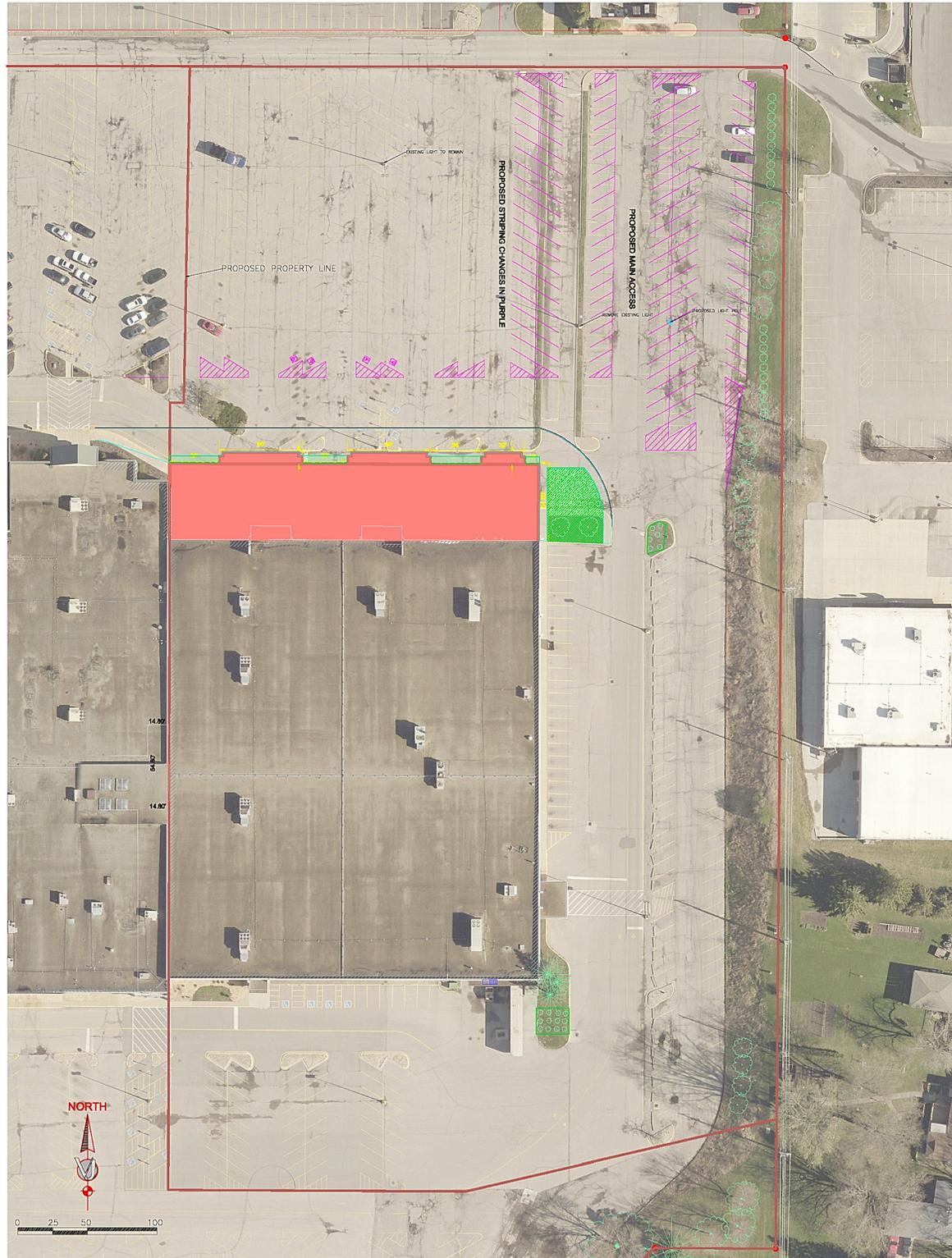
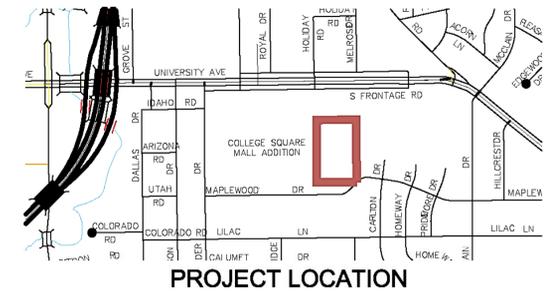
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ASHLEY HOME STORES

6301 UNIVERSITY AVENUE CEDAR FALLS, IOWA



PROJECT SITE ADDRESS
6301 UNIVERSITY AVE

BUILDING
EXISTING: 83,524 SF
PROPOSED ADDITION: 15,526 SF
TOTAL: 99,050 SF

CURRENT ZONING
S-1 SHOPPING CENTER

PARKING REQUIREMENTS
1/750 SF FLOOR SPACE + 0.5/EMPLOYEE
PARKING REQUIRED: 132 STALLS
PARKING PROVIDED: 451 STALLS (INCLUDING 8 ADA)

INDEX OF SHEETS

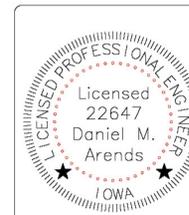
1. TITLE SHEET
2. REMOVALS
3. LANDSCAPE PLAN
4. UTILITY PLAN



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

FEATURE LEGEND

- PROPERTY CORNER SET
- SECTION CORNER FOUND
- 100.00 DIMENSION OF SURVEY
- (100.00) DIMENSION OF RECORD
- COMM- EXISTING COMMUNICATION
- G- EXISTING GAS
- ST- EXISTING STORM SEWER
- SAN- EXISTING SANITARY SEWER
- T- EXISTING TELEPHONE
- C- EXISTING CABLE
- E- EXISTING ELECTRIC
- W- EXISTING WATER
- OHU- EXISTING OVERHEAD UTIL.
- FO- EXISTING FIBER OPTIC
- /- EXISTING FENCE
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING ELECTRICAL BOX
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING TELEPHONE PED.
- EXISTING TREE
- 000- EXISTING CONTOURS
- 000- PROPOSED CONTOURS
- ×000.00 PROPOSED GRADES
- ×000.00 EXISTING GRADES
- PROPOSED SILT FENCE



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

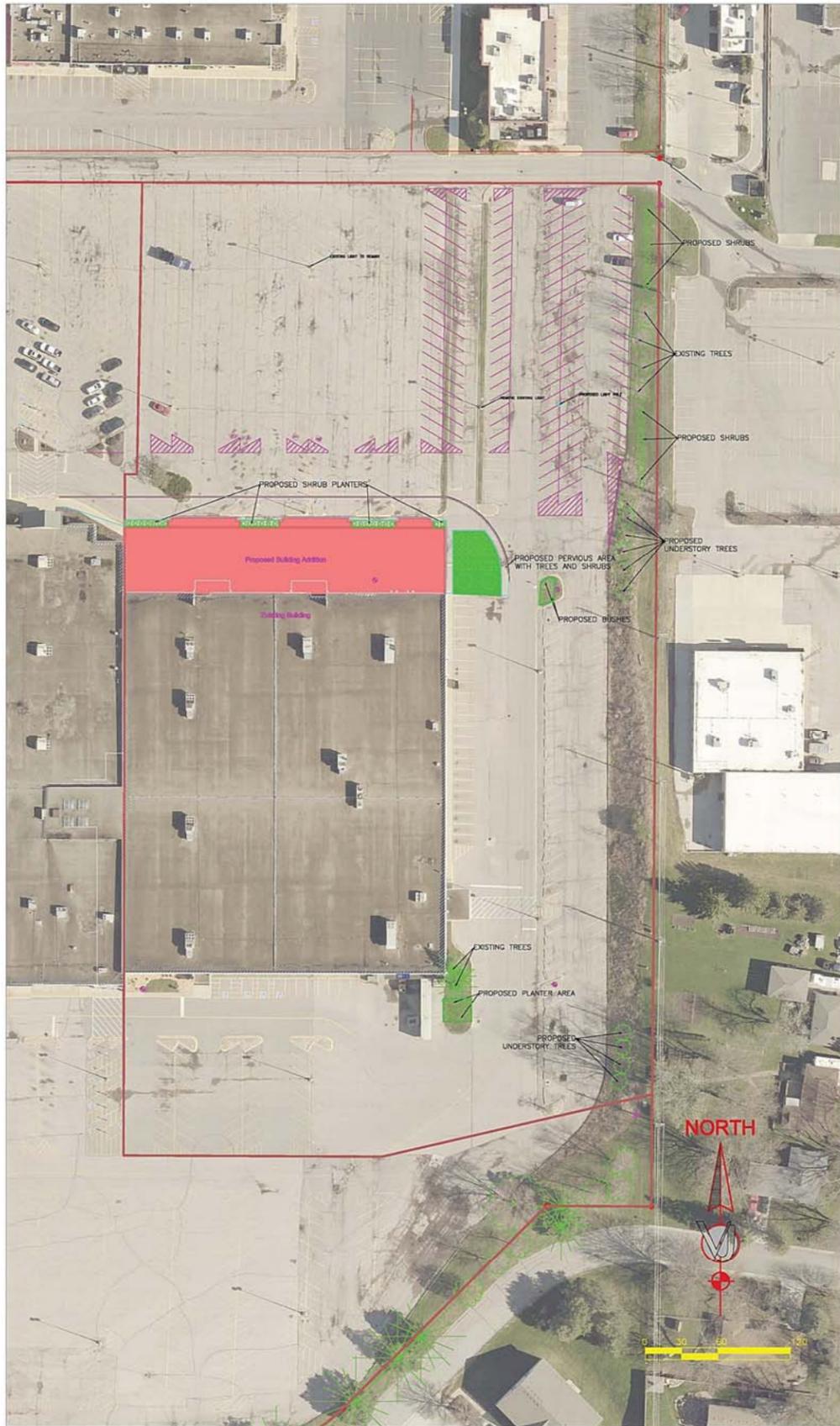
DANIEL M. ARENDS, P.E. DATE _____
License number 22647
My license renewal date is December 31, 2020
Pages or sheets covered by this seal: _____

000861
VJ Engineering
1501 Technology Parkway
Cedar Falls, Iowa - 319-266-5829

PRELIMINARY
ASHLEY HOME STORES
CEDAR FALLS, IA
SITE PLAN

1 OF 4
scale
As Noted
drawn by
DMA
approved by
DMA
date
2/26/19
revisions

198000



PROPOSED LANDSCAPING:

FRONT:
TREES: 8
PLANTER AREA: 2,800 SF

REAR:
TREES: 4
PLANTER AREA: 450 SF



PRELIMINARY

ASHLEY HOME STORES
 CEDAR FALLS, IA
 LANDSCAPING PLAN

3	OF	4
scale		
drawn by		
approved by		
date		
revisions		



4	OF	4
scale		
drawn by		
approved by		
date		
revisions		

Ashley Home Stores – Summary of Proposed Work

The proposed site plan is for the addition of an Ashley HomeStore retail operation in the College Square mall at 6301 University Avenue. The proposed expansion consists of adding ~15,000 square feet of building onto the north / front section of the existing 83,500 square foot building. This building was most recently occupied by Younkers. The addition is planned to align the newly constructed storefront building with the adjacent store fronts of the mall to the west. The current zoning of the property is S-1 and no zoning changes are being sought.

The improvements will consist of the removal and replacement of a portion of the parking lot that is in significant disrepair in the northeast corner of the parking lot. This repair will also include restriping of the reconstructed area for a more simplified parking layout. The interior roadway directly in front of the building (north side) is proposed to be straightened. The rerouted roadway is proposed to become in line with the existing internal mall roadway to the west in order to provide a more natural traffic route and provide an area for the building expansion. Additionally, the modified striping layout will remove and shift the current north-south interior easement access from its existing location to the east just slightly in order to provide a more direct north-south traffic flow which continues to the east side of the Younkers building.

Any utilities impacted by the building addition on the north side such as a water main, sanitary service and line and storm water will be shifted further north in order to make way for the building addition and road straightening. Overall the site grading will remain basically the same as it is locked into the existing parking lot and driveways on three sides. Storm water quality will be provided using hydrodynamic separators on the front and rear of the building. Storm water lines being replaced will be upsized slightly in order to provide additional outflow from the site. Sizing for these systems is still being determined. One fire hydrant will be relocated to the new building front. One parking lot light will be removed and replaced in the removal area in front of the building with a similar style light to match the existing mall parking lights.

A few additional bushes will be placed along the north east property line of the property. Planters will be placed between entrances and small trees and bushes will be located in a planter area on the northeast corner of the building. Additional bushes will be added in the existing islands on the east side of the building and near the truck dock.



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Planning & Zoning Commission
FROM: Shane Graham, Planner II
Matt Tolan, Civil Engineer II
DATE: March 21, 2019
SUBJECT: Ashley Furniture Addition, Preliminary & Final Plats

REQUEST: Request to preliminary and final plat one (1) lot as the Ashley Furniture Addition.

PETITIONER: College Square Realty, LLC (Owner); VJ Engineering (Surveyor)

LOCATION: 6301 University Avenue (Former Younkers Department Store)

PROPOSAL:

The applicant, Igal Nassim with College Square Realty, LLC, is proposing to subdivide the former Younkers store located at the east end of College Square Mall onto its own lot, for the purpose of selling the lot to a buyer who will redevelop the store for a new Ashley Homestore (see proposed parcel outlined in red in the image to the right). The current store is 83,524 square feet in size, and the proposal from the buyer would be to add a 15,526 square foot addition onto the front of the store, for a total store size of 99,050 square feet.

BACKGROUND:

College Square Realty, LLC purchased the 42-acre mall property in March 2015. This included the main mall building, as

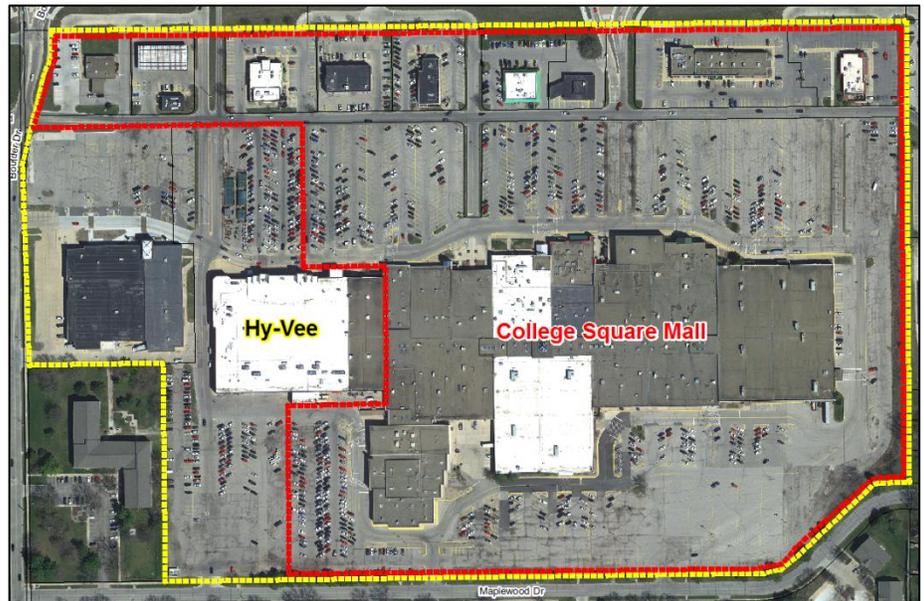


Proposed Lot for Ashley Furniture Addition

well as 9 additional buildings located in front of the mall along University Avenue (Applebee's at the east end to Wells Fargo at the west end). In November of 2016, the mall owner submitted to the City the College Square Mall Addition Preliminary and Final Plat. This plat subdivided the 9 buildings in front of the mall onto their own lots, and at the time the owner indicated that the subdivision would provide several benefits: securing capital that could be used for continued mall improvements, ongoing development and maintenance of the property and attraction and retention of tenants.

At the same time that the subdivision was approved in 2016, a Developmental Procedures Agreement was also approved between the City and College Square Realty, LLC in order to address certain aspects of the mall property, such as parking lot and access drive repairs, addition of a sidewalk from the mall to the trail along University Avenue, and the addition of landscaping across the mall property. This agreement also included a supplemental Declaration of Easements, Covenants and Restrictions (ECR), which focused on the function and maintenance of the property given that there would be multiple property owners. The Agreement called for items such as the sidewalk installation, parking lot repairs, and landscaping to be installed by December 31, 2018, however those have not been completed as of yet. The applicant asked for and received an extension until August 31, 2019 to complete those items per the Agreement.

As indicated above, the College Square Mall Addition plat that was approved in 2016 included a Declaration of Easement, Covenants and Restrictions (ECR) that focused on the function and maintenance of the property given that there would be multiple property owners (see red outlined area in the image to the right). This ECR supplemented a Reciprocal Easement Agreement (REA) that was executed in 2004, applying to both the mall property and the Hy-Vee grocery store located adjacent to the mall on the west side of the property (see yellow outlined area in the image above). The REA addresses function and maintenance such as:



REA boundary (yellow) and ECR boundary (red)

- Cross access and use of parking areas
- Utilities access and sharing
- Maintenance of parking areas, sidewalks, walkways, roadways and lighting
- Party wall easements (related to the building)

Staff will be reviewing these agreements to ensure that when the new parcel is created, it will still be subject to the restrictions found in both the REA and ECR or if any modifications to those agreements are necessary.

STAFF ANALYSIS

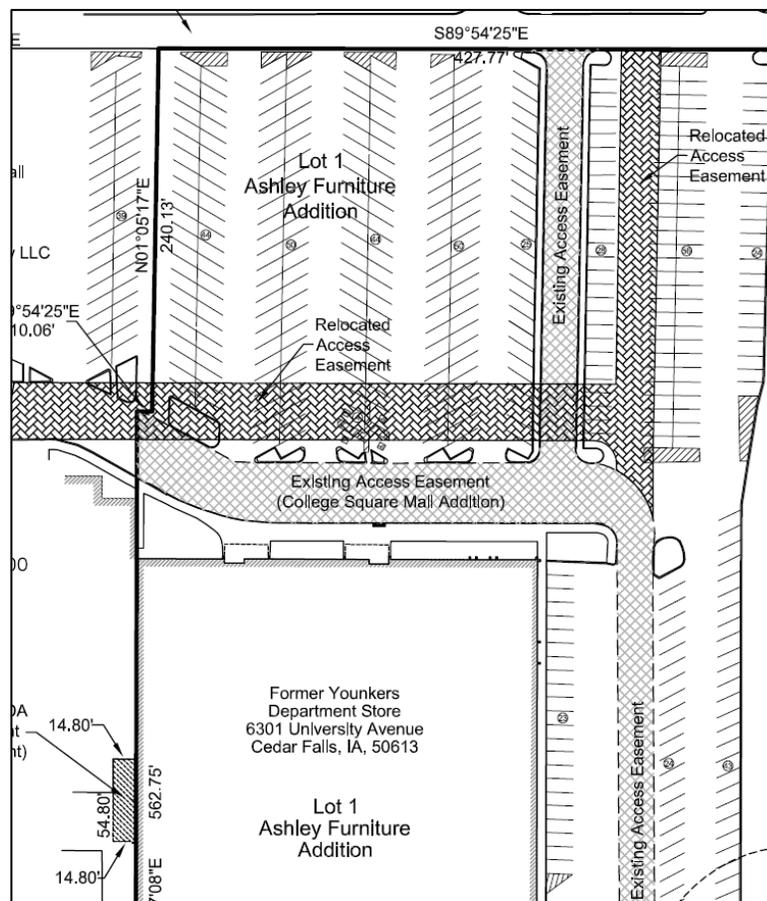
The applicant, College Square Mall Realty, LLC, which owns the 31.46 acre mall parcel, is proposing to subdivide one lot from the mall property with a lot size of 7.906 acres in order to sell the parcel for redevelopment purposes. This lot will include the former Younkers store located at the east end of College Square Mall. The buyer would like to purchase the lot from the owner and redevelop the store into a new Ashley Homestore. This will include reutilizing the existing 83,524 square foot store, and constructing a 15,526 square foot addition onto the front of the building, for a total store size of 99,050 square feet.

The property is zoned S-1, Shopping Center District. The purpose of this district is to provide for the development of shopping centers. A shopping center is a planned retail and service area under single ownership, management or control characterized by a concentrated grouping of stores and compatible uses, with various facilities designed to be used in common, such as ingress and egress roads, extensive parking accommodations, etc. Although the S-1 district indicates single ownership, several subdivisions have occurred on this site over the past several years. In 2013, the former Hy-Vee building (now Slumberland) and current Hy-Vee building (former Wal-Mart) were subdivided from the mall property and sold so that the business could retain ownership of their own lot. In 2016, nine outlots in front of the mall building along University Avenue were subdivided and sold off to another business entity as well. Also, looking at the commercial development to the east that is also zoned S-1, Kohl's, Sakura, and Texas Roadhouse are all located on their own lots under individual ownership. What is being proposed with this plat is to subdivide off the existing Younkers store in order to sell it for the redevelopment of it into an Ashley Homestore, which would not appear to be out of character with the area.

As indicated in the earlier in this section, the proposed preliminary and final plat of Ashley Furniture Addition will split off 7.9 acres from the mall property onto its own lot. This parcel will include the former Younkers store, which is being proposed to be redeveloped into a new Ashley Homestore. When the College Square Mall Addition was created in 2016, there were specific areas shown as cross access easements along the main drive lanes that go throughout the mall property. Portions of those easements are located on the proposed parcel; one in front of the building, one along the side of the building, and one in front of the building that leads to the backage road of the mall site. Part of this redevelopment project will include adding a building addition to the front of the store. This will require the relocation of the east-west driving lane to the north, which will in turn straighten out the drive, as the building will be in line with the rest of the mall. Also, there is an existing drive lane north of the building that goes north and connects with the backage road of the mall. This driving lane is seldom used, and the developer would like to remove it and re-stripe the area for parking. As part of this re-striping, the

drive lane would be proposed to move to the east, so that it lines up with the existing drive lane that goes around the side of the building. Please see the image below to see where the existing easements are located and where the new ones are proposed. Staff feels that by moving the easements to their proposed locations, it will straighten out both drive lanes and should make it easier for the traveling public to navigate their way across the property.

The existing access easement that covers the mall property was indicated by a sketch on a site plan showing where the common access drives were located on the mall property. Staff is checking the original plat to determine if easements were legally described and recorded to determine if any existing easements need to be vacated. Because the cross access easement on this proposed lot will be separate from the mall property, the easement will need to be shown on the plat and legally described and recorded.



Existing and Proposed Locations of Access Easements

In addition to the relocating of the cross-access easements, there are several utilities that will need to be relocated away from the front of the building in order for the building addition to be constructed. Typically, wherever utilities are located there exists a utility easement in order for the utility company to perform maintenance or repairs on that

particular utility. In this case, the entire mall property was designated as an easement for utility purposes. The proposed plat continues that easement, calling out the entire parcel as a utility easement similar to the mall property.

When subdividing a property, the parking regulations must be met for both the proposed lot (Ashley Homestore lot) and the remaining lot (College Square Mall lot). For the Ashley Furniture lot, a furniture store requires one parking space for every 750 square feet of gross floor area, plus one parking space for every two employees. With the proposed addition, the building will be approximately 99,050 square feet in total size. This equates to 119 required parking spaces, in addition to what is required for employee parking. There is an existing drive lane that is currently on the site that will be removed in order to add an additional lane of parking stalls. Also, there will be a loss of several parking stalls in front of the building, as the stalls will need to be removed in order to relocate the access drive in front of the building. In total, the Ashley Furniture lot will provide 451 parking stalls, which is well over the 119 spaces (in addition to employee parking) required for the site.

The remaining mall parcel will have 1,317 parking stalls after the Ashley Furniture lot is subdivided. For shopping centers over 2,000 square feet in gross floor area, 4.5 parking spaces are required for every 1,000 square feet of gross floor area. Based on the square footage of the mall, the total amount of required parking spaces would be 1,171. Therefore, after the splitting of the old Younkers store from the mall, the mall would have an excess of 146 parking spaces.

A preliminary storm water management report has been submitted and reviewed as part of the plat. Currently, there is no storm water detention facility located on this site, nor is storm water quality being addressed on this site, as it is an existing site that has largely remained the same for close to 50 years. As part of this project, storm water quality will be addressed by providing two (2) hydrodynamic separators within the parking lot in front of the building and to the rear of the building. These devices are installed under the parking area, and collect the water runoff from the parking lot and separate and capture any debris, sediment or other pollutants within the structure, thus allowing the clean water to flow out into the storm sewer system. Also, new storm sewer lines will be installed as part of the project on the property. These storm sewers will be upsized in order to provide for additional water holding capacity, which will help increase the amount of water that can flow through them. This will help to detain more water within the site prior to exiting the site through the storm sewer system. It should be noted that any future additions, remodels, or new structures on the site may be subject to the stormwater ordinance, depending upon their scope, and will be evaluated at the time of submittal.

Typically a preliminary plat would be submitted and approved first prior to the final plat being submitted. This allows for the installation of any required public infrastructure, such as streets, sewers and other public utilities. However, this subdivision does not include the construction of any new public infrastructure, so the applicant has requested that both plats be reviewed at the same time.

Staff notes that a final plat generally includes a review of the property title by an attorney. A title opinion has not yet been submitted, and will be required prior to forwarding the plats to City Council for approval.

TECHNICAL COMMENTS

The Engineering Department has reviewed the initial storm water management plan, and finds it acceptable, but is awaiting the finalized report. Also, detailed construction plans will need to be submitted to the Engineering Department prior to the issuance of a building permit for this project. After a review of the preliminary and final plats by the City Surveyor, comments were sent to the applicant's surveyor. An updated preliminary and final plat was submitted by the applicant's surveyor to City staff this week, and is currently being re-reviewed by the City Surveyor.

Water, electric, gas, and communications utility services are available to the site in accordance with the service policies of Cedar Falls Utilities. The property owner/developer will be responsible for all utility relocation costs.

STAFF RECOMMENDATION:

The introduction of this preliminary and final plat is for discussion and public comment purposes. The Community Development Department has reviewed the plats and provides the following comments:

1. Provide a legal description for the cross access easements on the lot and vacate any easements rendered obsolete with this plat.
2. Address any additional comments made by the City Surveyor after a re-review of the submitted plats.
3. Provide a title opinion for the property, owner's certificate and other legal papers required for the final plat.
4. Deed of Dedication – final corrections
5. Review of existing ECR and REA to address any necessary amendments.
6. Submittal of a final storm water management report and detailed construction plans prior to issuance of a building permit.
7. Submittal of two (2) signed Certificates of Survey and Six (6) signed full sized copies of the final plat prior to City Council submittal.
8. Any comments or direction specified by the Planning & Zoning Commission.

Subject to the comments noted above being addressed, staff anticipates that this will be referred to the Planning and Zoning Commission for a vote on April 10, 2019.

PLANNING & ZONING COMMISSION

Discussion
3/27/2019

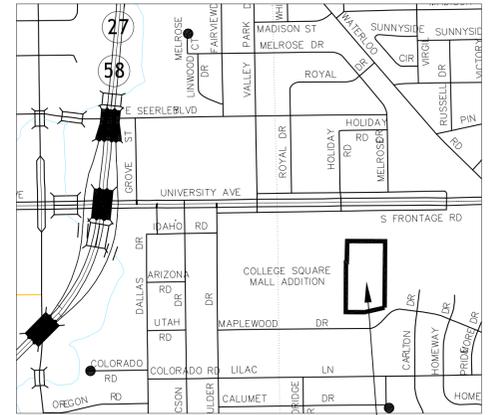
Preliminary Plat
Ashley Furniture Addition
 A part of Lot 1, College Square Mall Addition
 Cedar Falls, Black Hawk County, Iowa.

That part of Lot 1, College Square Mall Addition, Cedar Falls, Black Hawk County, Iowa described as follows:

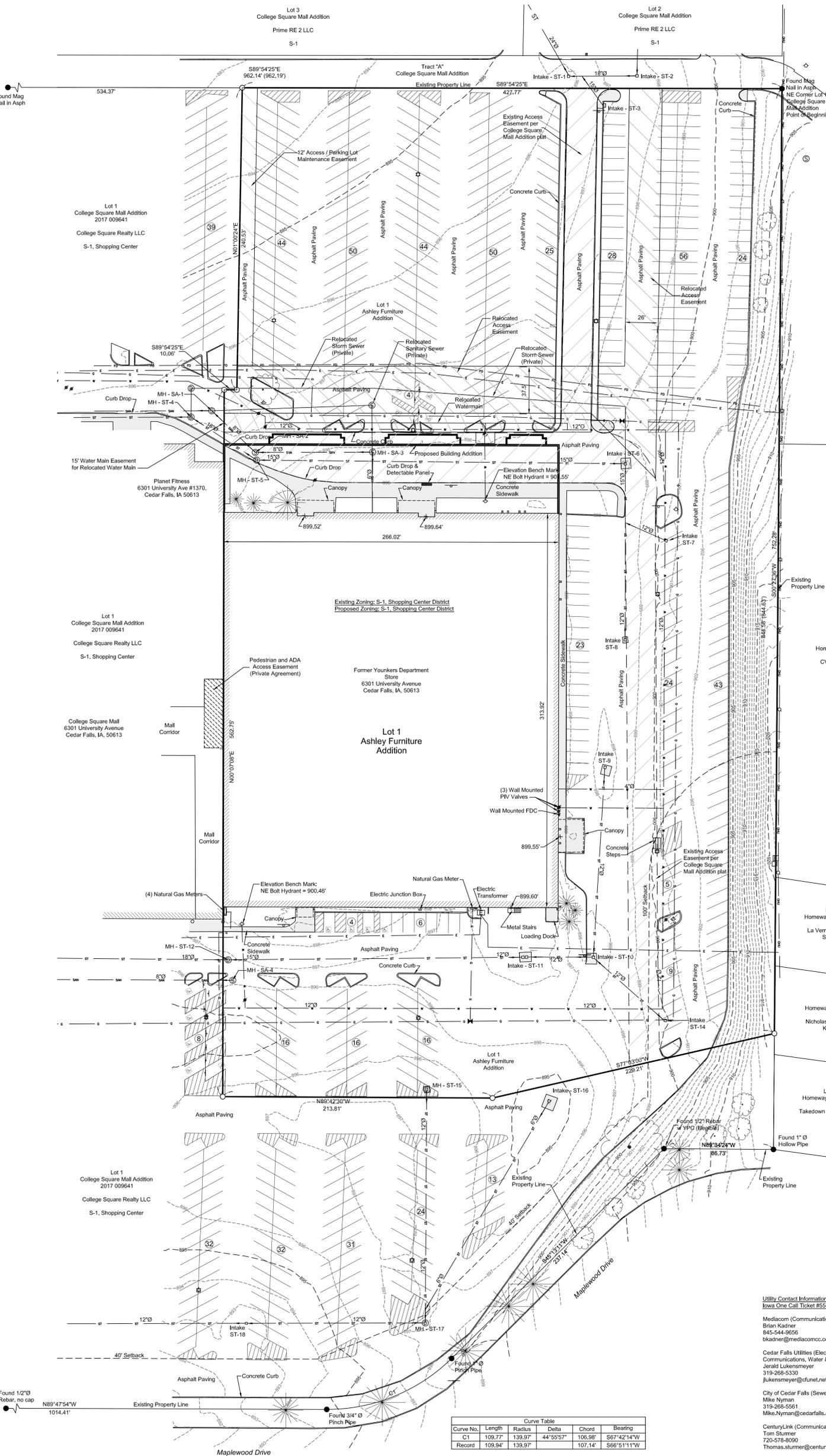
Beginning at the Northeast corner of said Lot 1, thence S0°27'36"W 752.28 feet along the east line of said Lot 1; thence S77°03'00"W 229.21 feet; thence N89°42'30"W 213.81 feet to the southerly extension of the center of a common wall; thence N0°07'08"E 562.75 feet along said common wall and the northerly extension thereof; thence S89°54'25"E 10.06 feet; thence N1°00'24"E 240.53 feet to the north line of said Lot 1; thence S89°54'25"E 427.77 feet along the north line of said Lot 1 to the point of beginning, containing 344,375 square feet, or 7.906 acres and is subject to easements and restrictions of record.

Owner:
 College Square Realty, LLC
 150 Great Neck Rd #304
 c/o Namard Realty Group
 Great Neck, NY 11021

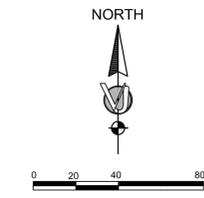
Developer:
 Furniture Mart USA
 Ashley HomeStores
 140 E Hinks Lane
 Sioux Falls, SD 57108



Subdivision Location



Lot 1
 Black Hawk Village
 Shopping Center
 Cedar Falls Investments LLC
 S-1



FEATURE LEGEND

- PROPERTY CORNER SET
- PROPERTY CORNER FOUND
- SECTION CORNER FOUND
- 100.00 DIMENSION OF SURVEY
- (100.00) DIMENSION OF RECORD
- C - EXISTING GAS
- ST - EXISTING STORM SEWER
- SAN - EXISTING SANITARY SEWER
- T - EXISTING TELEPHONE
- TV - EXISTING TELEVISION
- FO - EXISTING FIBER
- E - EXISTING ELECTRIC
- W - EXISTING WATER
- X - EXISTING FENCE
- OHU - EXISTING OVERHEAD UTILITIES
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING ELECTRICAL BOX
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING TELEPHONE PED.
- EXISTING TREE
- EXISTING CONTOURS
- EXISTING GUY WIRE
- EXISTING SIGN

Sanitary Structure No.	Rim Elevation	Invert Elevation
SA-1	896.61'	892.07' (8'10" E & W)
SA-2	897.37'	892.47' (8'10" E & NW)
SA-3	898.08'	892.82' (8'10" W - 6'10" S)
SA-4	896.16'	890.56' (8'10" W)

Storm Structure No.	Rim Elevation	Invert Elevation
ST-1	895.68'	891.71' (18'10" NW) 892.44' (15'10" E)
ST-2	897.23'	893.73' (15'10" N) 893.68' (18'10" W)
ST-3	896.75'	893.95' (15'10" NW)
ST-4	896.74'	893.04' (18'10" E & W)
ST-5	897.39'	893.19' (18'10" NW & E)
ST-6	897.96'	894.71' (15'10" W) 894.86' (15'10" S)
ST-7	900.34'	896.84' (12'10" NW) 897.44' (6'10" E - Subdrain)
ST-8	898.28'	896.28' (12'10" N) 896.33' (6'10" E - Subdrain)
ST-9	897.37'	895.32' (6'10" E - Subdrain) 895.07' (12'10" S)
ST-10	897.33'	893.83' (12'10" N) 893.43' (12'10" W) 894.15' (12'10" SE)
ST-11	895.40'	893.70' (12'10" E) 893.60' (12'10" W)
ST-12	896.80'	892.30' (15'10" E) 892.30' (18'10" W)
ST-13	895.24'	890.30' (18'10" E)
ST-14	899.94'	895.89' (12'10" NW) 896.25' (6'10" E - Subdrain)
ST-15	896.57'	892.27' (12'10" S)
ST-16	893.95'	892.50' (4'10" E - Subdrain) 892.05' (6'10" SW)
ST-17	896.76'	890.60' (12'10" N & W)
ST-18	892.28'	888.18' (12'10" E & W)

Existing Easement for Public Utilities
 per College Square Mall Addition No. 2017-06641:
 A perpetual easement and right to the City of Cedar Falls and Cedar Falls Utilities to operate, maintain, repair and replace water, gas, electric and communications utilities as currently installed within the boundary of College Square Mall Addition was granted.

Topographical Changes
 The proposed development will include a building addition, relocation of sanitary and storm sewers, relocation of water main and fire hydrants. It will also include a revision to the access easements depicted in the College Square Mall Addition plat documents, and reconfiguring some of the parking areas.

Utility Statement
 The Underground Utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor or further does not warrant that the utilities shown are in the exact location indicated although he does declare that they are located as accurately as possible from information available.

Floodplain Note:
 The property is located in Zone X (unshaded) per FIRM panel 19013C0168F with an effective date of 7-18-2011

Wetlands Note:
 The property has no wetlands per US Fish and Wildlife National Wetlands Inventory, and no delineation of wetland areas have been performed.

- Notes:**
- 1) The East line of Lot 1, College Square Mall Addition was assumed to bear S00°27'36"W, utilizing the Iowa Regional Coordinate System, Zone 5.
 - 2) All dimensions are in US Survey feet and decimals thereof.
 - 3) The error of closure is better than 1:10,000
 - 4) Field work was completed: 1/18/2019
 - 5) Lot 1 Ashley Furniture Addition Area: 7.906 acres in the NW 1/4 - NW 1/4, Section 19-T89N-R13W
 - 6) Proprietor: College Square Realty LLC
 - 7) Survey Requested by: Furniture Mart USA/Ashley HomeStores

Utility Contact Information per Iowa One Call Ticket #551900444
 Mediacom (Communications)
 Brian Kadner
 845-544-9656
 bkadner@mediacomcc.com
 Cedar Falls Utilities (Electric, Communications, Water & Natural Gas)
 Jerald Lukensmeyer
 319-268-5330
 jluksmeyer@cfunet.net
 City of Cedar Falls (Sewer)
 Mike Nyman
 319-268-5561
 Mike.Nyman@cedarfalls.com
 CenturyLink (Communications)
 Tom Sturmer
 720-578-5026
 Thomas.sturmer@centurylink.com

Curve No.	Length	Radius	Delta	Chord	Bearing
C1	108.77'	138.97'	44°55'57"	106.98'	S67°42'14"W
Record	108.94'	138.97'	107.14'	S66°51'11"W	

198000
 SCALE 1"=40'
 drawn by
 MKK
 approved by
 MKK
 date
 1/22/19
 revisions

Ashley Furniture Addition
 A part of Lot 1, College Square Mall Addition
 Cedar Falls, Black Hawk County, Iowa
Preliminary Plat

VJ Engineering
 1501 Technology Parkway
 Cedar Falls, Iowa - 319-266-5829

Matthew A. Kofa, P.L.S.
 License number 22661
 My license renewal date is December 31, 2020
 Pages or sheets covered by this seal: _____
 Date: _____

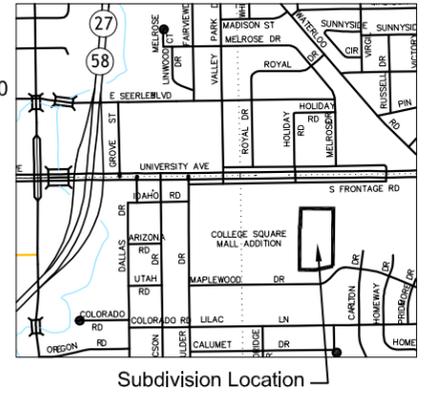
Final Plat

Ashley Furniture Addition

A part of Lot 1, College Square Mall Addition Cedar Falls, Black Hawk County, Iowa.

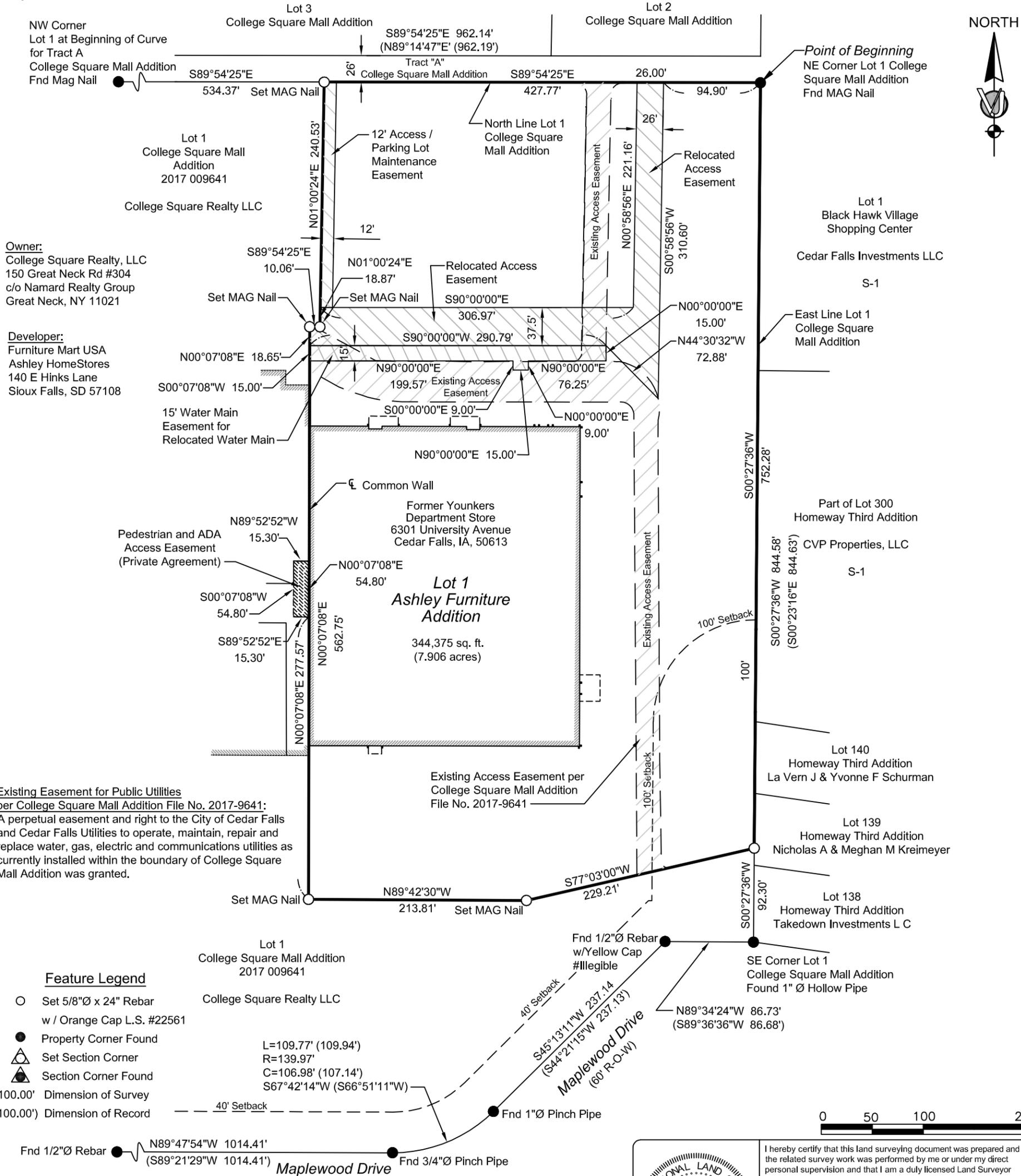
Index Legend

Description: Lot 1, College Square Mall Addition
 Surveyor: Matthew Kofta, PLS 22561
 Company: VJ Engineering
 1501 Technology Parkway, Suite 100
 Cedar Falls, IA 50613
 319-266-5829
 Proprietor: College Square Realty, LLC
 Survey Requested by: Furniture Mart USA



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Feature Legend

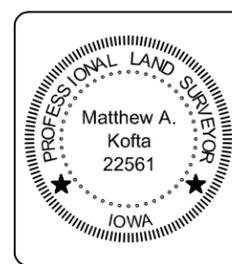
- Set 5/8"Ø x 24" Rebar w / Orange Cap L.S. #22561
- Property Corner Found
- △ Set Section Corner
- ▲ Section Corner Found
- 100.00' Dimension of Survey
- (100.00') Dimension of Record

Lot 1
 College Square Mall Addition
 2017 009641
 College Square Realty LLC

L=109.77' (109.94')
 R=139.97'
 C=106.98' (107.14')
 S67°42'14"W (S66°51'11"W)

Fnd 1/2"Ø Rebar (N89°47'54"W 1014.41' / S89°21'29"W 1014.41')
 Fnd 3/4"Ø Pinch Pipe
 Fnd 1"Ø Pinch Pipe

Notes:
 1.) The East line of Lot 1, College Square Mall Addition was assumed to bear S00°27'36"W, utilizing the Iowa Regional Coordinate System, Zone 5.
 2.) All dimensions are in US Survey feet and decimals thereof.
 3.) The error of closure is better than 1:10,000
 4.) Field work was completed: 1/18/2019
 5.) Lot 1 Ashley Furniture Addition Area:
 7.906 acres in the NW 1/4 - NW 1/4, Section 19-T89N-R13W



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Matthew A. Kofta, P.L.S.
 License number 22561
 My license renewal date is December 31, 2020
 Pages or sheets covered by this seal:

DEED OF DEDICATION
FOR
ASHLEY FURNITURE ADDITION
CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That Furniture Mart USA/Ashley HomeStores, hereinafter "Owner," being desirous of setting out and platting the land described in the attached Legal Description, Exhibit "A", does by these present designate and set apart the aforesaid premises as a subdivision of the City of Cedar Falls, Black Hawk County, Iowa, the same to be hereafter known as:

Ashley Furniture Addition, City of Cedar Falls, Black Hawk County, Iowa,

All of which is with the free consent and desire of the said Owner, and the Owner does hereby dedicate and set apart for public use the streets and roads shown on the attached Plat.

EASEMENTS

The Owner hereby grants and conveys to the City of Cedar Falls, Iowa, its successors and assigns, and to any private corporation, firm or person furnishing utilities for the transmission and/or distribution of water, gas, sewer, electricity, communication service or cable television, perpetual easements for the construction, laying, building, and maintenance of said services over, under, across, and upon the property as shown on the attached Plat, Exhibit "B".

RESTRICTIONS

The Owner does hereby covenant and agree for itself and its successors and assigns that each and all of the lots in said subdivision be and the same are hereby made subject to the following restrictions upon their use and occupancy as fully and effectively as if the same were contained and set forth in each deed of conveyance or mortgage that the undersigned or its successors in interest may hereinafter make for any of said lots and that such restrictions shall run with the land and with each individual lot thereof for the length of time and in all particulars hereinafter stated, to-wit:

1. The development of this property shall be in accordance with and governed by the S-1, Shopping Center Zoning District set forth in the Cedar Falls Zoning Ordinance.
2. Invalidation of these restrictions by judgment, decree or court order shall in no way affect any of the other provisions of this Deed of Dedication and such other provisions shall remain in full force and effect.
3. The covenants and restrictions set forth in this Deed of Dedication shall run with the land and shall inure to the benefit of and be enforceable by the owner of any land located in the plat, which is the subject of this Deed of Dedication, and their legal

