

Iowa City Planning & Zoning Commission

Formal Meeting
Thursday, June 1, 2017
7:00 PM

Emma Harvat Hall – City Hall



Department of Neighborhood
and
Development Services



CITY OF IOWA CITY
UNESCO CITY OF LITERATURE

Staff Reports

PLANNING AND ZONING COMMISSION

Thursday, June 1, 2017 - 7:00 PM

Formal Meeting

Emma Harvat Hall

Iowa City City Hall

410 E. Washington Street

AGENDA:

A. Call to Order

B. Roll Call

C. Public Discussion of Any Item Not on the Agenda

D. Rezoning Item

Discussion of an application submitted by Watts Group Construction for a rezoning of approximately 21.77 acres from Rural Residential, RR-1, (4.16 acres) and Interim Development–Single Family Residential, ID-RS (17.61) acres to Single Family Residential (RS-5) zone for property located north of Rohret Road, west of Lake Shore Drive. (REZ17-00009)

E. Comprehensive Plan Item

A public hearing on an application for a Comprehensive Plan amendment to amend the North District Plan for approximately 70 acres west of Dubuque Street, south of Interstate 80, and north and east of Mission Point Road and Mackinaw Drive, to modify the land use map, adopt a sensitive areas survey, and add certain housing, transportation and design goals. (CPA16-00005)

F. Consideration of Meeting Minutes: May 18, 2017

G. Planning & Zoning Information

H. Adjournment

If you will need disability-related accommodations in order to participate in this meeting, please contact Bob Miklo, Urban Planning, at 319-356-5240 or at bob-miklo@iowa-city.org. Early requests are strongly encouraged to allow sufficient time to meet your access needs.

Upcoming Planning & Zoning Commission Meetings

Formal: June 15 / July 6 / June 20

Informal: Scheduled as needed.

STAFF REPORT

To: Planning and Zoning Commission Prepared by: Bob Miklo

Item: REZ17-00009 Date: June 1, 2017
Robret Road – Country Club Estates

GENERAL INFORMATION:

Applicant: Watts Group Construction

Contact: Duane Musser
1917 S. Gilbert Street
Iowa City, IA 52240
319-351-8282
d.musser@mmsconsultants.net

Requested Action: Rezone three tracts (17.61, 3.11, and 1.05 acres) from Rural Residential (RR-1) and Interim Development Single-Family Residential (ID-RS) to Low-Density Single-Family Residential (RS-5).

Purpose: To allow single-family residential development

Location: North of Rohret Road, west of Lake Shore Drive

Size: 21.77 acres

Existing Land Use and Zoning: Agriculture and undeveloped - 17.61 acres ID-RS, 3.11 acres and 1.05 acres RR-1

Surrounding Land Use and Zoning: North: Residential - OPD-5
South: Residential – County AR and R
East: Residential - RS-5
West: Agricultural – County A

Comprehensive Plan: Southwest District Plan – single family/duplex residential

Neighborhood Open Space District: SW5 Hunters Run

File Date: May 11, 2017

45 Day Limitation Period: June 25, 2017

BACKGROUND INFORMATION:

Most of the land under consideration for the proposed rezoning (17.61 acres) was annexed into the city in 1994. Approximately 3 acres was annexed in 1972 as part of a larger annexation that was later developed into Southwest Estates and Country Club Estates. When the 17.61 acres adjacent to Rohret Road was annexed in 1994 a proposal to rezone this area to Medium Density Single-Family Residential zone (RS-8) and Low Density Single-Family residential zone (RS-5) was considered. However, because of the lack of sanitary sewer services and the substandard condition of Rohret Road, the newly annexed land was zoned Interim Development Residential (ID-RS).

Since 1994, the future alignment of Highway 965 between Highway 6 and Highway 1 was determined and the City extended the growth boundary to include this area. The City committed to serving this area with sanitary sewer extensions and necessary lift stations, in order to allow development within the city. Country Club Estates Parts 1 to 6 were subsequently subdivided and developed as single-family residential lots. The applicant has requested this rezoning to allow development of the next phase of Country Club Estates.

The applicant has indicated that they held a Good Neighbor meeting on May 25. A report from that meeting will be available prior to the June 1 Planning and Zoning Commission meeting.

ANALYSIS:

Current zoning: The Rural Residential Zone (RR-1) is intended to provide a rural residential character for those areas in the city that are not projected to have the utilities necessary for urban development in the foreseeable future or for areas that have sensitive environmental features that preclude development at urban densities. The RR-1 zone allows single family dwellings and limited agricultural uses on lots that are a minimum of 40,000 square feet. Septic systems are allowed in RR-1 zones that are not served by City sanitary sewer. The RR-1 zoning designation was applied to this area prior to the installation of a sanitary sewer lift station for County Club Estates, which now makes it possible to provide sanitary sewer service.

The purpose of the Interim Development Single-Family Residential Zone (ID-RS) is to provide for areas of managed growth in which agricultural and other non-urban uses of land may continue until such time as the City is able to provide City services and urban development can occur. Agricultural uses are permitted, while other uses including residential uses, are allowed as provisional uses. The Interim Development Zone is the default zoning district, to which all undeveloped areas should be classified until City services are provided. The ID-RS designation indicates that residential uses were anticipated at the time of the annexation, though this designation does not compel that single family use upon development nor foreclose rezoning to a different use. Upon

provision of City services, the City or the property owner may initiate rezoning to zones consistent with the Comprehensive Plan, as amended.

Proposed zoning: The Low Density Single-Family Residential Zone (RS-5) is primarily intended to provide housing opportunities for individual households. The regulations are intended to create, maintain, and promote livable neighborhoods. The regulations allow for some flexibility of dwelling types to provide housing opportunities for a variety of household types. The zone allows single-family dwellings with a minimum lot size of 8,000 square feet and lot widths of 60 feet. For lots with vehicle access from an alley or rear lane, the minimum lot area is reduced to 6,000 square feet and lot width is reduced to 50 feet. Duplexes are allowed on corner lots with a minimum lot area of 12,000 square feet.

This zone also allows for some non-residential uses that contribute to the livability of residential neighborhoods, such as parks, schools, religious institutions, and daycare facilities. Related non-residential uses and structures should be planned and designed to be compatible with the character, scale, and pattern of the residential development.

Comprehensive Plan: This property is located within the Weber Subarea of the Southwest District Plan. The Southwest District Plan identifies this land as appropriate for single-family and duplex residential development. The proposed zoning, Low Density Single-Family Residential (RS-5), will allow for a residential development with a maximum density of five dwelling units per acre. Adjacent properties within the city are zoned RS-5. Land to the south is located outside of the city limits and is zoned County Residential (AR, R, and R-10) zones. In staff's opinion the proposed RS-5 zoning is consistent with the Comprehensive Plan and compatible with the neighborhood, provided adequate infrastructure is installed to serve development.

Infrastructure: Sanitary sewer service is now available to serve this property as a result of the lift station installed for earlier phases of Country Club Estates.

Water service is also available to serve this area, but due to low water pressure, staff recommends that as part of a preliminary plat application, the developer be required to complete a pressure analysis and if necessary install a booster pump to provide adequate water pressure.

Rohret Road is a rural cross section with chip seal surface and drainage ditches. When Irving Weber School was built, the City improved Rohret Road to a point approximately 500 feet west of Phoenix Drive. When County Club Estates, Part 7 was developed, the developer extended the improvements of Rohret Road to Lake Shore Drive.

Extending this infrastructure west to the new intersection is important to insure it is developed in accordance with the City's adopted design standards. A majority of the

traffic generated from this development will be traveling east. Curb and gutter will help control stormwater, and sidewalks will serve pedestrians.

As a condition of rezoning the property, the applicant has agreed to improve Rohret Road to the first street intersection that will provide access to the next phase of development (conceptually identified at approximately 200 feet to the west of where the current street improvements end). The applicant agrees to pay 50% of the cost of improving the street to the western city limits. The City and/or future private development to the south will be responsible for the other 50%. Staff does not anticipate a need improve the remainder of Rohret Road in the near future. Any subdivision of land adjacent to Rohret Road will also include installation of a sidewalk along Rohret Road as a public improvement to be installed by the Developer. Subject to these conditions, staff finds the improvements necessary to change the zoning to RS-5 will be provided.

STAFF RECOMMENDATION:

Staff recommends approval of REZ17-00009, an application submitted by Watts Group Construction for a rezoning of approximately 21.77 acres to Low Density Single Family Residential (RS-5) zone for property located north of Rohret Road, west of Lake Shore Drive, subject to a Conditional Zoning Agreement specifying:

- 1) Upon subdividing any of the property hereby rezoned the Developer shall enter into a subdivider's agreement with the City for the installation of Rohret Road as a public improvement to the first street that will serve the development (a point approximately 200' west of Lake Shore Drive);
- 2) Prior to the issuance of a building permit, the Developer shall pay 50% of the cost of improving Rohret Road to the western city limits as determined by the City Engineer;
- 3) As part of a preliminary plat application for any of the property hereby rezoned, the Developer shall complete a water pressure analysis and, if necessary, design and construct the water system to include a booster pump to provide adequate water pressure.

ATTACHMENTS:

1. Location Map
2. Aerial Photograph

Approved by: _____

John Yapp, Development Services Coordinator,
Department of Neighborhood and Development Services



0 0.05 0.1 0.2 Miles

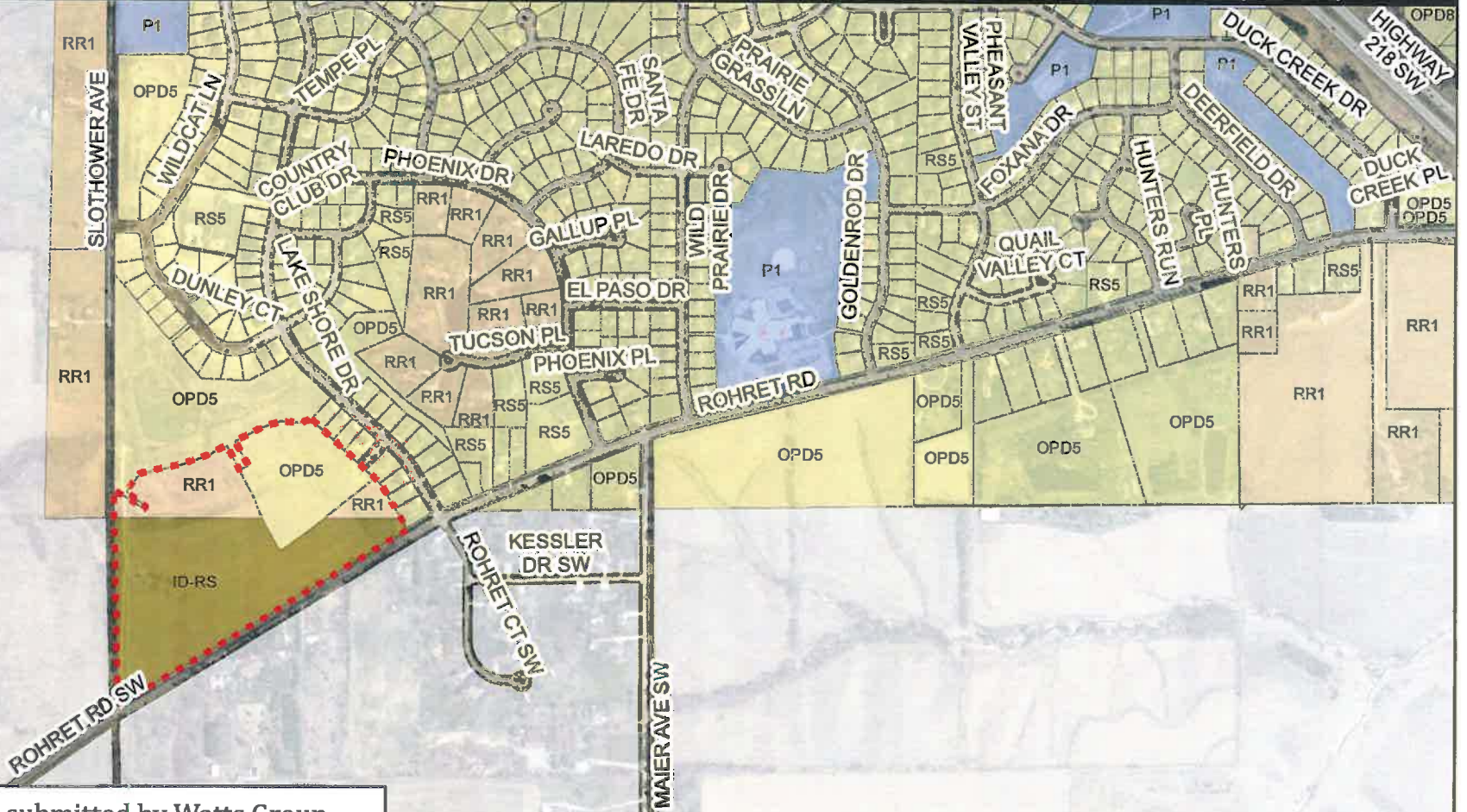
REZ17-00009 COUNTRY CLUB ESTATES SEVENTH ADDITION



CITY OF IOWA CITY

Prepared By: Sylvia Bochner

Date Prepared: May 2017



An application submitted by Watts Group Construction to rezone three tracts (17.61 acres, 3.11 acres, and 1.05 acres) from Rural Residential (RR-1) and Interim Development Single-Family Residential (ID-RS) to Low-Density Single-Family Residential (RS-5).



0 0.05 0.1 0.2 Miles

REZ17-00009 COUNTRY CLUB ESTATES SEVENTH ADDITION



Prepared By: Sylvia Bochner
Date Prepared: May 2017



An application submitted by Watts Group Construction to rezone three tracts (17.61 acres, 3.11 acres, and 1.05 acres) from Rural Residential (RR-1) and Interim Development Single-Family Residential (ID-RS) to Low-Density Single-Family Residential (RS-5).

REZONING EXHIBIT COUNTRY CLUB ESTATES SEVENTH ADDITION IOWA CITY, IOWA



CIVIL ENGINEERS
LAND PLANNERS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 361-6282
www.mmsconsultants.net

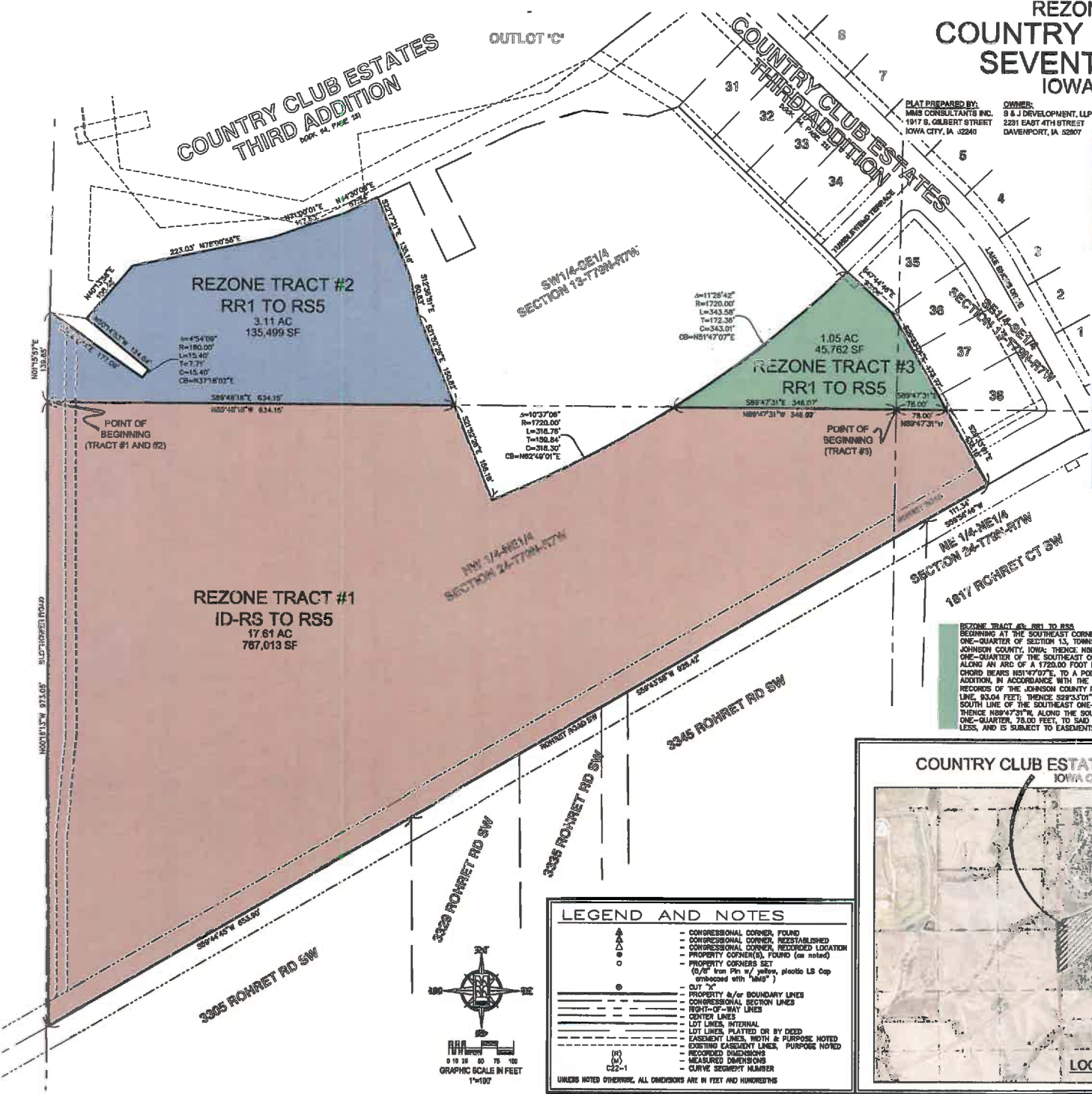
Date	Revision

REZONING EXHIBIT

COUNTRY CLUB ESTATES SEVENTH ADDITION
IOWA CITY JOHNSON COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	05-11-17
Designed by:	DAM Field Book No: 756
Drawn by:	JDM Scale: 1"=100'
Checked by:	GDM Sheet No: 1
Project No:	IOWA CITY 1331532



PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER:
B & J DEVELOPMENT, LLP
2231 EAST 4TH STREET
DAVENPORT, IA 52807

APPLICANT:
WATTS GROUP CONSTRUCTION
426 E. DAKOTA BLVD, SUITE 101
CORALVILLE, IA 52341

APPLICANT'S ATTORNEY:
MICHAEL J. PUGH
426 E. DAKOTA BLVD, SUITE 201
CORALVILLE, IA 52341

REZONE TRACT #1: ID-RS TO RS5
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE S89°48'18"E, ALONG THE NORTH LINE SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, 634.15 FEET; THENCE S21°32'22"E, 158.16 FEET; THENCE NORTH-EASTERLY, 318.76 FEET, ALONG AN ARC OF A 1720.00 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY, WHOSE 318.76 FOOT CHORD BEARS N62°49'01"E, TO A POINT ON SAID NORTH LINE; THENCE S89°47'31"E, ALONG SAID NORTH LINE, 346.07 FEET; TO THE NORTHEAST CORNER THEREOF; THENCE S89°47'31"E, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 24, A DISTANCE OF 78.00 FEET; TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 24, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 94, AT PAGE 221, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S29°37'01"E, ALONG SAID SOUTHERLY LINE, 133.10 FEET; TO THE SOUTHERN MOST CORNER THEREOF; AND A POINT ON THE CENTERLINE OF ROHNET ROAD SW; THENCE S89°46'49"W, ALONG SAID CENTERLINE, 111.34 FEET; THENCE S89°43'58"W, ALONG SAID CENTERLINE, 828.42 FEET; THENCE S89°44'45"W, ALONG SAID CENTERLINE, 833.80 FEET; TO A POINT ON THE EAST LINE OF SLOVOWER ROAD; THENCE N07°18'13"W, ALONG SAID EAST LINE, 675.00 FEET; TO SAID POINT OF BEGINNING. SAID TRACT CONTAINS 17.61 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

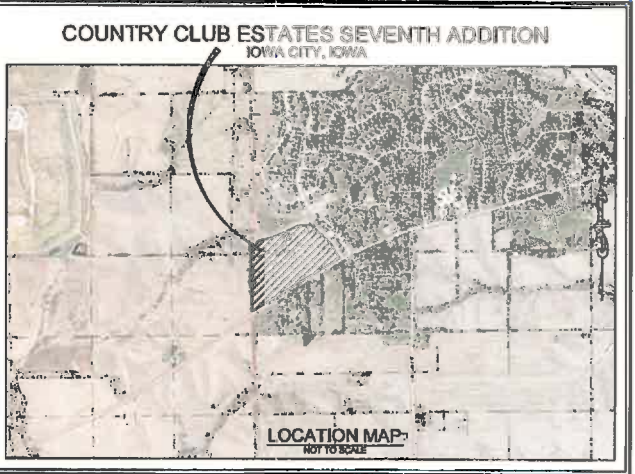
REZONE TRACT #2: RR1 TO RS5
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N07°07'07"E, ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, 139.83 FEET; TO THE SOUTHWEST CORNER OF COUNTRY CLUB ESTATES THIRD ADDITION, IOWA CITY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 54, AT PAGE 221, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE; THENCE S83°00'02"E, ALONG THE SOUTHERLY LINE OF SAID COUNTRY CLUB ESTATES, THIRD ADDITION; THENCE N07°07'07"E, ALONG SAID SOUTHERLY LINE, AND AN ARC OF A 180.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE 15.40 FOOT CHORD BEARS N27°18'02"E; THENCE N50°18'52"W, ALONG SAID SOUTHERLY LINE, 124.04 FEET; THENCE N40°13'06"E, ALONG SAID SOUTHERLY LINE, 108.48 FEET; THENCE N78°00'56"E, ALONG SAID SOUTHERLY LINE, 223.03 FEET; THENCE N71°00'01"E, ALONG SAID SOUTHERLY LINE, 117.53 FEET; THENCE N64°30'18"E, ALONG SAID SOUTHERLY LINE, 57.24 FEET; THENCE S22°17'21"E, 135.16 FEET; THENCE S12°38'51"E, 80.83 FEET; THENCE S81°32'22"E, 184.82 FEET; TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13; THENCE N89°48'18"W, ALONG SAID SOUTH LINE, 634.15 FEET; TO SAID POINT OF BEGINNING. SAID TRACT CONTAINS 3.11 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REZONE TRACT #3: RR1 TO RS5
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 78 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, JOHNSON COUNTY, IOWA; THENCE N07°07'07"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, 348.07 FEET; THENCE N07°07'07"E, ALONG AN ARC OF A 1720.00 FOOT RADIUS CURVE, CONCAVE NORTH-WESTERLY, WHOSE 343.01 FOOT CHORD BEARS N51°47'07"E, TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 13; THENCE S89°47'31"E, ALONG SAID SOUTHERLY LINE, 173.77 FEET; TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 13; THENCE N89°48'18"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, 78.00 FEET; TO SAID POINT OF BEGINNING. SAID TRACT CONTAINS 1.05 ACRES, MORE OR LESS, AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
- △ CONGRESSIONAL CORNER, REESTABLISHED
- CONGRESSIONAL CORNER, RECORDED LOCATION
- PROPERTY CORNER(S), FOUND (as noted)
- PROPERTY CORNERS SET (0/ft from Pin w/ yellow plastic LS Cap embraced with "MMS")
- CUT "X"
- PROPERTY &/or BOUNDARY LINES
- CONGRESSIONAL SECTION LINES
- RIGHT-OF-WAY LINES
- CENTER LINES
- LOT LINES, INTERNAL
- LOT LINES, PLAYED OR BY DEED
- EASEMENT LINES, WITH & PURPOSE NOTED
- EXISTING EASEMENT LINES, PURPOSE NOTED
- RECORDED DIMENSIONS
- MEASURED DIMENSIONS
- CURVE SHORTEN NUMBER

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDRETHS



STAFF REPORT

To: Planning and Zoning Commission

Prepared by: John Yapp

Item: CPA16-00005

North District Plan amendment

Date: May 12, 2017

GENERAL INFORMATION:

Applicants:

North Dubuque, LLC
130 E. 3rd Street, Suite 400
Des Moines, Iowa 50309

Forest View Tenants Association
1205 Laura Drive Lot #63
Iowa City, IA 52245

Contact:

Steve Long
HBK Engineering
509 S. Gilbert Street
Iowa City, IA 52240
319-338-7557

Requested Action:

Amend the North District Plan (an element of the Comprehensive Plan) for approximately 70 acres west of Dubuque St, south of Interstate 80, and north and east of the Mackinaw Village neighborhood to modify the map, adopt a sensitive areas survey, and add certain housing, transportation and design goals.

Purpose:

To allow commercial and office zoning west of Dubuque St, south of Interstate 80; and to allow residential and residential planned development north and east of the Mackinaw Village neighborhood

Location:

Generally west of Dubuque St, south of Interstate 80

Existing Land Use and Zoning:

Single Family (RS-5)
Mobile Home Park (OPD/RS-12)
Vacant (ID-RS)

Surrounding Land Use and Zoning:

North: Interstate 80
East: Dubuque St
South: Residential (ID-RS)
Multi-Family (RM-20)
Residential (OPD-5)
West: Residential (OPD-5)

Comprehensive Plan:

North District Plan

File Date:

December 15, 2016

BACKGROUND INFORMATION:

North Dubuque, LLC owns approximately 70 acres of property west of Dubuque St, south of Interstate 80 and north and east of the Mackinaw Village neighborhood. The western portion of the property includes 1 single family home and undeveloped land; the central portion includes Forest View Mobile Home Park, and the eastern portion includes three single family homes. The majority of the 70 acres is undeveloped woodlands. The applicants, North Dubuque LLC and the Forest View Tenants Association, are requesting the adoption of a land use map and certain housing, transportation and design goals for the 70 acres controlled by North Dubuque LLC.

The existing North District Plan (adopted in 2001) land use map identifies the Forest View Mobile Home Park as 'multi-family residential,' and most of the remainder of the area as 'conservation design' and 'single-family / duplex residential.' The frontage along the west side of Dubuque St is identified as 'Large lot / Rural Residential.' The North District Plan land use map is attached.

The most significant changes proposed are the redevelopment of Forest View Mobile Home Park, the creation of a new Forest View community near the central portion of the property, the introduction of commercial land uses west of Dubuque St and south of Interstate 80, the introduction of multi-family housing north and east of Mackinaw Village, and a new access to Dubuque St (more detail in the analysis). The North District Plan contains a page devoted to *Future Development along Foster Road/Laura Drive* (attached).

In referring to this area, the plan states:

As infrastructure improvements open up this area for new development, protection of environmentally sensitive areas will become more of a concern. This area can continue to accommodate existing affordable housing options and provide opportunities for new single family homes, apartments, townhouses and condominiums if they are clustered along the extension of Laura Drive and Foster Road. Promoting conservation design by clustering development away from heavily wooded areas and ravines will protect wildlife corridors, preserve the tree canopy in the area, prevent the erosion of steep slopes, and reduce stormwater runoff. The Plan map illustrates one possible neighborhood design that would be appropriate in this area. The scenario shows development clustered away from the wooded ravines with a connected street system in the flatter areas that exist just west of Arn Lane and the extended Laura Drive.

ANALYSIS:

The Commission is tasked with determining whether the Applicants' request satisfies the following criteria:

1. Circumstances have changed and/or additional information or factors have come to light such that the proposed amendment is in the public interest.
2. The proposed amendment will be compatible with other policies or provisions of the Comprehensive Plan, including any District Plans or other amendments thereto.

I. Amend the North District Plan Map: The applicants have submitted a proposed land use map (attached):

Central and southwest: For the central and southwest portions of the property, the Applicants have proposed amending the Map from 'conservation design' and 'single-family duplex residential' to Low-Medium Mixed Residential (8-13 units per acre) densities. The south central portion of the property is proposed as the new neighborhood for residents of Forest View. The applicants' concept plan and Sensitive Areas Inventory reflect a large area of woodlands and wetlands being preserved, from which density would be transferred to the new Forest View neighborhood and proposed residential development to the west. The southwestern portion of the property is reflected as townhomes on the concept plan, consistent with the townhomes to the south in Mackinaw Village. The applicant's narrative describes this area in more detail.

Northwest: For the northwest portion of the property, the applicants have proposed amending the Map from 'single-family duplex residential' to Multi-Family Residential (8-13 units per acre). The concept plan shows several large buildings, including a retirement village, multi-family apartments, and multi-family condominiums. While the proposed density (8-13 units per acre) is consistent with the other residential portions of the proposed land use map, the designation as 'multi-family' reflects the intent to construct multi-family buildings.

North: For the northern part of the property, the applicants have proposed amending the map from Multi-family residential (existing Forest View Mobile Home Park) to Highway/Neighborhood Commercial. The concept plan reflects office and mixed-use development on the south side of Interstate 80.

East: For the eastern portion of the property, along the Dubuque St frontage, the applicants have proposed amending the map from 'Large Lot Rural Residential' to Highway/Neighborhood Commercial. The concept plan reflects hotels and a small market along the Dubuque St frontage, and new access to Dubuque St.

The applicants' concept plan illustrates the intent of future rezoning and development proposals. Implementation of this concept plan would require several rezonings that would not be consistent with the current Plan Map, even if it is broadly considered as a general guideline for development of this property. Thus the developer has requested modifications to the Plan Map.

A. Current Land Use Map: The existing North District Plan (adopted in 2001) land use map identifies the Forest View Mobile Home Park as 'multi-family residential,' and most of the remainder of the area as 'conservation design' and 'single-family / duplex residential.' The frontage along the west side of Dubuque St is identified as 'Large Lot / Rural Residential.' The North District Plan land use map is attached.

B. Analysis:

i. Change in circumstances: The applicants state in their application that since the North District Plan was adopted in 2001, over 500 new homes have been constructed in the

Peninsula, Elk Run condominiums and Mackinaw Village including a mix of single-family and multi-family housing. The Thornberry Dog Park has been established and commercial and office uses have been introduced in the Peninsula neighborhood. Staff notes that there are significant infrastructure improvements that have occurred (Interstate 80 / Dubuque Street interchange improvements) and are underway (Dubuque Street elevation and Park Road bridge replacement). These changes in circumstances have led to the property owned by North Dubuque becoming more ripe for development than in 2001. With the build-out of the Peninsula neighborhood, there is more population on a single means of access that is prone to flooding during major flood events. The proposed development would provide a second means of access to and from the larger neighborhood.

ii. Public interest: The applicants state in their application that the proposed development will provide secondary access to residents of the Peninsula and Mackinaw Village neighborhoods, who have been forced to evacuate during the 2008 flood due to Foster Road (the only access into the Peninsula) being flooded. The applicants further state the majority of the homes in Forest View Mobile Home Park were constructed in the 1960s and 1970s, prior to the National Manufacturing Housing Construction and Safety Standards Act of 1974. The proposed development seeks to improve housing quality by providing permanent, affordable homes; and to provide a mix of housing types in the larger development area.

iii. Compatible with other policies and provisions: The North District Plan (starting on page 10) contains several principles that are consistent with the applicants' goals:

- **Housing Goal:** Maintain and enhance existing housing while providing opportunities for new housing development that complements existing neighborhoods, protects environmentally sensitive areas, and is affordable to people of all incomes and ages.
- **Commercial and Institutional Uses goals:** Enhance commercial diversity and activity by encouraging a business mix that provides goods and services to satisfy neighborhood needs; Focus commercial activity in existing nodes along major arterial streets; Discourage strip commercial development.

II. Sensitive Areas Inventory: The applicants have submitted a Sensitive Areas Inventory map that shows anticipated areas of development/disturbance and areas of preservation. The map was prepared by Earthview Environmental, who conducted surveys of the property and delineated the wetlands. The surveys and delineation reports have been submitted to the Corps of Engineers and Iowa DNR to determine if the wetlands are jurisdictional. Compliance with the City Sensitive Lands and Features Ordinance is required as a part of any development applications, such as a rezoning, planned development, and subdivision. At the development application stage, the City will review more detailed sensitive areas information such as slopes, woodlands, wetlands, etc. This Sensitive Areas Inventory should be considered a broad, general map of anticipated impacts.

A. Current North District Plan: The current plan includes a Parks and Open Space Goal:

Provide for new parks, trails and open space to meet present and future needs of area residents with an emphasis on protecting and enhancing the District's unique natural areas; Protect sensitive environmental features; Retain and enhance the open space buffer between Interstate 80 and residential development (page 11).

B. Analysis:

i. Change in circumstances: The applicants' Sensitive Areas Inventory is more detailed than information in the current North District Plan. This more detailed information, based on investigations by Earthview Environmental, is a change in circumstance. The other change in circumstance is that the property owner is now proposing development activity.

ii. Public interest: The Sensitive Areas Ordinance represents the public interest in terms of how sensitive areas are regulated in Iowa City. The Sensitive Areas Inventory prepared by the applicant is generally consistent with the Sensitive Areas Ordinance.

iii. Compatible with other policies and provisions: The applicants' Sensitive Areas Inventory is generally consistent with the Sensitive Areas Ordinance. The current North District Plan emphasizes providing for parks, trails and open space, and also emphasizes conservation design in the residential areas proposed by the applicant. Conservation design is defined as "arranging residential density on a site so that only half or a smaller portion of the property is developed or built on – leaving the balance to be protected as a nature preserve or open space" (page 13 North District Plan).

III. Housing Goals: The applicants have submitted a narrative (attached) that describes how the south central portion of the property will become a new neighborhood for residents of Forest View Mobile Home Park. The applicants state that the new neighborhood will be less dense than the existing Forest View Mobile Home Park with larger lots, additional open space with soccer fields and playgrounds, and a community building with a tornado shelter. The applicants further state that the western portion of the proposed development will transition from the Mackinaw Village neighborhood, with townhomes transitioning to higher densities further north from Mackinaw Village. North of Flint Drive, the applicants state that senior living and other multi-family buildings are proposed. The applicants state that it is a desire of the developers to have a diversity of housing options, including inter-generational living.

A. Current North District Plan: The North District Plan states "If the mobile home park redevelops in the future, consideration should be given to securing relocation assistance for the current residents of the park" (page 27). The North District Plan includes a Housing Goal to "Maintain and enhance existing housing while providing opportunities for new housing development that complements existing neighborhoods, protects environmentally sensitive areas, and is affordable to people of all incomes and ages" (page 10).

B. Analysis:

i. Change in circumstances: The applicants state that Forest View Mobile Home Park was developed in the 1940s and the majority of the existing homes were constructed in the

1960s and 1970s, prior to the National Manufacturing Housing Construction and Safety Standards Act of 1974. The age, and ongoing maintenance needs of the mobile homes is becoming more of an issue. The other change in circumstances is the near-build-out of the Peninsula neighborhood, and nearby infrastructure improvements (Interstate 80 / Dubuque St Interchange, and Dubuque St elevation project). These factors make the property more ripe for development than in the past.

ii. Public interest: Recreating an affordable community as outlined in the proposed relocation plan is consistent with North District Plan and affordable housing goals and is in the public interest. The applicants have submitted a housing relocation plan (Forest View Mobile Home Park Relocation Plan, attached) in conjunction with their application for a comprehensive plan amendment. The relocation plan states that the primary goal is to *support the continuation of the strong community that exists and to provide high quality, decent, and safe housing for residents.* The relocation plan is modeled on a low income tax credit (LIHTC) program in Cleveland and guided by the federal Uniform Relocation Act and contains the following provisions:

1. All residents of Forest View Mobile Home Park on the date the CZA is signed will receive relocation assistance regardless of whether they own a mobile home or rent it and regardless whether they have a written lease. The assistance is three-fold, replacement housing, advisory, and moving.

2. Two types of replacement housing assistance will be available. One type is single-family homes that the owner intends to construct on separate lots near Forest View Mobile Home Park financed through LIHTC. All residents who are income eligible (below 60% AMI, which today for a household of 4 is \$51,840) may move into one of these homes. The resident will be a tenant for 15 years. Rent will be \$310/month (the current lot rent) and will increase 2% per year. During the 15 years, tenants will accumulate equity based on the principal component of a loan amortized over 25 years at 4.75% (the amortization table is attached to the plan). After 15 years, the tenant will have the opportunity to purchase the house for an estimated sale price of approximately \$66,000 less the equity of approximately \$24,000. The tenant will need to provide the difference of approximately \$42,000 to purchase the house, and the owner will assist the tenant in obtaining financing. The tenant will also have the option of continuing to lease the house and "cash out" the equity. Similarly, a tenant can move out at any time and "cash out" the equity.

3. The second type of replacement housing is cash assistance up to \$7,200. This will be available to residents who are not income eligible to move to the LIHTC project and income-eligible residents who choose for whatever reason not to move to the LIHTC project.

4. In addition, the owner will provide all residents with advisory services which include aid in gathering paperwork, preparing to be homeowners, moving/selling a mobile home and finding a new place to live off site, and moving assistance, which is help in moving furniture and personal belongings. Staff contemplates the material items from the Relocation Plan being incorporated into future conditional zoning agreements.

The diversity of housing proposed by the applicants in the larger development area is

consistent with the North District Plan goal of "providing opportunities for new housing development that complements existing neighborhoods, protects environmentally sensitive areas, and is affordable to people of all incomes and ages."

iii. Compatible with other policies and provisions? The proposed land use map outlines residential land uses and densities. Residential land uses are proposed at higher densities than the current North District Plan. The North District Plan goal of "providing opportunities for new housing development that complements existing neighborhoods . . ." is important in terms of how the proposed development transitions from the existing Mackinaw Village neighborhood. As such, staff recommends a goal of incorporating design standards into any multi-family residential development adjacent to the Mackinaw Village neighborhood that include setbacks, woodland buffers, low-level lighting, and other methods to maintain the livability of the Mackinaw Village neighborhood.

As part of an amendment to the North District Plan, staff recommends the following Housing goals:

a) Upon redevelopment of Forest View Mobile Home Park, the developer/owner should provide relocation assistance to the residents that includes replacement housing, preferably in the immediate area, advisory services and moving expenses. Said relocation assistance must be offered and made available prior to any demolition of existing homes as part of any first phase of development. A relocation plan must be made available to residents.

c) Any development of multi-family residential adjacent to the Mackinaw Village neighborhood must incorporate design standards, setbacks, woodland buffers, low-level lighting, and other methods to maintain the livability of the Mackinaw Village neighborhood.

IV. Neighborhood/Highway Commercial: The applicants, in the submitted narrative, state that "in order to serve the growing population in the neighborhoods to the west of the property, the residents of the proposed development and the surrounding community, it is necessary that commercial development occur at this location. This commercial site offers an opportunity for small to medium sized offices, neighborhood retail, hotel options and potentially a marketplace for nearby residents who currently drive to Coralville for basic provisions."

The applicants note the policy of creating and maintaining attractive entrances to Iowa City, and state that any redevelopment of property along Dubuque St will be subject to a Conditional Zoning Agreement addressing the Dubuque St entranceway through building façade standards, sign placement, setbacks, building materials and screening and tree preservation. The applicants have submitted illustrative graphics showing their intent to preserve the scenic quality of the Dubuque St entranceway.

A. Current North District Plan: The current North District Plan states:

It is a policy in the Comprehensive Plan to create and maintain attractive entrances to Iowa City. Dubuque St has long been recognized for its scenic character, views of the Iowa River, and woodlands and open space transitioning into the Northside neighborhood and

downtown Iowa City. Discouraging changes in land use that might result in the degradation of the scenic qualities of the corridor will also protect the Dubuque St corridor (pages 18-19).

B. Analysis:

i. Change in circumstances: The main change in circumstance is the growing population in the larger Peninsula neighborhood, and the professed need for neighborhood commercial development to serve this population. There are also highway commercial uses proposed (hotels, marketplace) that would serve the larger community and visitors. Staff notes that the other change in circumstance which makes commercial development more feasible is the recent upgrades to the Dubuque St / Interstate 80 Interchange.

ii. Public interest: The North District Plan includes a goal to “focus commercial activity in existing nodes along major arterial streets” (page 10). The City Council has adopted a Strategic Plan goal to “Proactively seek opportunities to facilitate development of our interstate entryways in a manner consistent with this strategic plan” (page 5; 2017 Strategic Plan Update).

iii. Compatible with other policies and provisions: The North District Plan discourages changes in land use that would result in the degradation of the scenic qualities of the Dubuque St corridor. The applicants have stated that any redevelopment/rezoning of property along the Dubuque St corridor would be subject to a Conditional Zoning Agreement addressing building façade, sign placement, setbacks, building materials and screening and tree preservation. Staff recommends that any Comprehensive Plan amendment include as a goal the need for a Conditional Zoning Agreement to address maintaining the scenic qualities of the Dubuque St entranceway.

V. Transportation: The largest piece of public infrastructure shown on the Applicants’ proposed Land Use Map is Forest View Drive, a new public street that would connect Dubuque St to Algonquin Rd as well as Laura Drive. The proposed alignment would provide a secondary access / egress from the Peninsula area, which was evacuated during the Flood of 2008 because the single access road, Foster Road, was flooded. This secondary access will serve a public benefit, in that it provides access, including for emergency vehicles, during flood events, and will also eliminate the need to evacuate the larger Peninsula neighborhood.

Forest View Drive is proposed to connect to Dubuque St with a new intersection, turn lanes and traffic signal. The applicant has submitted a preliminary traffic study which demonstrates a need for a traffic signal and turn lanes at the proposed intersection. The traffic study also supports the access to Dubuque St given the proposed development, primarily due to the need to reduce traffic volumes at the Foster Rd / Dubuque St intersection and the need to distribute traffic. The traffic study will be refined with specific development proposals and will help inform the specific design of the intersection.

A. Current North District Plan: The current North District Plan contemplates upgrading and extending Laura Drive to the west, and then south along Arn Lane to reconnect to Foster Road. The applicants’ proposal to create a new street, Forest View Drive, is in lieu of upgrading Laura Drive but accomplishes the same goal of creating a new east-west

connection north of Foster Road. The North District Plan states "Development of this area has been limited due to the lack of adequate streets, water and sewer service" (page 27).

Regarding pedestrian and bicycle connections, the current North District Plan has a goal to "Install sidewalk and connecting trails that will enhance the pedestrian/bicycle network within the district" (page 11). The applicants' concept plan reflects sidewalks; specific sidewalk and trail connections will be evaluated with specific development proposals.

B. Analysis:

i. Change in circumstances: The North District Plan contemplates a future east-west road serving the area north of Foster Rd, which, along with accompanying utilities, will open up the area for development/redevelopment. The circumstance which has changed is a property owner willing to install necessary infrastructure.

ii. Public interest: Creation of new east-west road is identified in the current North District Plan. Creation of a signalized intersection for a new Forest View Drive / Dubuque St intersection is supported by the applicants' preliminary traffic study. The new street will provide a secondary access and relieve the necessity to evacuate the larger Peninsula area during major flood events.

iii. Compatible with other policies and provisions: In general, the proposed Forest View Drive is compatible with the North District Plan, as noted above. The creation of a new signalized intersection with Dubuque St is consistent with general goals for safe, efficient intersections where traffic volumes support the need for signalization.

SUMMARY

The proposed North District Comprehensive Plan amendments meet several public goals, including:

- The creation of replacement affordable housing and a commitment to the Forest View Relocation Plan;
- Provision of a secondary access to the larger Peninsula neighborhood;
- Creation of diverse housing types for a variety of households;
- Providing commercial and office development opportunities at an existing arterial street interchange; and
- A commitment to maintain the scenic qualities of the Dubuque St entranceway through a conditional zoning agreement.

Besides the 'new' Forest View community, the most significant changes to the current North District Plan include the introduction of commercial land uses west of the Dubuque St and south of Interstate 80, and the introduction of multi-family housing north and east of Mackinaw Village. Regarding commercial land uses, the North District Plan emphasizes focusing commercial activity at existing nodes – while there are no commercial uses at the Dubuque St / Interstate

80 interchange currently, it is an existing arterial street node. Preservation of the scenic qualities of the Dubuque St entranceway has been a long-standing policy – the applicants have proposed maintaining the scenic qualities through a conditional zoning agreement at the time of any subsequent rezoning applications.

Regarding the proposed multi-family uses north and east of Mackinaw Village, the proposed land use map and concept plan represents an increase in density from the current North District Plan. While the applicants have noted they intend to meet the provisions of the Sensitive Areas Ordinance, clustering density at 8-13 units per acre can result in the construction of significant multi-family buildings at the northwest portion of the development. Staff notes that while any projects utilizing the ability to cluster density will necessitate a planned development to be reviewed and approved by the Planning and Zoning Commission and City Council, the proposed Comprehensive Plan amendment should acknowledge the concern with the change in density adjacent to the existing Mackinaw Village neighborhood.

On balance, staff finds that meeting the goals of providing affordable housing, diverse housing, a secondary access to the larger Peninsula neighborhood, and creating opportunity for commercial development at an existing interchange more than mitigate against concerns about the appearance of commercial development (which can be controlled through a conditional zoning agreement) and the density of development in the western portion of the property. Concerns about the density at the western portion of the project can be mitigated by the use of setbacks, preservation of woodland buffers, control on lighting and other factors which will be addressed when planned developments are reviewed.

STAFF RECOMMENDATION:

Staff recommends approval of CPA16-00005 an addendum to the North District Plan, to:

- A. Adopt the land use map dated April 12, 2017
- B. Adopt the Sensitive Areas Inventory dated April 5, 2017
- C. Adopt the following goals:
 - a. Housing Goal: Upon redevelopment of Forest View Mobile Home Park, the developer/owner should provide relocation assistance to the residents that includes replacement housing, preferably in the immediate area, advisory services and moving expenses. Said relocation assistance must be offered and made available prior to any demolition of existing homes as part of any first phase of development. A relocation plan must be made available to residents.
 - b. Housing Goal: Any development of multi-family residential adjacent to the Mackinaw Village neighborhood must incorporate design standards, setbacks, woodland buffers, low-level lighting, and other methods to maintain the livability of the Mackinaw Village neighborhood.
 - c. Commercial and Institutional Uses Goal: To preserve the scenic character of this primary entrance to the City, any redevelopment of property along Dubuque St must adhere to strict design guidelines imposed through a Conditional Zoning

Agreement (CZA). Such design guidelines will address building façade and materials, sign placement, setbacks from the street, screening and tree preservation.

- d. Transportation Goal: Upon redevelopment of property west of Dubuque St and south of Interstate 80, access to Dubuque Street for south-bound traffic north of Foster Road may be allowed provided that the access point/ intersection is designed to accommodate anticipated traffic volumes from the developing area west of Dubuque St, south of Interstate 80.

ATTACHMENTS:

1. Location map
2. Applicants' statement (English and Spanish)
3. Applicants' proposed land use map (English and Spanish)
4. Applicants' forest view sensitive areas inventory
5. Applicants' concept plan (English and Spanish)
6. Forest View Mobile Home Park Relocation Plan
7. Applicants' concept images of Dubuque St frontage
8. Good neighbor meeting notes
9. Statement regarding co-applicants (English and Spanish)

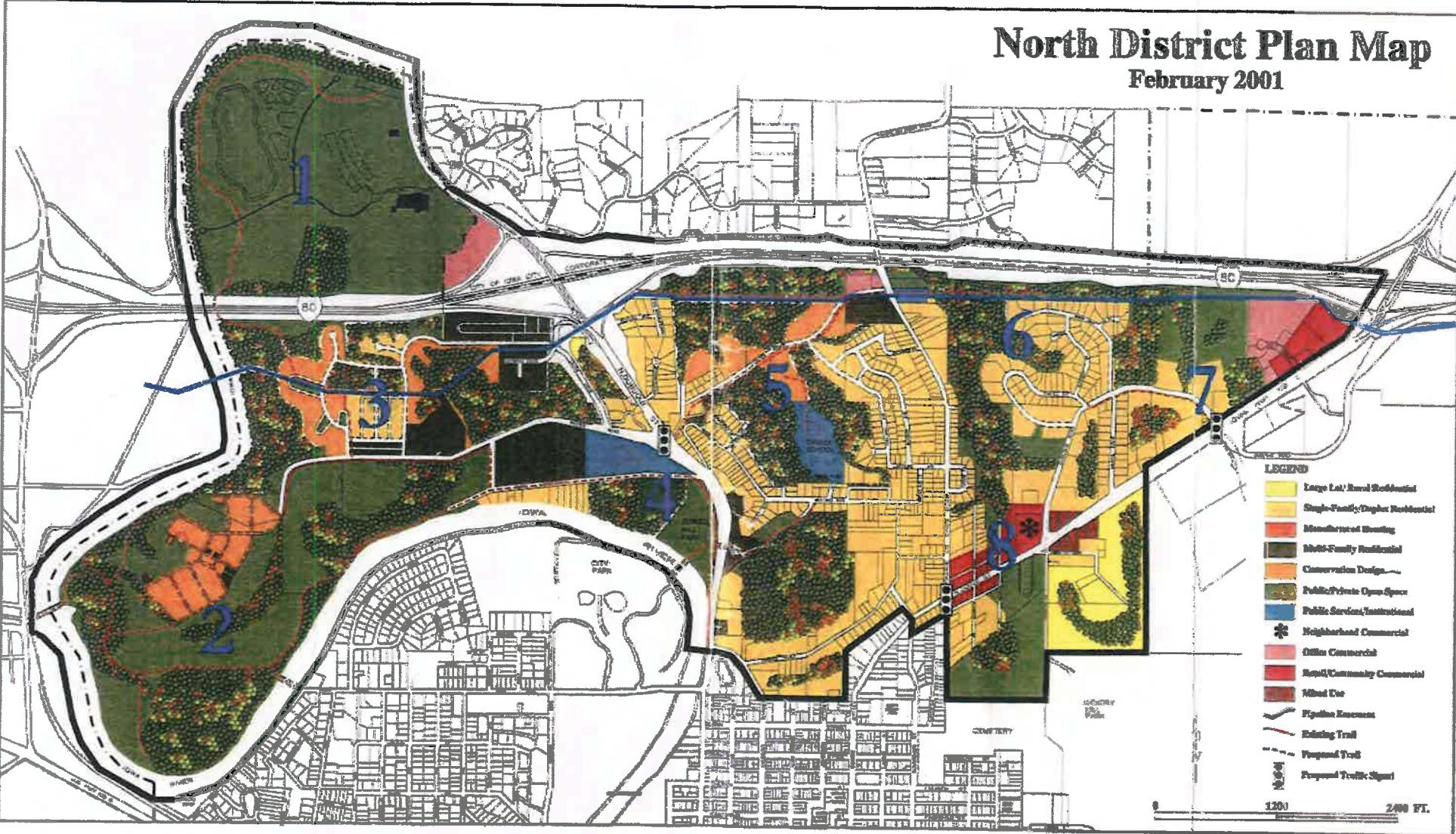
Approved by: _____


Doug Boothroy, Director

Department of Neighborhood and Development Services

North District Plan Map

February 2001



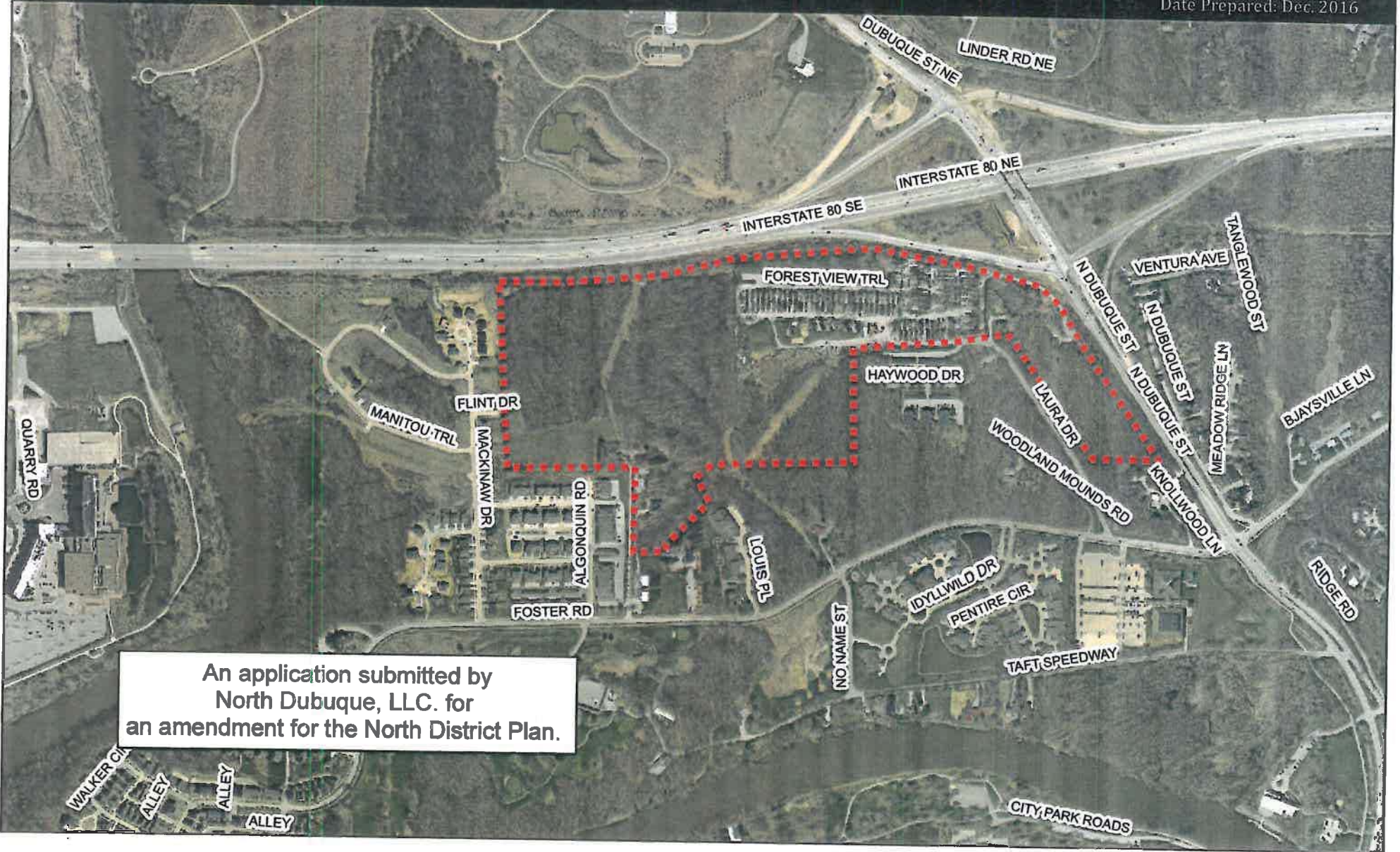


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CPA16-00005 North District Plan



Prepared By: Marti Wolf
Date Prepared: Dec. 2016



An application submitted by
North Dubuque, LLC. for
an amendment for the North District Plan.

[Extractos del paquete de 58 páginas para la reunión oficial de la Comisión Municipal de Planeación y Zonificación del 18 de mayo, 2017, en lo que trata sobre Forest View.]

[Agenda]

Comité de Planeación y Zonificación.
Jueves 18 de mayo, 2017 – 7:00 PM
Reunión Formal
Sala Emma Harvat
Iowa City City Hall
410 E. Washington Street.

SPANISH TRANSLATION
OF STAFF REPORT
CPA 16-00005
NORTH District
Plan Amendment

...

[Punto D en la AGENDA, relacionado con el Plan Integral Municipal:]

Que se considere la petición de fijar la fecha de 1º de junio, 2017, para una audiencia pública sobre la solicitud de modificación al Plan Integral para modificar el Plan del Distrito Norte en un terreno de aproximadamente 70 acres al oeste de Dubuque Street y sur de la vía I-80, y al norte y este de Mission Point Road y Mackinaw Drive, modificando el mapa del uso de terreno, adoptando una encuesta de áreas ecológicas sensibles, y añadiendo ciertos objetivos sobre vivienda, transporte y diseño. (CPA 16-00005)

...

[p 1]

Informe Administrativo.

Para: La Comisión de Planeación y Zonificación

Preparado por: John Yapp

Punto: CPA 16-00005/ Modificación al Plan del Distrito Norte

Fecha: 12 de mayo, 2017

INFORMACION GENERAL:

Solicitantes: North Dubuque, LLC
130 E. 3rd Street, Suite 400
Des Moines, Iowa

Asociación de Vecinos de Forest View
1205 Laura Drive, Lote #63
Iowa City, IA 52245

Contacto: Steve Long
HBK Engineering
509 S. Gilbert Street
Iowa City, IA 52240

319-338-7557

Acción Pedida: Modificar el Plan del Distrito Norte (parte del Plan Integral) sobre aproximadamente 70 acres al oeste de Dubuque Street, al sur de la vía I-80, al norte y este del vecindario de Mackinaw Village para modificar el mapa, adoptar el inventario de áreas sensibles, y agregar ciertas metas de vivienda, transporte y diseño

Propósito: Permitir zonificación de oficina y comercial al oeste de Dubuque Street y sur de la vía I-80; y permitir desarrollo, y desarrollo anticipado, residencial al norte y este del vecindario de Mackinaw Village

Ubicación: En general al oeste de Dubuque St y sur de la I-80

Zonificación y Uso actual: Familiar Único (RS-5)
Parque Móvil (ODP/RS-12)
Desocupadas (ID-RS)

Zonificación y Uso Circundante: Norte: Vía I-80
Este: Dubuque St
Sur: Residencial (ID-RS)
Multi-Familiar (RM 20)
Residencial (OPD-5)
Oeste: Residencial (OPD-5)

Plan Integral: Plan del Distrito Norte

Fecha de archivo: 15 de diciembre, 2016

[p 2]

ANTECEDENTES:

La North Dubuque, LLC es propietaria de aproximadamente 70 acres al oeste de Dubuque Street, al sur de la vía I-80 y al norte y este del vecindario de Mackinaw Village. La parte occidental de la propiedad incluye una vivienda residencial de familia única y terreno sin desarrollar; la parte central incluye el Forest View Mobile Home Park; y la parte oriental incluye tres viviendas residenciales de familia única. En su mayor parte los 70 acres son bosque sin desarrollar. Los solicitantes North Dubuque, LLC y la Asociación de Vecinos de Forest View piden que se adopte un mapa de uso del terreno y ciertos objetivos de vivienda, transporte y diseño para los 70 acres bajo el dominio de la North Dubuque LLC.

El uso de terreno existente en el Plan del Distrito Norte (adoptado en 2001) identifica al Forest View Mobile Home Park como 'residencial de familia múltiple' y la gran mayoría del resto del terreno como 'diseño de conservación ambiental' y 'residencial familia única o casa tipo duplex.' El frente sobre el lado oeste de Dubuque Street se identifica como 'Vivienda Rural en Lote Grande.' Se adjunta el mapa de uso de terreno del Plan del Distrito Norte.

Los cambios más significativos que se proponen son el nuevo desarrollo del Forest View Mobile Home Park, la creación de una nueva comunidad de Forest View hacia el centro de la propiedad, la introducción de uso de terreno para comercio al oeste de Dubuque Street y sur de I-80, la introducción de residencias multifamiliares al norte y este de Mackinaw Village, y un nuevo acceso a Dubuque Street (se detalla en el análisis.) El Plan del Distrito Norte contiene una página consagrada a *Desarrollo Futuro a lo largo de Foster Road/Laura Drive* (adjunto).

Relativo a éste área, el plan declara:

En el momento que mejoras a la infraestructura invite nuevo desarrollo de esta área, la protección de áreas ecológicas se convertirá en una preocupación apremiante. Esta área puede continuar acomodando opciones existentes de vivienda económica y proveer oportunidades para nuevas residencias de familia única, apartamentos, casas adosadas y condominios si éstas se consolidan a lo largo de Laura Drive y Foster Road. Fomentando diseño ecológico que consolide el desarrollo a distancia de las áreas de bosque más espeso y de barrancos protegerá los corredores para animales salvajes, conservará las copas de árboles en el terreno, evitará la erosión de los barrancos, y reducirá el desagüe durante las tormentas. El mapa del Plan ilustra uno de los diseños de vecindario posibles que sería apropiado para el área. Este diseño hipotético muestra un desarrollo consolidado lejos de los barrancos en el bosque con un sistema de vías conectadas en las áreas más planas que hay al oeste de Arn Lane y la extensión de Laura Drive.

ANALYSIS:

... [p 2 - 9]

[p 9 - 11]

RESUMEN:

Las modificaciones que se proponen al Plan Integral del Distrito Norte concuerdan con varios objetivos públicos, entre ellos:

- La construcción de vivienda de reemplazo económica y compromiso con el Plan de Reubicación de Forest View;
- Aporte de un acceso secundario al vecindario amplio de la Península;
- La creación de diversos tipos de vivienda para hogares diferentes;
- Aporte de oportunidades comerciales y de desarrollo de negocios en un punto de intercambio arterial existente; y
- El compromiso, a través de un acuerdo de zonificación condicional, con mantener el aspecto paisajista de la entrada a Iowa City por Dubuque Street.

Aparte de la “nueva” comunidad de Forest View, los cambios principales más significativos al Plan del Distrito Norte actual incluyen la introducción de usos comerciales al oeste de Dubuque Street y sur de la vía I-80, y la introducción de vivienda múltiple familiar al norte y al este de Mackinaw Village. Con respecto a usos comerciales, el Plan del Distrito Norte busca enfocar actividades comerciales en

módulos ya existentes – mientras que ahora no hay usos comerciales en el cruce de la vía I-80 con Dubuque Street, sí es un nódulo de calle arterial. La conservación de las características pintorescas de la entrada por Dubuque Street ha sido una constante de la política urbana—los solicitantes han propuesto mantener las cualidades paisajistas mediante un acuerdo de zonificación condicional para cuando surjan solicitudes de rezonificación en el futuro.

Con respecto al uso de terreno al norte y al este de Mackinaw Village para vivienda familiar múltiple, el mapa del terreno y el plan conceptual representan un aumento de densidad sobre el Plan del Distrito Norte actual. Aunque los solicitantes indican que se proponen cumplir con las estipulaciones de las Normas Para Áreas Sensibles, la concentración de densidad en unidades de 8-13 por acre pudiera resultar en una construcción significativa de edificios multifamiliares en la parte noroeste del desarrollo. Notamos que mientras que cualquier proyecto que tenga la posibilidad de aglomerar densidad necesita la aprobación del comité de Planeación y Zonificación y del Consejo Municipal, la propuesta de modificación al Plan Integral debería reconocer la preocupación con un cambio de densidad vecino al barrio existente de Mackinaw Village.

RECOMENDACIÓN DEL PERSONAL MUNICIPAL:

Se recomienda que sea aprobado el CPA 16-00005, apéndice al Plan del Distrito Norte para:

- A. Adoptar el mapa de uso del terreno fechado abril 12, 2017
- B. Adoptar el Inventario de Áreas Sensibles fechado abril 5, 2017
- C. Adoptar las metas siguientes:
 - a. Objetivo de Vivienda: En la reurbanización de Forest View Mobile Home Park, el propietario/constructor deberá proveer asistencia de reubicación que comprenda vivienda de reemplazo, preferiblemente en un área cercana, servicios de consultoría y gastos de mudanza. Esta asistencia de reubicación debe ser ofrecida y disponible anterior a cualquier demolición de viviendas existentes como primer paso de una fase inicial del desarrollo.
 - b. Objetivo de Vivienda: Cualquier desarrollo de vivienda residencial multi-familiar contigua con Mackinaw Village debe incorporar normas de diseño, distancias de retiro obligatorias, barreras, iluminación de bajo nivel, y otros métodos para mantener la viabilidad residencial del barrio de Mackinaw Village.
 - c. Objetivo de Usos Institucionales y Comerciales: Para mantener el carácter paisajista de esta entrada principal a Iowa City, cualquier nuevo desarrollo de la propiedad a lo largo de Dubuque St deberá cumplir con pautas de diseño estrictas impuestas a través de un Acuerdo de Zonificación Provisional (Conditional Zoning Agreement, CZA.) Estas guías para el desarrollo tratan de las fachadas, colocación de avisos, situación a distancia de la calle, barreras y conservación de árboles.
 - d. Objetivo de Transporte: Cuando haya nuevo desarrollo de propiedades al oeste de Dubuque Street y al sur de la vía I-80, acceso a Dubuque Street para el tráfico

proveniente de norte al Foster Road desplazándose en dirección sur será permitido siempre y cuando el cruce/punto de acceso se diseñe para acomodar volúmenes de tráfico anticipados del área al oeste de Dubuque Street y al sur de la I-80 bajo desarrollo.

DOCUMENTOS ADJUNTOS:

1. Mapa del sitio
2. Declaración de los solicitantes (Inglés y Español)
3. Mapa propuesto por los solicitantes de uso del terreno (Inglés y Español)
4. Inventario de los solicitantes de áreas ecológicas sensibles en forest view
5. Plan conceptual de los solicitantes (Inglés y Español)
6. Plan de Reubicación de Forest View Mobile Home Park
7. Imágenes conceptuales de los solicitantes del frente de Dubuque Street
8. Apuntes de las reuniones de Buenos Vecinos
9. Declaración sobre los co-solicitantes (Inglés y Español)

[firma] Aprobado por: Doug Boothroy, Director/ Departamento de Servicios a los Vecindarios y de Desarrollo

...

[p.51]

Apuntes de la Reunión de Buenos Vecinos (Good Neighbor Meeting)

Fecha en que ocurrió: 13 de noviembre, 2016

Hora: 6:30 pm

Presentes: 28 personas, incluyendo residentes de los condominios Idyllwild, Knollwood Lane y el área al este de Dubuque Street, al norte de Bjaysville Lane. Además representantes de la Ciudad de Iowa City, de HBK Engineering y de la North Dubuque, LLC.

Lugar: Elks Lodge de Iowa City, 637 Foster Road, Iowa City, IA

Representantes de la North Dubuque, LLC y HBK Engineering presentaron el concepto y variedad de usos propuestos para todo el sitio de desarrollo. Se explicó y discutió el proceso de modificación, así como el cronograma del proceso con la Ciudad y del proceso de construcción. Se discutió el tema del proyecto, como por ejemplo el proveer una variedad de usos, ofrecer una variedad de tipos de vivienda con mayor densidad en algunas áreas para conservar y mejorar áreas naturales, crear áreas comerciales a lo largo de Dubuque Street protegiendo a la vez la entrada paisajista a Iowa City, proveer asistencia de reubicación a los residentes del Forest View Mobile Park y construcción de un nuevo barrio de viviendas de familia única para los residentes del Forest View Mobile Park.

A continuación, comentarios/preguntas que se escucharon de lo presentes:

- Se presentó el concepto para el desarrollo en su totalidad y la modificación al plan integral se explicó y se discutió. Uno de los vecinos propuso que quisieran ser advertidos en cuanto se inicie el proceso. El equipo de desarrollo indicó que se les mantendrá informados a los vecinos y que se ha creado una página web la cual se actualizará regularmente.
- Hubo discusión sobre el área comercial propuesta a lo largo de Dubuque Street. Surgieron las siguientes preguntas y comentarios:
 - Se sabe el número de habitaciones del hotel propuesto?
 - Hubo un comentario sobre la estética de una nueva área comercial. No se quisiera un “super mall extravagante.”
- Durante la discusión del concepto del desarrollo, un vecino se mostró preocupado por el aumento de tráfico sobre Foster Road.
- Un residente de Idyllwild se mostró preocupado de que el desarrollo propuesto pudiera aumentar el desagüe durante las tormentas lo que haría impacto en Idyllwild. Un miembro del equipo de desarrollo explicó que se contempla un desarrollo de bajo impacto que mantiene las aguas sobre el sitio y que están trabajando con la Ciudad para asegurar un diseño para aguas pluviales que sobrepasa los reglamentos municipales.
- Un residente de Idyllwild declaró que en el momento la Ciudad está diseñando un plan de aguas pluviales para Idyllwild y pide que los del proyecto coordinen con la ciudad.
- Uno de los vecinos animó al equipo de desarrollo a que por favor desarrollara de manera ecológica y respetando la belleza del sitio.

Estoy de acuerdo que lo anterior representa los comentarios hechos durante la reunión Good Neighbor Meeting del 13 de noviembre, 2016.

[Firmado] John Yapp, Coordinador de Servicios de Desarrollo/ Servicios a los Vecindarios y de Desarrollo, Ciudad de Iowa City

[p.53]

Apuntes de la Reunión de Buenos Vecinos (Good Neighbor Meeting)

Fecha en que ocurrió: 13 de noviembre, 2016

Hora: 5:00 pm

Presentes: 35 personas, incluyendo residentes del barrio de Mackinaw Village, de los condominios de Oak Grove, Haywood Drive, Foster Road y Knollwood Lane. Además representantes de la Ciudad de Iowa City, de HBK Engineering y de la North Dubuque, LLC

Lugar: Elks Lodge de Iowa City, 637 Foster Road, Iowa City, IA

Representantes de la North Dubuque, LLC y HBK Engineering presentaron el concepto y variedad de usos propuestos para todo el sitio de desarrollo. Se explicó y discutió el proceso de modificación, así como el cronograma del proceso con la Ciudad y del proceso de construcción. Se discutió el tema del proyecto, como por ejemplo el proveer

una variedad de usos, ofrecer una variedad de tipos de vivienda con mayor densidad en algunas áreas para conservar y mejorar áreas naturales, crear áreas comerciales a lo largo de Dubuque Street protegiendo a la vez la entrada paisajista a Iowa City, proveer asistencia de reubicación a los residentes del Forest View Mobile Park y la construcción de un nuevo barrio de viviendas de familia única para los residentes del Forest View Mobile Park.

A continuación, comentarios/preguntas que se escucharon de los presentes:

- Durante la discusión del plan en general, hubo un comentario pidiendo que se hiciera todo el esfuerzo posible para proteger los corredores existentes para los animales silvestres.
- Durante la discusión sobre la nueva mezcla de viviendas en la propuesta, se manifestaron las siguientes preguntas:
 - Se permitirán viviendas móviles en el nuevo desarrollo?
 - Cuáles son los precios de las nuevas unidades residenciales?
 - Qué densidad se anticipa en el desarrollo?
 - Habrá alguna disminución del ruido del tráfico por la I-80?
- Durante la discusión del concepto en general surgieron la siguiente pregunta y comentario:
 - Cuáles son las etapas del proyecto – Etapa 1/Etapa 2?
 - Preocupación sobre la contaminación luminosa – cuántos faroles de la calle se anticipan? Se puede disminuir el número?
- Preguntas surgieron en particular sobre el borde este del desarrollo:
 - Qué detalles hay sobre el nuevo hotel?
 - Si no es un hotel, que otra cosa pudiera ser?
 - La Laura Drive se mantiene o se elimina?
 - Qué distancia hay entre la vivienda más alejada en Knollwood Lane y el pequeño mercado que se proyecta?
 - Se pidió que se sembraran grandes pinos como barrera entre las residencias de Knollwood Lane y el área comercial (Market Place) que se proyecta.
 - La Haywood Drive se mantendrá como es o se aumentará de acuerdo a las normas municipales?
 - Qué tipo de comercios se contempla? Prefieren que no sea una cantidad de tiendas de cadena.

Estoy de acuerdo que lo anterior representa los comentarios hechos durante la reunión Good Neighbor Meeting del 13 de noviembre, 2016.

[Firmado] Karen Howard, Urbanista Asociada/ Servicios a los Vecindarios y de Desarrollo, Ciudad de Iowa City

[p.55]

Apuntes de la Reunión de Buenos Vecinos (Good Neighbor Meeting)

Fecha en que ocurrió: 13 de noviembre, 2016

Hora: 3:00 pm

Presentes: 49 personas, incluyendo residentes del Forest View Mobile Home Park y representantes de la Ciudad de Iowa City, de HBK Engineering y de la North Dubuque, LLC

Lugar: Elks Lodge de Iowa City, 637 Foster Road, Iowa City, IA

Representantes de la North Dubuque, LLC y HBK Engineering presentaron el concepto propuesto para todo el sitio, inclusive tipo de usos como por ejemplo, vivienda para personas de la tercera edad en la parte oeste del terreno, condominios insertos en el bosque y de mayor densidad con el fin de proteger los humedales, bosques y pendientes, oficinas a lo largo de la I-80, comercio a lo largo de Dubuque Street y la creación de un nuevo barrio para familias únicas al mero sur del Forest View Mobile Home Park.

Se discutió el plan de reubicación haciendo resumen de varias situaciones hipotéticas. Se insistió sobre el punto de que todos recibirán asistencia y que se construirán aproximadamente 100 viviendas en el nuevo barrio de Forest View para acomodar a los residentes del Forest View Mobile Home Park que califican en cuanto a ingreso. Se discutió el tipo de financiación propuesto (Crédito Fiscal por Bajos Ingresos) para la construcción del nuevo barrio para los residentes de Forest View, así como las directrices sobre el ingreso de la casa y lo que sucederá si alguien no califica en cuanto a ingreso o si decide no vivir en el nuevo barrio. El tema se discutió en detalle; particularmente el programa de 15 años de alquiler con opción de compra que les permite a los residentes pagar la renta actual de \$310 al mes con un incremento del 2% cada año. Una parte de la renta se deposita en una cuenta a nombre del inquilino la cual se puede tocar en cualquier momento si el inquilino decide trasladarse a otro lugar. Por el otro lado, si el inquilino permanece los 15 años, esos fondos se usarían como primer pago por la casa y se refinanciarían los 10 años restantes.

La modificación al Plan Integral se presentó y se discutió. Antes de que la construcción pueda comenzar, primero se necesita modificar el plan integral, y luego la nueva zonificación y subdivisión del terreno. Tal proceso puede demorarse aproximadamente 6 a 7 meses con la Ciudad y luego 9 a 12 meses para la construcción del nuevo barrio, servicios y carreteras.

A continuación, comentarios/preguntas que se escucharon de los presentes:

- Al terminar la discusión del nuevo barrio y sus comodidades como residencias para familia única con amplia área de juego y canchas de fútbol, bosque, centro comunal y albergue contra tornados, uno de los residentes quiso saber si se permitirían casas móviles.
- Surgieron varias preguntas sobre el financiamiento del nuevo barrio y de las nuevas casas.
 - Hay un límite máximo de ingreso y se trata de ingreso bruto o neto?
 - Quien paga el impuesto de propiedad?

- Después de los 15 años el pago mensual continúa a aumentar en 2% anuales?
- Es posible comprar la casa después de 10 años en vez de 15?
- Durante la discusión del nuevo barrio, surgieron varias preguntas específicas al proceso y al tipo de vivienda.
 - Si alguien está rentando ahora, tiene acceso a casa nueva?
 - Si actualmente están viviendo en una casa de 3 dormitorios, pudieran conseguir una de 4? Y si se puede, cuánto costaría?
 - Serán de un piso o dos las casas?
 - Se incluirán todos los electrodomésticos?
 - De qué tamaño son los lotes?
 - En cuánto se valorará la casa de aquí a 15 años?
- Se habló del valor positivo e informativo de las reuniones mensuales de miembros de la Asociación de Vecinos de Forest View con la North Dubuque, LLC que tienen lugar en el Centro de Justicia Laboral.
- También hubo comentarios sobre el hecho de que se quiere oír a todos y la necesidad de hablar en voz alta!
- Se hizo énfasis repetidamente sobre la manera como todos están trabajando juntos.

Estoy de acuerdo que lo anterior representa los comentarios hechos durante la reunión Good Neighbor Meeting del 13 de noviembre, 2016.

[Firmado] Doug Boothroy, Director/ Servicios a los Vecindarios y de Desarrollo, Ciudad de Iowa City

...

Applicant's Statement for Comprehensive Plan Amendment

- A. Circumstances have changed and/or additional information or factors have come to light such that the proposed amendment is in the public interest.
- a. Since the Comprehensive Plan was originally completed in 2001, over 500 new homes have been constructed in the Peninsula, Elk Run condominiums, and Mackinaw Village. These **new neighborhoods have significantly altered the character of the area**, such the creation of Thornberry Dog Park, commercial property, multi-family and single-family residential housing, and medical offices.
 - b. During the 2008 and recent floods, these residents were forced to evacuate due to the Iowa River exceeding its banks and covering Foster Rd. This proposed development will provide **secondary roadway access** to those residents during such an event and they will be able to remain in their homes.
 - c. Forest View Mobile Home Park was developed in the 1940s and the majority of the existing homes were constructed in the 1960s and 1970s, prior to the **National Manufactured Housing Construction and Safety Standards Act of 1974**. This proposed development seeks to improve the housing quality by providing permanent, affordable homes a few hundred feet to the south.
- B. The proposed amendment will be compatible with other policies or provisions of the Comprehensive Plan, including any District Plan or other amendments thereto.
- a. The North District Planning Principles (p.10)–
 - i. *Housing Goal*- states that future development should, "Maintain and enhance existing housing while providing opportunities for new housing development that complements existing neighborhoods, protects environmentally sensitive areas, and is affordable to people of all incomes and ages."
 - ii. *Commercial and Institutional Uses* – states that future development should, " Focus commercial activity in existing nodes along major arterial streets...Discourage strip commercial development"
 - iii. Retain and enhance the open space buffer between Interstate 80 and residential development."- "Provide for new parks, trails, and open space to meet the present and future needs of area residents with an emphasis on protecting and enhancing the District's unique natural areas....Protect sensitive environmental features...Retain and enhance the open space buffer between Interstate 80 and residential development."
 - b. The South District Plan Map Designations (p.52)
 - i. The 'Low to Medium Mixed Residential' map designation in the South District Plan has been applied to this Comprehensive Plan amendment. This map designation aligns with the principles of the proposed site development, because "clustering is desirable to protect sensitive

- environmental features." This map designation indicates 8-13 dwelling units/acre.
- c. The North District Planning Principles - *Housing development that complements existing neighborhoods... and is affordable to people of all incomes and ages:* As noted in the **North District Plan**, "Consideration should be given to securing relocation assistance for the current residents of Forest View Park (p. 27)," a relocation plan has been created and will be implemented once development proceeds. A new neighborhood will be created that is permanent and affordable.
 - d. The North District Planning Principles - *Environmental Sensitive Areas:* As stated in the **North District Plan** (p. 27), "Promoting conservation design by clustering development away from wooded areas and ravines [that] will protect wildlife corridors, preserve the tree canopy in the area, prevent erosion of steep slopes, and reduce stormwater run-off." North Dubuque, LLC is proposing to develop the site using low-impact design techniques that will cluster development and protect environmental features throughout the area. In addition, North Dubuque, LLC has a goal of retaining as much stormwater run-off as possible on site. This goal exceeds **current City stormwater standards**.
 - e. The North District Planning Principles - *Parks and Open Space that retain and enhance the open space buffer between Interstate 80 and residential development*
 - i. The majority of the proposed development along I-80 is proposed to be used for office and retail/community commercial; however, the western portion of the site is residential. North Dubuque, LLC is aware of **City Code** requirements for residential uses within 300' of I-80. By preserving the existing tree canopy and using appropriate building materials, any residential uses will be buffered from the sound of Interstate 80.
 - f. The North District Planning Principles - *Commercial and Institutional Uses that focus commercial activity in existing nodes along major arterial streets...Discourage strip commercial development*
 - i. The proposed development includes well-designed and environmentally sensitive commercial uses along Dubuque Street.
 - g. **The Comprehensive Plan** stresses the importance of creating and maintaining attractive entrances to Iowa City. Any redevelopment of the property along Dubuque Street will have a goal of maintaining the scenic character by incorporating strict design guidelines through a Conditional Zoning Agreement (CZA). Project Green has a 40 year history of maintaining and protecting the Dubuque Street entryway into Iowa City. Representatives from Project Green met with North Dubuque, LLC representatives to discuss the proposed development and receive input and suggestions to ensure that the goals of the Comprehensive Plan are met. This partnership will continue throughout the development. The goal of the development is to preserve as much of the natural features of the site as possible. The proposed commercial area along Dubuque Street will be unique in that the main feature will be the natural vegetation and not the commercial buildings.

Applicant's Statement for Comprehensive Plan Amendment Narrative

Background

North Dubuque, LLC owns approximately 70 acres all of which fall under the North District Plan. The western portion of the property includes one single-family home; the central portion includes Forest View Mobile Home Park and the eastern portion of the property includes three single-family homes. The majority of the approximately 70 acres is vacant.

The current North District Plan shows the anticipated uses for the property as Multi-Family Residential, Single-Family/Duplex Residential, Large Lot/Rural Residential, Public/Private Open Space and Conservation Areas. The plan being proposed will incorporate a mix of uses, such as Office/Commercial, Highway/Neighborhood Commercial, Open Space and a mix of Residential. The proposed plan will focus heavily on land conservation and will provide secondary road access to the neighborhoods to the west, including the Mackinaw and the Peninsula neighborhoods.

Protection of environmentally sensitive areas is very important to the Applicants. As stated in the North District plan (p. 27), "Promoting conservation design by clustering development away from wooded areas and ravines [that] will protect wildlife corridors, preserve the tree canopy in the area, prevent erosion of steep slopes, and reduce stormwater run-off." North Dubuque, LLC worked with Earthview Environmental to prepare a sensitive areas plan to show the sensitive features of the site and to highlight the woodland, steep slopes and wetland areas to be protected. In addition, they are proposing to develop the site using low-impact design techniques in order to minimize the impact of stormwater run-off. Estimates on the amount of storage required for stormwater have been provided using the Ven Te Chow design method. It is likely that a combination of low-impact design using pervious pavers, bioretention cells, or other similar methods will be combined with more traditional practices, such as underground detention.

The south central portion of the property will become a new neighborhood for residents of Forest View Mobile Home Park. The area where Forest View Mobile Home Park is currently located is shown as Multi-Family Residential. The area for the new neighborhood is currently Multi-Family Residential on the north end and Residential Conservation on the southern end. The new area is proposed to be Medium Density Mixed Residential (8-13 units per acre). This designation is meant to retain as many current Forest View residents as possible. Additionally, this designation complements the development's desire to protect environmentally sensitive areas while maintaining a lower scale residential neighborhood feel.

Forest View Mobile Home Park was developed in the 1940s and the majority of the existing homes were constructed in the 1960s and 1970s, prior to the National Manufactured Housing Construction and Safety Standards Act of 1974. North Dubuque, LLC is proposing to relocate residents from Forest View Mobile Home Park to a proposed neighborhood of permanent, affordable homes a few hundred feet to the south. The new neighborhood will be less dense than the existing Forest View Mobile Home Park with larger lots, additional open space with soccer fields and playgrounds, and a community building with a tornado shelter.

The western portion of the proposed development transitions from the Mackinaw Village OPD5/Conservation Design zone to a proposed OPD/ Medium Density Mixed Residential (8-13 units per acre), which will emulate the town homes along Mission Point Road. Potential uses within the OPD/ Medium Density Mixed Residential (8-13 units per acre) zone include mixed-

use development, apartments, and town homes aimed at increasing the density while providing a range of housing options and protecting sensitive areas.

A few examples of potential uses are as follows:

- The south side of Flint Dr. includes 2-story duplexes and triplexes
- The east side of Algonquin Rd. has 2-story duplexes and triplexes
- The new Forest View neighborhood is all 1-story single family homes
- Between the duplexes and triplexes of the new Forest View neighborhood there will be higher density, possibly 3, 4 and 6-story condominiums.

In addition, the area north of Flint Drive, includes Multi-Family Residential (12-24 dwelling units/acre) to encapsulate the proposed Senior Living Residences and adjacent buildings. Due to the preservation of woodlands along Interstate 80 and in the area between Mackinaw Village and the Multi-Family Residential area, a higher density is requested. It is a desire of the developers to have a diversity of housing options, including inter-generational living. This area will be designed to provide senior living options that provide residents with an active lifestyle and the option to start in the duplexes to the south and as the need for care increases, they can move into the higher density units in the north.

This increased density preserves sensitive areas and meets the design elements of the Conservation Design zone expressed in the North District Plan. While this change in use and density is a departure from the North District Plan, the increase in housing within The Peninsula and Mackinaw Village has also dramatically altered the neighborhood. This proposed development will add additional housing options, much like those successfully attracting different income-levels in nearby neighborhoods, while providing access to commercial offices and a marketplace.

The closest commercial areas to the proposed Forest View development are located in The Peninsula neighborhood, which includes a few offices and minimal retail spaces. While the proposed Office Commercial and Highway/Neighborhood Commercial zoning on the eastern side of the development is different than uses outlined in the North District Plan, they are meant to serve the growing number of residences within the neighborhood. These offices and commercial uses would adhere to any design criteria outlined in a Conditional Zoning Amendment. The Highway/Neighborhood Commercial zone could potentially include a marketplace that would also serve the surrounding community.

The northern portion of the development site is adjacent to I-80. The majority of the proposed development along I-80 is proposed to be used for office and retail/community commercial; however, the western portion of the site is residential. The Applicants are aware of City Code requirements for residential uses within 300' of I-80. By preserving the existing tree canopy and using appropriate building materials, any residential uses will be buffered from the sound of Interstate 80.

During the floods of 2008, a portion of Foster Road was under water forcing the evacuation of 500+ residents in the neighborhoods to the west of this area, including the Peninsula and Mackinaw neighborhoods. The proposed road alignment would eliminate the need to raise Foster Road and will provide direct access for residents to N. Dubuque Street in the event that another major flood should occur.

Dubuque Street Commercial Area

The Comprehensive Plan stresses the importance of creating and maintaining attractive entrances to Iowa City. Any redevelopment of the property along Dubuque Street will have a goal of maintaining the scenic character by incorporating strict design guidelines through a Conditional Zoning Agreement (CZA). The CZA will cover items such as building façade, sign placement, setbacks from the street, building materials, screening and tree preservation. The commercial uses will support the proposed neighboring offices and also the surrounding residential neighborhoods.

In addition, the area between Laura Drive and Dubuque Street is currently designated in the Comprehensive Plan as Large Lot Rural Residential and contains slopes, woodlands and wetlands. Earthview Environmental was hired to survey the area, create a sensitive areas map and to designate areas to be preserved. A large buffer of trees will be preserved between the commercial area and the homes to the south along Knollwood Drive, in addition to preserving trees in the area between Dubuque Street and the commercial area. The new Forest View Drive will connect with Dubuque Street and complete the secondary access options for the neighbors to the west. To make the connection and to provide access to the new commercial area, a portion of the wetlands may be disturbed. Earthview Environmental has been in contact with and has given a tour of the area to representatives of the US Army Corps of Engineers. The wetland delineation reports and the joint permit application to the US Army Corps of Engineers and the Iowa DNR have been submitted for preliminary review.

In order to serve the growing population in the neighborhoods to the west of the property, the residents of the proposed development and the surrounding community, it is necessary that commercial development occur at this location. This commercial site offers an opportunity for small to medium sized offices, neighborhood retail, hotel options and potentially a marketplace for nearby residents who currently drive to Coralville for basic provisions.

The Applicants intend to not only abide by the Iowa City Sensitive Areas Ordinance, but also intend to make the wetlands and woodlands an asset to the commercial development.

Neighborhood Input

Three Good Neighbor meetings were held on Sunday, November 13, 2016 at the Iowa City Elks Lodge. Approximately 112 people attended the meetings, including residents from Mackinaw Village, Oak Grove Condominiums, Haywood Drive, Foster Road, Knollwood Lane, Idyllwild and Forest View Mobile Home Park.

Meetings were held in June 2016 and in August 2016 at Parkview Church for residents of Forest View Mobile Home Park to discuss the Comprehensive Plan process and the proposed development with around 70 people at each meeting. Also, regular monthly meetings are held at the Center for Worker Justice with the Forest View Tenants Association and representatives of North Dubuque, LLC to discuss the proposed development and the Comprehensive Plan amendment process. Comments are also accepted at www.forestviewic.com.

In addition, individual meetings were held with representatives from Environmental Advocates, Project Green and the Iowa City Downtown District to discuss the project and to receive input and suggestions for the proposed development. Representatives of all three entities were supportive of the general principles of the proposed development.

Relocation Plan

Several development considerations align with the North District Planning principals, such as Housing, Commercial and Institutional Uses and Parks and Open Space. As noted in the North District Plan, "Consideration should be given to securing relocation assistance for the current residents of Forest View Park (p. 27)," a relocation plan has been developed and will be finalized and implemented once the rezoning process begins.

Regularly scheduled monthly meetings with the Forest View Tenants Association, the Center for Worker Justice and representatives of North Dubuque, LLC are being held to discuss the Relocation Plan, comprehensive plan amendment, rezoning process and the timeline of the proposed project. Also, two large neighborhood meetings with Forest View Mobile Home Park residents were held at Parkview Church in June 2016 and in August 2016 to discuss the overall plan for the property, the comprehensive plan amendment process, rezoning process and the Relocation Plan. In order to engage residents, each of these events has been promoted with Spanish translated documents and had translators present. Representatives of North Dubuque, LLC worked with the Forest View Tenants Association, the Center for Worker Justice and HBK Engineering to develop a Relocation Plan in both Spanish and English. The Relocation Plan has been discussed and ideas generated at the monthly meetings and at a workshop promoted by the Center for Worker Justice. In addition, the Plan is on the Forest View website created by North Dubuque, LLC (www.forestviewic.com), copies have been distributed to residents in both English and in Spanish by the Forest View Tenants Association, and the Relocation Plan was discussed during the door-to-door resident survey undertaken by HBK Engineering. The Applicants have worked to ensure that every Forest View Mobile Home resident is aware of the proposed development, the proposed changes to their neighborhood and the details of the Relocation Plan.

Due to the above listed changes to the surrounding land use and compatibility with the City of Iowa City's Comprehensive Plan, we are confident that the proposed amendment meets the approval criteria.

Declaración del Solicitante Sobre la Modificación al Plan Integral

- A. Han cambiado las circunstancias o también han salido a luz factores e información adicionales tales que la modificación que se propone es para el bien público.
- a. Desde que se completó el Plan Comprehensivo original en el 2001, más de 500 casas nuevas se han construido en la Península, condominios de Elk Run, y el vecindario de Mackinaw Village. **Estos vecindarios nuevos han cambiado significativamente el carácter del área**, tales la instalación del Parque de Perros Thornberry, propiedad comercial, vivienda residencial para familias únicas y multi-familiar, y oficinas médicas.
 - b. Durante las inundaciones del 2008 y más recientes, residentes fueron obligados a desalojar sus viviendas por causa de desbordarse el Iowa River y cubrir la carretera de Foster Road. El desarrollo propuesto brindaría una **segunda vía de acceso** a los residentes en caso de una situación semejante, lo que les permitirá permanecer en sus viviendas.
 - c. El Forest View Mobile Home Park se instaló en los años 1940 y la mayoría de las viviendas existentes fueron construidas en los años 60 y 70, anterior a la **Ley Nacional de Normas de Seguridad y Construcción de Vivienda Prefabricada de 1974**. Esta propuesta de desarrollo busca mejorar la calidad de vivienda al proveer casas permanentes y económicamente asequibles a pocos cientos de pies al sur de la ubicación actual.
- B. La modificación propuesta es compatible con las otras reglas y disposiciones del Plan Integral, inclusive con cualquier Plan de Distrito u otras enmendaciones al mismo.
- a. Principios Rectores del Distrito Norte para la Planificación (p.10)–
 - i. *Meta sobre la Vivienda* – especifica que todo desarrollo futuro debe “Mantener y mejorar la vivienda existente al tiempo que provee nuevas oportunidades de vivienda que complementen los vecindarios existentes, protejan áreas ecológicas sensibles, y sean asequibles a personas de todos los ingresos y todas las edades.”
 - ii. *Usos para Comercio e Instituciones* - especifica que todo desarrollo futuro debe enfocar las actividades comerciales en núcleos ya existentes a lo largo de arterias principales de tráfico ... Disuadir el desarrollo de **tipo plaza comercial en recta (strip mall).**”
 - iii. Conservar y ampliar el espacio abierto entre la carretera Interstate 80 y el proyecto residencial. – “Proveer nuevos parques, caminos y espacios abiertos para satisfacer las necesidades presentes y futuras de los habitantes del area, con énfasis en la protección y revaloración de áreas de naturaleza únicas ... Proteger elementos ambientales sensibles ... Conservar y mejorar el área intermedia entre el area residencial y la vía I-80.”

- b. Denominaciones de Mapa del Plan del Distrito Sur (p.52)
 - i. Se le ha aplicado a esta modificación del Plan Comprehensivo la denominación de “Vivienda Residencial Mixta de Baja y Media Densidad” del plan del Distrito Sur para la Planificación. Esta denominación está de acuerdo con los principios del plan de desarrollo propuesto en lo que “la agrupación es deseable para proteger elementos ambientales sensibles.” Esta denominación propone entre 8 y 13 unidades de vivienda por acre (un acre = aproximadamente 4046 metros cuadrados).
- c. Principios Rectores del Distrito Norte para la Planificación – *Desarrollo residencial que complemente vecindarios existentes ... y sea asequible a personas de todas las edades y todos los ingresos:*
Como se indica en el **Plan de Planificación del Distrito Norte**, “Se debe dar atención a obtener recursos de asistencia de reubicación a los residentes del Forest View Park (p.27)”. Se ha diseñado un plan de reubicación y éste se pondrá en marcha una vez que comience el desarrollo. Se creará un barrio nuevo que sea permanente y económicamente asequible.
- d. Principios Rectores del Distrito Norte para la Planificación – *Áreas Ambientales Sensibles:*
Como se indica en el **Plan de Planificación del Distrito Norte** (p.27), “Promoviendo un diseño ambiental por medio de agrupar el desarrollo lejos de las áreas de bosque y despeñaderos, proteger corredores de los animales silvestres, conservar la enramada y copas de los árboles en el área, prevenir la erosión de despeñaderos empinados, y reducir corrientes de agua durante las tormentas.” La North Dubuque, LLC se propone desarrollar el área utilizando técnicas de desarrollo de bajo impacto que agruparán el desarrollo y protegerán las características ambientales a través de toda el área. Además, la North Dubuque, LLC se ha hecho la meta de retener sobre el terreno la mayor cantidad posible de desagüe. Esto supera **las actuales normas municipales de desagüe.**
- e. Principios Rectores del Distrito Norte para la Planificación – *Parques y Espacios Abiertos que conserven y mejoren el área intermedia entre el área residencial y la vía I-80.*
 - i. La mayor parte del desarrollo propuesto a lo largo de la I-80 está dispuesto para uso de oficinas y de comercio al detalle y comunitario; mas sin embargo, la porción oeste del sitio es residencial. La North Dubuque, LLC es consciente de los requisitos del **Código Municipal** respecto a uso residencial a distancias dentro de los 300 pies de la I-80. Con la conservación de la copa de árboles existentes y el uso de materiales de construcción adecuados se protegerán las áreas residenciales del ruido de la carretera.
- f. Principios Rectores del Distrito Norte para la Planificación – *Usos Comerciales e Institucionales que enfoquen la actividad comercial en núcleos ya existentes a lo largo de calles arteriales ... Disuadir el desarrollo de plazas comerciales en línea*

- i. El plan de desarrollo propuesto incluye usos comerciales bien diseñados y de sensibilidad ambiental a lo largo de la calle Dubuque.
- g. El **Plan Integral de Desarrollo** enfatiza la importancia de crear y mantener entradas atractivas a Iowa City. Todo nuevo desarrollo de la propiedad a lo largo de Dubuque Street tendrá como meta mantener el carácter pintoresco de vía verde incorporando pautas estrictas de diseño mediante un Acuerdo de Zonificación Condicional (Conditional Zoning Agreement, CZA). La organización de Project Green lleva 40 años manteniendo y protegiendo la entrada de Dubuque Street a Iowa City. Representantes de Project Green y de la North Dubuque Street se han reunido para discutir el desarrollo propuesto y aceptar ideas y sugerencias para asegurarse de que se cumplan las metas del Plan Integral. Esta colaboración continuará a lo largo del desarrollo. El plan aspira preservar lo más que se pueda las características naturales de la zona. El área comercial propuesta a lo largo de Dubuque Street es única en lo que su característica principal será la vegetación natural y no los edificios comerciales.

Relato Narrativo sobre la Modificación del Solicitante al Plan Integral

Antecedentes

La North Dubuque, LLC es propietaria de 70 acres aproximadamente los que en su totalidad caen bajo del Plan del Distrito Norte. La parte occidental de la propiedad incluye una vivienda residencial de familia única; la parte central incluye el Forest View Mobile Home Park; y la parte oriental incluye tres viviendas residenciales de familia única. En su mayor parte los 70 acres están vacíos.

Actualmente el Plan del Distrito Norte anticipa el uso del terreno para Viviendas Multi-familiares, Viviendas de Familia Única/Casa Tipo Dúplex, Residencias Rurales/de Lote Grande, Espacios Públicos/Espacios Abiertos, y Areas de Protección Ambiental. El plan propuesto incorpora variedad de usos, tales como Oficinas/Comercios, Comercios de Barrio/de Autovía, Espacios Abiertos, y Residencial Mixto. El plan propuesto se enfoca fuertemente en la conservación del terreno y además proveerá una vía de acceso secundaria para vecindarios al oeste inclusive los barrios de Mackinaw Village y de la Península.

La protección de áreas ambientales sensibles es de mayor importancia para los Solicitantes. Como lo indica el Plan del Distrito Norte (p. 27), "Promover un diseño ambiental por medio de agrupar el desarrollo lejos de las áreas de bosque y despeñaderos, proteger corredores de los animales silvestres, conservar la enramada y copas de los árboles en el área, prevenir la erosión de despeñaderos empinados, y reducir corrientes de agua durante las tormentas." La North Dubuque, LLC trabajó con la Earthview Environmental para diseñar un plano que mostrara los elementos sensibles del terreno y que pusiera de relieve las áreas de bosque, despeñaderos empinados y humedales a ser protegidos. Además se propone desarrollar el terreno usando técnicas de bajo impacto para minimizar el impacto del desagüe durante las tormentas. Usando el método Ven Te Cho, se proporcionaron estimaciones del volumen necesario para el almacenamiento de aguas durante una tormenta. Es probable que se usen métodos de bajo impacto con ladrillos permeables, panales biológicos retentivos u otros

materiales semejantes en combinación con prácticas más tradicionales como retenciones subterráneas.

La parte centro sur del terreno se convertirá en el nuevo barrio para los residentes del Forest View Mobile Home Park. El área donde se encuentra actualmente el Forest View Mobile Home Park aparece bajo la clasificación de Residencial Familias Múltiples. Lo que es el área para el nuevo barrio actualmente se clasifica Residencial Familias Múltiples al norte y Preservación Ambiental al sur. Se propone para el área la nueva clasificación de Vivienda Residencial Mixta de Baja y Media Densidad (8 a 13 unidades por acre.) Esta designación busca retener el mayor número de residentes posibles del Forest View actual. Además, esta clasificación compagina bien con el deseo de proteger áreas ambientales sensibles al mismo tiempo que retiene un carácter de barrio residencial de menor escala.

El Forest View Mobile Home Park se instaló en los años 1940 y la mayoría de las viviendas existentes fueron construidas en los años 60 y 70, anterior a la Ley Nacional de Normas de Seguridad y Construcción de Vivienda Prefabricada de 1974. La propuesta de la North Dubuque, LLC reubicaría a los residentes del Forest View Mobile Home Park en un barrio de casas permanentes y económicamente asequibles a unos cientos de pies al sur del sitio actual. El nuevo barrio será de menor densidad que el Forest View Mobile Home Park existente, con lotes más grandes, con mayor espacio abierto que incluye parque de juegos infantiles y canchas de fútbol, y además un edificio comunitario con albergue contra tornados.

La parte occidental del desarrollo propuesto es transición entre la Zona de Diseño de Conservación/OPD5 del vecindario de Mackinaw Village y el OPD/Residencial Mixta de Media Densidad (8 a 13 unidades por acre) de la propuesta la cual imita las viviendas adosadas a lo largo de Mission Point Road. Posibles usos dentro de la zona OPD/Residencial Mixta de Media Densidad (8 a 13 unidades por acre) incluye desarrollo de usos mixtos, viviendas de apartamento, y casas adosadas, cuyo propósito es aumentar la densidad al mismo tiempo que se provee una gama de opciones de vivienda y se protegen áreas sensibles.

Otros ejemplos de posibles usos son los siguientes:

- El costado sur de Flint Drive incluye viviendas duplex y triplex de 2 pisos
- El costado este de Algonquin Road tiene viviendas duplex y triplex de 2 pisos
- El Nuevo barrio de Forest View consta completamente de viviendas de una planta para familias únicas
- Entre las viviendas duplex y triplex en el nuevo barrio de Forest View habría condominios de mayor densidad, posiblemente de 3, 4 o 6 pisos.

Además, el area al norte de Flint Drive incluye Residencias Multi-Familiares (12 a 24 unidades de vivienda por acre) para reunir las propuestas Residencias Para Personas de la Tercera Edad y los edificios colindantes. A causa de la conservación de áreas de bosque a lo largo de la vía I-80 y en el área entre Mackinaw Village y la zona Residencial Multi-familiar, se pide una densidad mayor. Es el deseo de la North Dubuque, LLC incluir opciones de vivienda diversas inclusive multigeneracional. Este área está pensada como vivienda para personas de la tercera edad proporcionándole a estos residentes un estilo de vida físicamente activo con la opción de empezar en las viviendas adosadas del sur y trasladarse a las unidades de mayor densidad al norte cuando necesiten mayores cuidados.

Esta mayor densidad conserva áreas sensibles y está de acuerdo con los elementos de diseño para zonas de Diseño de Conservación del Plan del Distrito Norte. Mientras que este cambio de

uso y densidad se sale del Plan del Distrito Norte, ya el aumento de viviendas en los barrios de la Península y el Mackinaw Village han alterado dramáticamente el vecindario. El desarrollo propuesto aquí aumentará las opciones de vivienda, muy semejantes a las que atraen vecinos de diferentes niveles económicos a los barrios vecinos, al mismo tiempo que proveen acceso a oficinas comerciales y a un mercado.

Las áreas comerciales más cercanas al desarrollo propuesto para Forest View se encuentran en el barrio de la Península, el cual tiene pocas oficinas y un mínimo de espacios para mercado al por menor. Mientras que las zonificaciones de Oficinas Comerciales y de Comercio Vecinal y de Autovía propuestas para el lado oriental del desarrollo son diferentes a los usos detallados en el Plan del Distrito Norte, están pensadas para servir al creciente número de viviendas en el vecindario. Estas oficinas y usos comerciales se acoplarían a cualesquiera criterios que se expongan en un Acuerdo de Zonificación Condicional. La zona de Comercio Vecinal y de Autovía pudiera incluir un mercado que también sirviera a la comunidad circundante.

La parte norte del sitio está contigua a la vía I-80. La mayor parte del desarrollo propuesto a lo largo de la I-80 es para uso de oficina y de comercio comunitario/al por menor; sin embargo, la parte oeste del terreno es residencial. Los Solicitantes están conscientes de los requisitos del Código Municipal respecto a uso residencial a distancias dentro de los 300 pies de la I-80. Con la conservación de la copa de árboles existentes y el uso de materiales de construcción adecuados se protegerán las áreas residenciales del ruido de la carretera.

Durante las inundaciones del 2008, una parte de Foster Road quedó bajo agua obligando el desplazamiento de más de 500 residentes en los barrios al oeste de esta área, entre éstos los vecindarios de la Península y Mackinaw. El alineamiento de vías propuesto eliminaría la necesidad de levantar la Foster Road y provee a los residentes un acceso directo a la N. Dubuque Street en caso de que ocurriera otra gran inundación.

Área Comercial de Dubuque Street

El Plan Integral enfatiza la importancia de crear y mantener entradas atractivas a Iowa City. Todo nuevo desarrollo de la propiedad a lo largo de Dubuque Street tendrá como meta mantener el carácter pintoresco de vía verde incorporando pautas estrictas de diseño mediante un Acuerdo de Zonificación Condicional (Conditional Zoning Agreement, CZA). El acuerdo CZA cubrirá elementos tales como fachadas, colocación de avisos, situación a distancia de la calle, materiales de construcción, filtros y barreras, y conservación de árboles. Los usos comerciales serán de apoyo a las oficinas vecinas propuestas y también a los barrios residenciales circundantes.

Además, el área entre Laura Drive y Dubuque Street se marca actualmente en el Plan Integral como Vivienda Rural de Lote Grande y contiene vertientes, bosques y humedales. Se contrató a la Earthview Environmental para hacer una evaluación del terreno, crear un mapa de áreas sensibles y anotar áreas a ser preservadas. Se conservará una gran franja de árboles de barrera entre el área comercial y las viviendas al sur de Knollwood Drive, y se protegerán además los árboles de la parte entre Dubuque Street y el área comercial. La nueva vía de Forest View Drive conectará con Dubuque Street y agregará opciones de acceso secundario para los residentes al oeste. Para hacer la conexión y dar acceso a la nueva área comercial, se perturbaría parte de los humedales. La Earthview Environmental ha estado en comunicación con representantes del Cuerpo Nacional de Ingenieros (US Army Corps of Engineers) y se les ha dado un recorrido del área. Se han entregado los reportes de la delineación de los humedales y la solicitud de permiso conjuntamente al US Army Corps of Engineers y al DNR/Departamento de Recursos Nacionales de Iowa para un análisis preliminar.

Para servir a la creciente población de los vecindarios al oeste de la propiedad, a los residentes del propuesto desarrollo y a la comunidad circundante es necesario que haya desarrollo comercial en este sitio. Este lugar comercial ofrece la oportunidad para oficinas de tamaño pequeño y mediano, comercio vecinal al por menor, hoteles y posiblemente un mercado para residentes cercanos que hoy en día conducen hasta Coralville para comprar alimentos básicos.

Los Solicitantes tienen el propósito no solo de cumplir con la Ordenanza de Areas Sensibles de Iowa City, sino también convertir los humedales y bosques en algo de valor dentro del desarrollo comercial.

Aportes de los Vecinos

Se hicieron tres reuniones de Buenos Vecinos (Good Neighbor meetings) el domingo 13 de noviembre de 2016 en el Elks Lodge de Iowa City. Asistieron aproximadamente 112 personas, con residentes de Mackinaw Village, los Condominios de Oak Grove, vecinos de Haywood Drive, Foster Road, Knollwood Lane, Idyllwild y del Forest View Mobile Home Park.

Reuniones se hicieron en junio de 2016 y agosto de 2016 en la iglesia Parkview Church para residentes del Forest View Mobile Home Park para discutir el proceso del Plan Integral y el desarrollo propuesto, con aproximadamente 70 personas presentes en cada una de las reuniones.

También se hacen reuniones mensuales en el Centro de Justicia Laboral con la Asociación de Vecinos de Forest View y representantes de la North Dubuque, LLC para discutir la propuesta de desarrollo y el proceso de modificaciones al Plan Integral. También se reciben sugerencias en la www.forestviewic.com.

Además, se tuvieron reuniones individuales con representantes de los grupos Environmental Advocates, Project Green y del Distrito Centro de Iowa City (Iowa City Downtown District) para discutir el proyecto y recibir comentarios y sugerencias sobre la propuesta de desarrollo. Los representantes de las tres entidades expresaron su apoyo general a los principios del proyecto de desarrollo propuesto.

Plan de Reubicación

Varias consideraciones tomadas en cuenta en el desarrollo se adaptan a los principios del Plan del Distrito Norte, tales como Vivienda, Usos Comerciales e Institucionales, y Parques y Espacios Abiertos. De acuerdo con el apunte del Plan del Distrito Norte de que "Se debe dar atención a obtener recursos de asistencia de reubicación a los residentes del Forest View Park (p.27)", se ha elaborado un plan de reubicación el cual se finalizará y se pondrá en marcha una vez que se comience el proceso de rezonificación.

Reuniones mensuales programadas regularmente con la Asociación de Vecinos de Forest View, el Centro de Justicia Laboral y representantes del North Dubuque, LLC se llevan a cabo para discutir el Plan de Reubicación, la modificación al plan integral, el proceso de rezonificación y el cronograma para el proyecto propuesto. También se hicieron dos reuniones grandes con residentes del Forest View Mobile Home Park en la iglesia Parkview Church en junio de 2016 y agosto de 2016 para discutir el proyecto del sitio en general, el proceso para modificaciones al plan integral, los procesos de rezonificación y el Plan de Reubicación.

Para invitar la participación de los residentes, se ha hecho publicidad en español sobre todas las reuniones y traductores han estado presentes. Representantes de la North Dubuque, LLC trabajaron con la Asociación de Vecinos de Forest View, el Centro de Justicia Laboral y la HBK

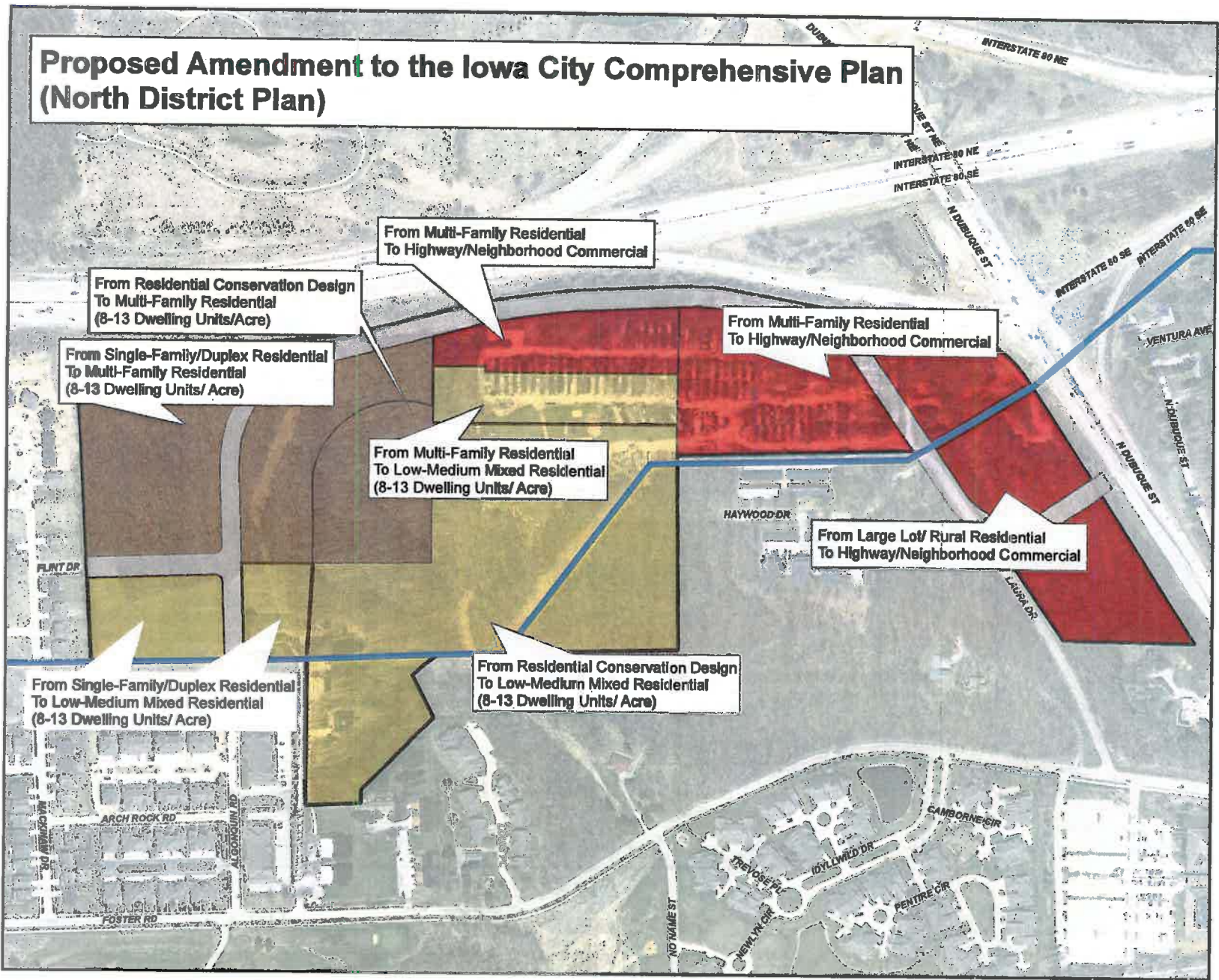
Engineering para desarrollar un Plan de Reubicación tanto en inglés como en español. Se ha discutido el Plan de Reubicación y se han generado ideas durante las reuniones mensuales y en un taller promovido por el Centro de Justicia Laboral. Además el Plan aparece en una página web de Forest View creada por el North Dubuque, LLC (www.forestviewic.com), copias en inglés y en español se les han distribuido a los residentes por la Asociación de Vecinos de Forest View, y se ha presentado el plan durante las visitas individuales para las encuestas llevadas a cabo por HBK Engineering. Los Solicitantes se han esmerado en asegurarse de que cada residente esté enterado del desarrollo propuesto y de las modificaciones propuestas y de los detalles del Plan de Reubicación.

Debido a los cambios al uso de las tierras circundantes apuntados anteriormente y a la compatibilidad con el Plan Integral Para el Municipio de Iowa City, estamos seguros que la modificación propuesta se acopla a los criterios para su aprobación.

Proposed Amendment to the Iowa City Comprehensive Plan (North District Plan)

FOREST VIEW North Dubuque LLC

April 12, 2017



Legend

- Commercial
- Low to Medium Mixed Residential
- Multi-Family
- ROW
- Project Limits
- Pipeline Easement



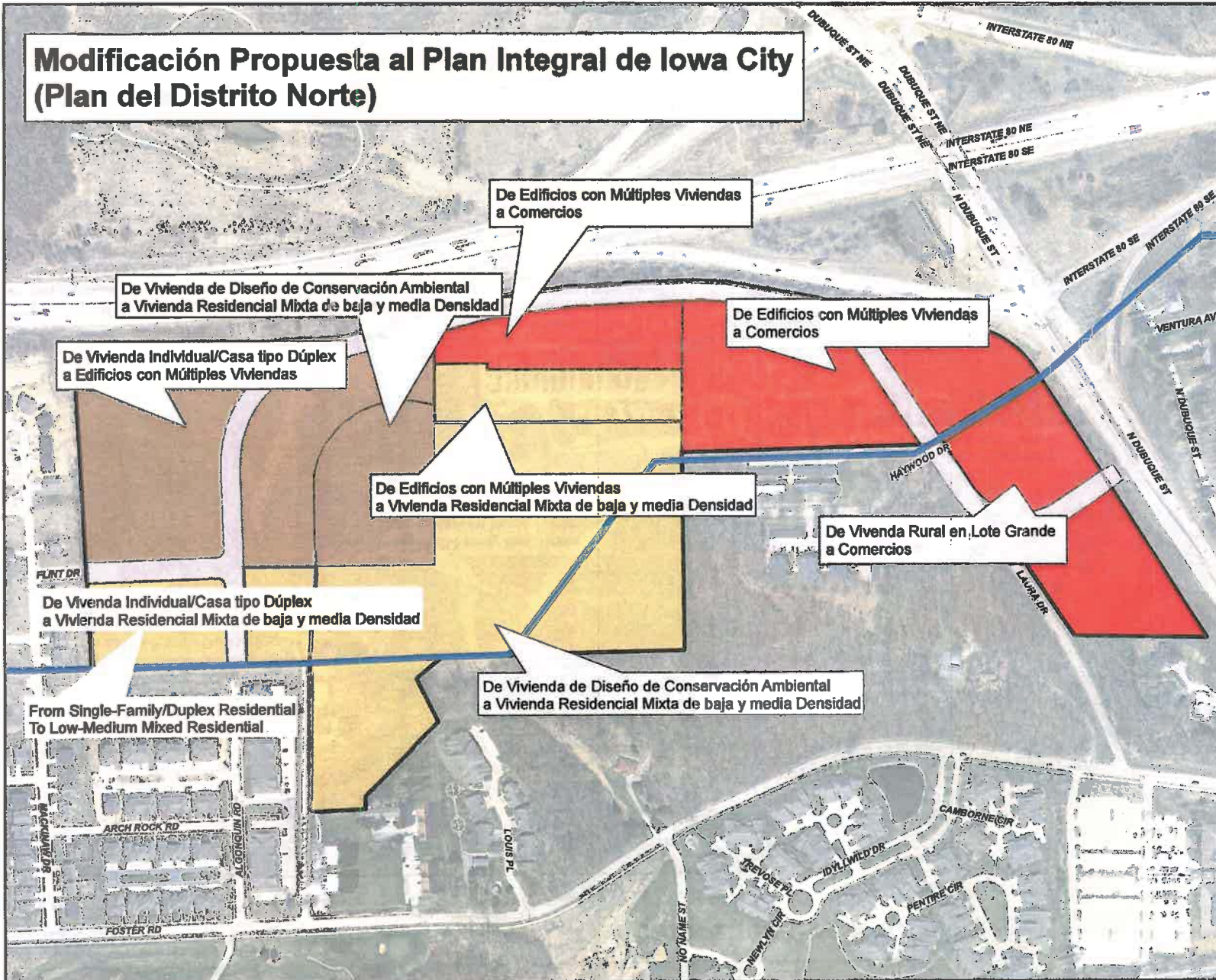
Modificación Propuesta al Plan Integral de Iowa City (Plan del Distrito Norte)

FOREST VIEW North Dubuque LLC

Iowa City, Iowa
12 de Abril, 2017

Clave

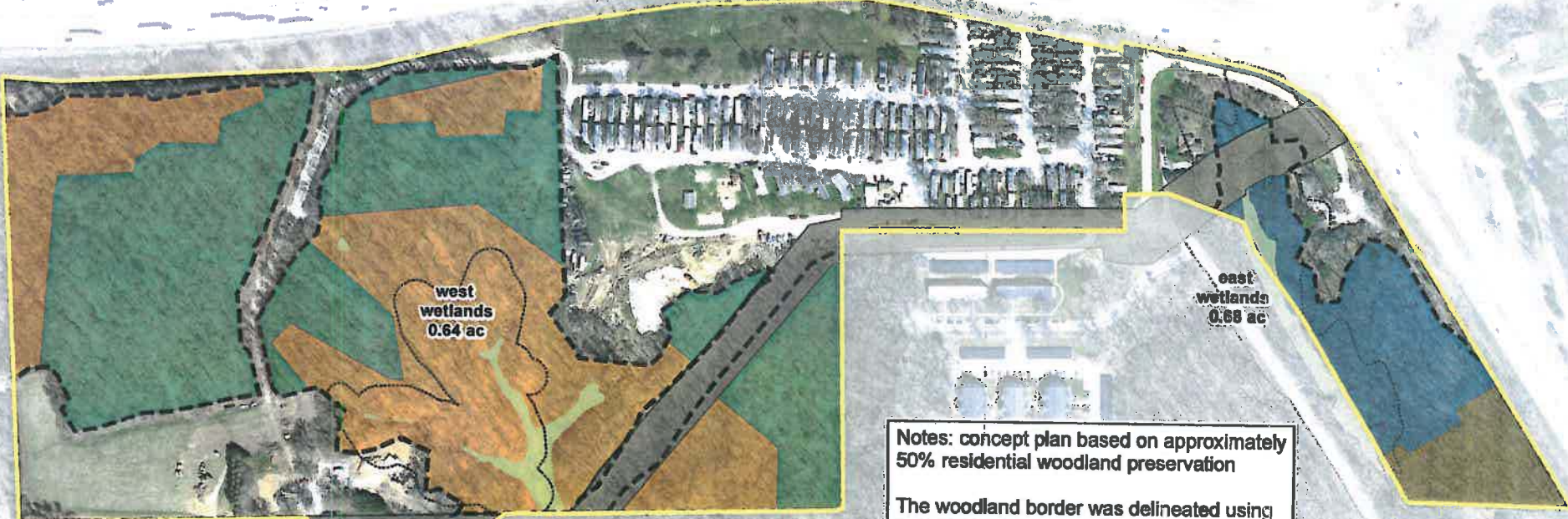
- Comercio
- Vivienda Residencial Mixta de baja y media Densidad
- Multi-Familiar
- Via de Acceso
- Límites del Proyecto
- Derecho Accesorio de Tubería



0 75 150 300 Feet

hbk
ENGINEERING

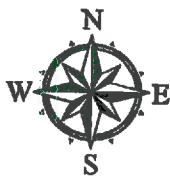
Exhibit A: Forest View Sensitive Areas Inventory



Notes: concept plan based on approximately 50% residential woodland preservation

The woodland border was delineated using a GeoXH 6000 GPS unit with sub-meter accuracy, based on surveyed tree trunks.

Although parts of the woodlands overlap the pipeline easement, those portions were not included in acreage calculations.



- Project Boundary
- Pipeline Easement
- Wetlands (1.32 ac)
- Protected Slope Buffer (50')
- Woodland Border

- Potential Woodland Development**
- Commercial, preservation (1.6 ac)
 - Commercial, proposed Impact (3.8 ac)
 - Residential, preservation (15.6 ac)
 - Residential, proposed Impact (14.6 ac)



**Forest View by
North Dubuque LLC.**

Iowa City, Iowa
March 31, 2017

Potential Uses:

- ① Hotel
- ② Market
- ③ Mixed-Use
- ④ Office
- ⑤ New Forest View Neighborhood
- ⑥ Multi-Family: Apartments
- ⑦ Multi-Family: Condominiums
- ⑧ Retirement Village
- ⑨ Town Homes
- ⑩ Single-Family Homes

Legend:

- Existing Bicycle Trail
- Proposed Trail Extension
- Proposed Through Road
- Utility



DRAFT

**Forest View by
North Dubuque LLC.**
Iowa City, Iowa
March 31, 2017

- Usos**
- ① Hotel
 - ② Tienda de Conveniencia
 - ③ Uso Mixto
 - ④ Oficinas
 - ⑤ Nuevo Vecindario de Forest View
 - ⑥ Apartamentos
 - ⑦ Condominios
 - ⑧ Casas para Personas Retiradas
 - ⑨ Townhomes
 - ⑩ Casas

- Leyendas**
- Camino existente de bicicletas
 - Propuesta de extensión de camino para bicicletas
 - Propuesta de Calle Nueva
 - Utilidades

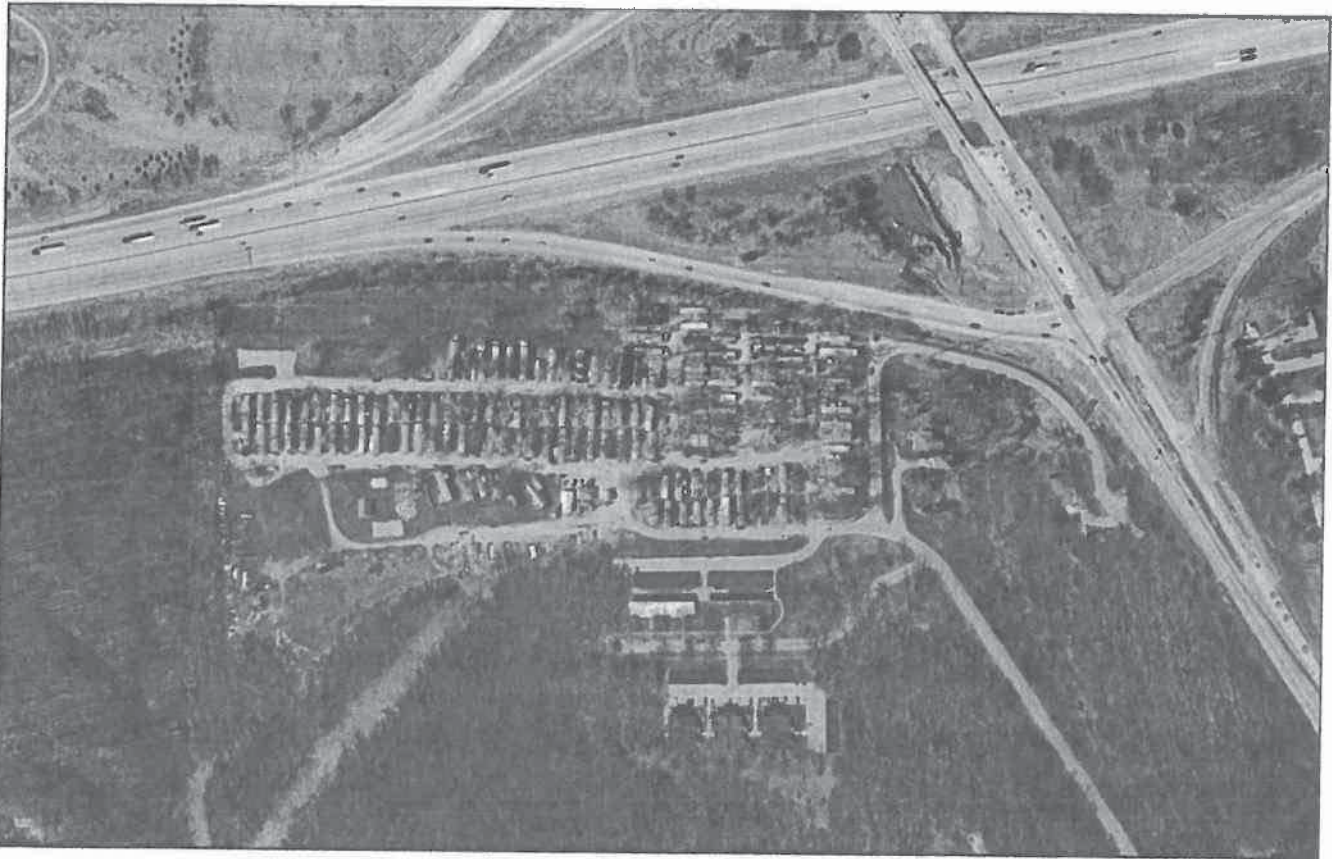


NEUMANN MONSON ARCHITECTS

Scale: 0' 100' 250' 500'

BORRADOR

FOREST VIEW MOBILE HOME PARK RELOCATION PLAN



Iowa City, IA

December 2016

(Revised May 2017)

Prepared by

HBK Engineering, LLC in partnership with North Dubuque, LLC,
the residents of Forest View Mobile Home Park and the Center for Worker Justice

BACKGROUND

North Dubuque, LLC is committed to building stronger neighborhoods by providing quality housing options for the residents of Forest View Mobile Home Park as the development surrounding it progresses. North Dubuque, LLC shares a vision for building a neighborhood of new homes matching the needs of the residents. The residents, North Dubuque, LLC, Center for Worker Justice, and the City of Iowa City staff have met many times to discuss the development process and to create a vision for a new neighborhood just south of Forest View Mobile Home Park.

This relocation plan has been prepared for Forest View Mobile Home Park residents and will be funded by North Dubuque, LLC. The plan is guided by the principles of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and the pertinent federal regulations under 49 CFR Part 24. The primary goal of the proposed new Forest View neighborhood is to support the continuation of the strong community that exists and to provide high quality, decent, and safe housing for residents. There are several important considerations that underlie this relocation plan:

1. It is the goal of North Dubuque, LLC that the **replacement housing will be comparable** to what residents currently have in Forest View Mobile Home Park.
2. Even though all residents in the Forest View Mobile Home Park will be required to move from their current home, each resident will have **options for replacement housing**, either in the new Forest View Neighborhood or elsewhere.
3. North Dubuque, LLC remains committed to the concept of **home ownership opportunities** for the residents of Forest View Mobile Home Park.
4. Regardless of the chosen housing replacement option, North Dubuque, LLC is committed to **minimizing the impact of permanent displacement and hardship** for all current Forest View Mobile Home Park residents by offering move-related advisory services and covering expenses related to the move.

This plan uses the following criteria to accomplish these goals:

- Minimize the impact of permanent displacement and hardship.
- The new neighborhood will be constructed and completed prior to relocation.
- Provide a 4% Low-Income Housing Tax Credit (LIHTC), state tax-exempt housing bond or a similar program to provide a home ownership opportunity for the residents.
- Residents will have options to move to a home other than Forest View.

Characteristics of Current Forest View Mobile Home Park

Forest View Mobile Home Park was originally built in the late 1940s and is located on Laura Drive, just south of I-80, on the north side of Iowa City. The majority of the homes were constructed prior to 1974. There is on-site management, including leasing and maintenance staff. There is also an onsite play area, a soccer field, and laundry facilities. It is managed by North Dubuque, LLC and contains 155 lots for mobile homes (approximately 120 homes are occupied, 25 homes are vacant and 10 lots are vacant). Currently, it is unknown exactly how many of the 120 homes are owner-occupied or owned by a third party and rented to the occupant. However, members of North Dubuque, LLC are currently cross-referencing property records from Johnson County with leases to determine ownership.

SUMMARY OF THE RELOCATION PLAN

It is the goal of North Dubuque, LLC to minimize the impact of permanent displacement and hardship for all current residents of Forest View Mobile Home Park. For the purposes of this relocation plan, the term resident means any person occupying a housing unit. This Relocation Plan is effective as of the date that the Conditional Zoning Agreement (CZA) is signed by North Dubuque, LLC and the City of Iowa City. All persons who are residents on the day the CZA is signed are eligible for provisions outlined in this plan. For the purposes of this relocation plan:

- "Eligible" means any resident that is in good standing with the property and is abiding by current lease agreements (if there is a lease agreement).
- "Income-eligible" means that a resident is income eligible to move to the new Forest View neighborhood (see "Pathway to Home Ownership" section below).
- "Good standing" means that the resident has not committed serious lease violations (if there is a lease agreement), such as rent or utility delinquencies.

North Dubuque, LLC is committed to providing quality housing options for residents and it is their intention to relocate residents just once to comparable replacement housing (see Comparable Replacement Housing section below). The new Forest View Neighborhood will be built just to the south of the current neighborhood (Forest View Mobile Home Park) and it is anticipated that approximately 90 new homes will be built based on the number of income-eligible residents and their desire to remain in the community. There are currently 120 homes at Forest View Mobile Home Park. As noted, approximately 90 new homes (each on their own lot) will be constructed in the new Forest View neighborhood and additional opportunities for replacement homes will be made available in Johnson County.

In addition, North Dubuque, LLC is committed to including in the definition of the provision of "quality housing":

- Incorporating green and environmentally friendly elements into the new home design and construction process of this project;
- Providing the opportunity for income-eligible residents to participate in a lease-to-purchase pathway to home ownership.

North Dubuque, LLC has contracted with HBK Engineering, Independent Consultant, to write the relocation plan and help with the initial information-gathering and relocation efforts. To determine resident relocation preferences, a proposed number of new homes to be constructed and to communicate information directly to residents about the relocation process, North Dubuque, LLC directed HBK staff to go door-to-door with a Spanish translator. The communication with the residents during this one-on-one interview process includes:

1. An explanation of the proposed new development and the relocation process.
2. Gathering the necessary information from the resident about the size of the household, names and ages of each person in the home, number of bedrooms, and the gross income of the household.

Each resident will receive notification **at least one (1) year** in advance of the date they must move from Forest View Mobile Home Park. While many communication and information-gathering activities are currently ongoing, the relocation process activities (See Relocation Expenses and Process) will ramp up after the residents receive this notification. All of the relocation activities under this plan will be implemented by a Relocation Coordinator who will be retained by North Dubuque, LLC.

Comparable Replacement Housing

As defined for this project, comparable replacement housing is, at a minimum, a dwelling that is similar in size, function, and location to the dwelling the resident is leaving. Comparable replacement housing for displaced residents will meet decent, safe, and sanitary standards. The Relocation Coordinator will work with residents to find comparable housing that, whenever possible, will:

- Be similar in size as they generally will have the same amount of space as the original home and will have similar improvements and amenities. The homes constructed in the new Forest View Neighborhood will have three bedrooms and 800 to 1,000 SF and will, in most cases, be larger than their current homes ;
- Contain the same principle features with regard to *function*. For example, if the original home has a separate dining and living room and the replacement home combines the dining and living rooms to accommodate the same activities, the replacement home is functionally equivalent to the original home;
- Be *located* in an equal or better area as pertains to utilities and public and commercial facilities. Be *decent, safe, and sanitary* which means the dwelling is:
 - ◇ Structurally sound and in good repair
 - ◇ Weather tight
 - ◇ Walls must not leak
 - ◇ Utilities must not leak
 - ◇ Plumbing must work properly
 - ◇ Hot and Cold water must be provided
 - ◇ Heating systems must work properly and be adequate for size of housing unit
 - ◇ Lighting and wiring must work and be safe for use
 - ◇ Floors, stairways and railings must be safe
 - ◇ Rental units must be free from trash, rodents or pests
 - ◇ Sewer must be working properly
 - ◇ Adequate bins for trash
 - ◇ Units must meet compliance with lead-based paint, if applicable
 - ◇ Units must meet local city housing codes and standards

Replacement Housing Options

There are two categories of replacement housing in this plan: A) moving to the new Forest View Neighborhood if income eligible or B) relocating to replacement housing outside of the Forest View Neighborhood. The options within each of these categories are described below. In order to provide a smooth transition for all residents, the Relocation Coordinator will be the contact person for the entire moving process, including assistance with selling or moving the existing home, acquiring new housing whether rental or purchase, moving expenses, utility disconnections and connections, and other issues related to ownership or unpaid taxes on the home.

A. Moving to a home in the new Forest View Neighborhood

For those who choose and are income-eligible to move to the new Forest View Neighborhood, the proposed path forward is modeled around the Cleveland Housing Network system where they utilize a federal low-income housing tax credit (LIHTC) to provide homeownership opportunities to low-income families.

Pathway to Home Ownership in the new Forest View Neighborhood

The following circumstance is applicable:

- Resident owns the mobile home or rents and wants to move to the new Forest View neighborhood

Each income-eligible resident that chooses to move to the new Forest View Neighborhood will enter into a lease-to-purchase contract for the home. For 15 years the relationship between the property owner/North Dubuque, LLC and the resident is one of a landlord and tenant. The resident will not be responsible for taxes or maintenance during those 15 years. In order to qualify for the lease-to-purchase program; at the date of move-in, a household income must be below 60% of the Area Median Income (AMI) for Iowa City, as defined by the US Department of Housing and Urban Development. As of June 6, 2016, 60% AMI for a household of four is \$51,840.

The leasing period is for 15 years and during that time, financial education will be provided to prepare residents for homeownership. Each resident begins by leasing the home at the initial rent of \$310/month (the current lot rent) for a 1 year term. For each additional year lease period, there will be a 2% annual rent increase. During the 15 years of the compliance period for the LIHTC program, the resident accumulates equity in the home equal to the principal component of a 25 year mortgage. The equity funds will be located in a bank account and residents will be sent annual statements to update them on their accumulated equity. (See example below and attached amortization table). At the end of 15 years, North Dubuque, LLC will work with the resident to help arrange financing to purchase of the home.

There are three possible scenarios available to the resident during and after the 15 year leasing period:

1. Purchase at end of 15 years – Resident rents the home for 15 years under the conditions stated above. At the end of 15 years, Resident will have the option to purchase the home and use the accumulated equity to purchase the home for the amount of the remaining principal left on the loan.

Example

The sale price of the home is not necessarily the same as the cost to build the home. For example, a home may cost \$202,000 to build, but because of the tax credits the home may sell for \$66,340. After 15 years the funds in the bank account may be \$24,103. In this case, the remaining balance to be financed is \$42,237.

Price of Home

Construction Price	\$202,000
Sale price at beginning of lease	\$66,340
Subtract funds in bank account	-\$24,103
Final Sale Price at 15 Years	\$42,237

2. Decides not to purchase or does not qualify for a loan (due to credit issues or other factors) to purchase at end of 15 years – Resident(s) receive the equity accumulated over the 15 years as a cash payment. Resident(s) can continue to rent the property from North Dubuque, LLC under the same rental formula as previously established with the same household as described above.
3. Moves from home prior to 15 years (not including eviction)– Resident receives the equity accumulated as a cash payment. North Dubuque, LLC will lease out the home to another household using rental requirements for 60% area median income (AMI) limits.

In Case of Eviction

While North Dubuque, LLC is committed to providing affordable and quality housing for income-eligible residents, in the event of an eviction while renting at the new Forest View neighborhood there are two potential scenarios:

1. If eviction is occurring for non-payment of rent then the equity accumulated will be decreased by the rent due, and the resident receives the balance as a cash payment.
2. If eviction is for other cause, the equity accumulated will be decreased by the cost to repair damages caused to the unit during the occupancy of the resident. The resident receives the balance as a cash payment.

B. Moving to a home outside of the new Forest View Neighborhood

The following circumstances are applicable:

- Resident owns the mobile home, but wants to move mobile home to another park
- Resident owns the mobile home, cannot move the mobile home, and wants to buy another mobile home
- Resident rents mobile home, wants to rent a mobile home, apt, duplex, single family home, etc.
- Resident is neither an owner of a mobile home nor signatory to a written lease
- Residents who are not income-eligible or who choose not to move to the new Forest View Neighborhood will also have options under this relocation plan.

Two possible scenarios apply:

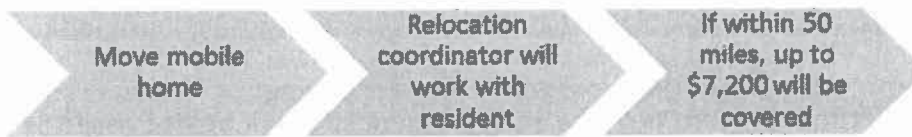
1. Mobile Home Relocation, if possible – For residents who currently own their mobile home and move it out of Forest View, if the new location is within 50 miles of Forest View, expenses will be covered or reimbursed by North Dubuque, LLC as described in detail below in the Relocation Expenses section.
2. Moving to a different location and/or living situation – The relocation coordinator will work with residents who fit this scenario to determine comparable housing options. Replacement housing payments, not to exceed \$7,200 per household, will be covered by North Dubuque, LLC as described in detail below in the Relocation Expenses section.

Replacement Housing Option Scenarios

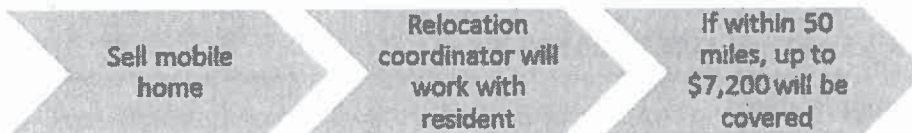
- Income-eligible Resident owns mobile home wants to move to new Forest View neighborhood.



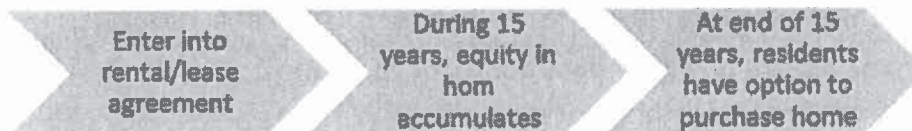
- Resident owns mobile home wants to move home to another mobile home park.



- Resident owns mobile home, cannot move mobile home, wants to buy another mobile home



- Income-eligible Resident rents mobile home, wants to move to new Forest View neighborhood



- Resident rents mobile home, wants to rent a mobile home, apt, single family home
- Resident is neither an owner of a mobile home or a signatory to a written lease



RELOCATION EXPENSES & PROCESS

Relocation / Moving Expenses

North Dubuque, LLC is applying the principles of the Uniform Relocation Act (URA) guidelines under 49 CFR 24.301 (g)(1-3). This section outlines agency guidelines for providing residents with transportation costs, packing personal property, and disconnecting and reinstalling utilities and relocated resident appliances. Once the exact number of residents wishing to stay in the neighborhood is determined, the developer can provide a more detailed relocation expense analysis. *Everyone will be accommodated, regardless of whether they own the home or rent and regardless of their income.*

All moving and out-of-pocket costs up to \$7,200 associated with the move will be paid by North Dubuque, LLC. A summary of the eligible moving expenses following the pertinent guidelines set forth in 49 CFR 24.301 (g) and 49 CFR 502 of the URA is outlined below.

Out-of-pocket moving expenses will be covered per the Fixed Residential Moving Cost Schedule (2015) for Iowa:

Number of Rooms with Furniture	1 Room	2 Rooms	3 Rooms	4 Rooms
Payment	\$550	\$700	\$800	\$900

All residents moving to the new Forest View neighborhood will not receive out-of-pocket assistance for moving expenses as these costs will be offset by North Dubuque LLC hiring a moving agency.

- For resident owners who choose to move their home:
 1. The reasonable cost of disassembling, moving, and reassembling any structures attached to a mobile home, such as porches, decks, skirting, and awnings, which were not acquired, anchoring of the unit, and utility “hookup” charges.
 2. The reasonable cost of repairs and/or modifications so that a mobile home can be moved and/or made decent, safe, and sanitary. Reasonable will be determined by the relocation coordinator and will be decided based on the economic feasibility of the additional expenses.
 3. The cost of a nonrefundable mobile home park entrance fee, to the extent it does not exceed the fee at a comparable mobile home park, if the relocation coordinator determines that payment of the fee is necessary to effect relocation.
- For resident owners who choose not to move their home or if the home is not able to be moved, the owner must first try to sell the home on the open market, or negotiate with North Dubuque, LLC. If resident is not able to sell the home within 60 days of moving to their new location, North Dubuque, LLC will pay resident fair market value for the property.
- For residents who are currently renting their mobile home and either are not income-eligible or choose not to move to the new neighborhood, the resident is eligible for a replacement housing payment, not to exceed \$7,200.

Relocation Process Activities

Each resident will receive notification **at least one (1) year** in advance of the date they must move from Forest View Mobile Home Park; however, residents can voluntarily move at any time if they are not moving to the new Forest View neighborhood. The process for assisting them with their move will begin with that notice. Language translation and interpreting services will be provided at all stages of the relocation process.

There will be a phased approach to the relocation process activities.

- *Phase I.* During the first phase of the project, meetings will be held with property management at Forest View to discuss general relocation issues. The construction of the new neighborhood and other project infrastructure will be phased such that the residents will not have to move until a certificate of occupancy has been granted for the new homes. North Dubuque, LLC has determined that the entire construction process will last approximately 12 months.
- *Phase II.* In phase two, the Relocation Coordinator will conduct resident meetings to discuss relocation issues and options for eligible residents.
- *Phase III.* Phase three will begin after the new neighborhood is complete and will include the actual relocation to new homes.

Relocation coordinator

All of the relocation activities under this strategy will be implemented by a Relocation Coordinator who will be designated by North Dubuque LLC.

The Relocation Coordinator will be responsible for:

- Studying the project extensively and identifying any relocation issues
- Reviewing current rent roll
- Continuing to review rent roll after relocation has begun
- Reviewing current eviction "for cause" files and/or serious lease violations
- Determining income-eligible relocation residents
- Working with North Dubuque, LLC to determine moves based upon timelines and schedules
- Compiling relocation checklists
- Completing a Site Occupancy Report on each resident
- Conducting face-to-face interviews with residents
- Researching and gathering data to prepare relocation plan for approval
- Meeting with the assigned moving company

The Relocation Coordinator will conduct face-to-face resident interviews to:

- Obtain some information about each person in the home
- Estimate all eligible expenses for relocation
- Explain all notices, including rights & responsibilities of the resident
- Provide accurate project information
- Will assist with locating new housing options

Resident Notices and Communication

The following notices will be issued to each resident of Forest View during the relocation process:

1. North Dubuque, LLC will send a written notice to all of the residents at Forest View Mobile Home Park at least one year in advance of their move. This notice will explain that they are not being asked to move right away, that they should continue to pay their lot rent, and that they will be kept informed of the nature and dates of any subsequent activity with regard to their dwelling unit. They will also be provided with the name, phone number, and email address of a Relocation Staff person whom they are advised to contact for further information. The Relocation Staff person will obtain either a written receipt on a copy of the notice itself or a signed (green) U.S. Postal Service receipt for registered mail as evidence of the notification.
2. Initially, the Relocation Staff will evaluate the information provided by property management to determine if there are any obvious relocation related problems. A preliminary estimate of the cost for relocation will be completed. This estimate will identify the costs associated with moving. There will be connection costs and transfer fees for utility hook-ups including gas, electric, telephone and cable (if applicable), or any other services the residents were receiving at their previous home. There may be storage costs, packing and unpacking costs, and other possible out-of-pocket expenses. North Dubuque, LLC will be responsible for paying for these expenses.
3. The Relocation Coordinator will administer all moves and will continue working with contractors, property management, and City of Iowa City inspectors, etc. ensuring that residents are treated fairly and with dignity and to ensure their rights are respected. The Relocation Coordinator will perform a walk-through of each new home to determine its living conditions and will issue move-in notices once the Certificate of Occupancy and rental permits have been obtained from the City of Iowa City.
4. Where possible, payment of all the moving and out-of-pocket expenses will be paid directly by North Dubuque, LLC to the appropriate utility or vendor. Where possible, any expenses (moving costs, transfer fees for gas, electric, telephone & cable, etc.) that must be pre-paid by the resident will be done so prior to the move. The residents will be fully informed of the required documentation needed to support reimbursement of eligible out-of-pocket expenses that they pay.
5. Assurance that the homes that residents move to are decent, safe, and sanitary (DS&S), and suitable for the resident household will be the responsibility of North Dubuque, LLC. No resident will be allowed to move into their home before a Certificate of Occupancy (CO) is issued by the City of Iowa City.
6. Advisory or supportive services will be offered to residents being relocated.
7. North Dubuque, LLC will identify moving companies in the local area that will accommodate resident moves or residents may choose to move themselves.
8. Documentation will be available on a monthly basis to residents and the City showing all moves with updated resident information.

Resident Meetings

Resident meetings will be coordinated by the Relocation Staff and will be held during hours that accommodate all residents. A combination of day and evening meetings may occur and will last approximately one hour. Meeting dates and times will be posted in a prominent location for viewing, including the property management office. Agendas (a listing of what will happen at each meeting) will be written and approved by North Dubuque, LLC prior to each meeting. Minutes (documentation of what happened at the meeting) will be taken at each meeting.

Relocation Services and Resources

The Forest View residents will receive a brochure, which will provide information about relocation procedures, benefits, rights, protections, advisory services, and housing options.

The Relocation Office will be on-site to ensure all residents have access to assistance. The resident will receive the following:

- Explanation of all eligible relocation assistance
- Explanation of appeal rights if dissatisfied with the relocation process
- Explanation of other resources offering assistance
- Information on credit checks and deposits
- Assistance with relocating or finding a place to live

The following are the required documentation that will be kept in each resident file:

1. Name and address of displacement dwelling
2. Original move-in date of each occupied dwelling
3. Age and sex of all household members
4. Monthly income (gross, not net) of all adult household members
5. Description of resident relocation needs and preferences
6. List of all referrals made to each resident
7. Description of replacement dwelling
8. Copy of Relocation Notice Letter (i.e., 12 month notice to move)
9. Proof of receipt of Relocation Notice Letter
10. Notice of Condition of Occupancy and Acceptance
11. Copy of each supporting document to determine eligibility for payments made (if applicable)
12. Evidence and receipt of payment made (if applicable)
13. Copy of all correspondence to residents, including information regarding claim payments
14. Copy of all credit checks and deposits
15. Copy of all correspondence regarding appeals filed and resolution of action taken

OVERCOMING POTENTIAL IMPEDIMENTS TO RELOCATION

- In the case where the title of the mobile home is not current, the development team will work with the resident to resolve title issues and to secure ownership of the home
- If it is not safe to move the home (or cannot be sold within 60 days) then the development team will hire an appraiser, offer fair market value price for the home and then purchase the home.

DISPUTE RESOLUTION

In the event of a disagreement between the residents and North Dubuque, LLC during the relocation process, the Relocation Coordinator will review the claims and offer a solution. If necessary, a professional mediator may be hired.

SAMPLE AMORTIZATION SCHEDULE FOR NEW FOREST VIEW HOMES

Construction Price \$ 202,000
 Escalation 2%
 Principal \$ 66,340
 Interest Rate 4.75%
 Purchase Price (End of YR 15) \$ 43,237

Year	Month	Rent / Month	Principal	Principal Payment	Interest Payment	Equity Earned Prior to Refinancing
1	1	\$ 310	\$ 66,340	\$ 47	\$ 263	\$ -
1	2	\$ 310	\$ 66,293	\$ 48	\$ 262	\$ 47
1	3	\$ 310	\$ 66,245	\$ 48	\$ 262	\$ 95
1	4	\$ 310	\$ 66,197	\$ 48	\$ 262	\$ 143
1	5	\$ 310	\$ 66,149	\$ 48	\$ 262	\$ 191
1	6	\$ 310	\$ 66,101	\$ 48	\$ 262	\$ 239
1	7	\$ 310	\$ 66,053	\$ 49	\$ 261	\$ 287
1	8	\$ 310	\$ 66,004	\$ 49	\$ 261	\$ 336
1	9	\$ 310	\$ 65,955	\$ 49	\$ 261	\$ 385
1	10	\$ 310	\$ 65,906	\$ 49	\$ 261	\$ 433
1	11	\$ 310	\$ 65,857	\$ 49	\$ 261	\$ 483
1	12	\$ 310	\$ 65,808	\$ 50	\$ 260	\$ 532
2	13	\$ 316	\$ 65,752	\$ 56	\$ 260	\$ 588
2	14	\$ 316	\$ 65,696	\$ 56	\$ 260	\$ 644
2	15	\$ 316	\$ 65,640	\$ 56	\$ 260	\$ 700
2	16	\$ 316	\$ 65,584	\$ 57	\$ 260	\$ 756
2	17	\$ 316	\$ 65,527	\$ 57	\$ 259	\$ 813
2	18	\$ 316	\$ 65,470	\$ 57	\$ 259	\$ 869
2	19	\$ 316	\$ 65,413	\$ 57	\$ 259	\$ 927
2	20	\$ 316	\$ 65,356	\$ 57	\$ 259	\$ 984
2	21	\$ 316	\$ 65,299	\$ 58	\$ 258	\$ 1,041
2	22	\$ 316	\$ 65,241	\$ 58	\$ 258	\$ 1,099
2	23	\$ 316	\$ 65,183	\$ 58	\$ 258	\$ 1,157
2	24	\$ 316	\$ 65,125	\$ 58	\$ 258	\$ 1,215
3	25	\$ 323	\$ 65,060	\$ 65	\$ 258	\$ 1,280
3	26	\$ 323	\$ 64,995	\$ 65	\$ 257	\$ 1,345
3	27	\$ 323	\$ 64,930	\$ 66	\$ 257	\$ 1,410
3	28	\$ 323	\$ 64,864	\$ 66	\$ 257	\$ 1,476
3	29	\$ 323	\$ 64,799	\$ 66	\$ 256	\$ 1,541
3	30	\$ 323	\$ 64,732	\$ 66	\$ 256	\$ 1,607
3	31	\$ 323	\$ 64,666	\$ 67	\$ 256	\$ 1,674
3	32	\$ 323	\$ 64,600	\$ 67	\$ 256	\$ 1,740
3	33	\$ 323	\$ 64,533	\$ 67	\$ 255	\$ 1,807
3	34	\$ 323	\$ 64,466	\$ 67	\$ 255	\$ 1,874
3	35	\$ 323	\$ 64,398	\$ 68	\$ 255	\$ 1,942
3	36	\$ 323	\$ 64,331	\$ 68	\$ 255	\$ 2,009
4	37	\$ 329	\$ 64,256	\$ 75	\$ 254	\$ 2,083
4	38	\$ 329	\$ 64,182	\$ 75	\$ 254	\$ 2,158
4	39	\$ 329	\$ 64,107	\$ 75	\$ 254	\$ 2,233
4	40	\$ 329	\$ 64,032	\$ 76	\$ 253	\$ 2,308
4	41	\$ 329	\$ 63,956	\$ 76	\$ 253	\$ 2,384
4	42	\$ 329	\$ 63,880	\$ 76	\$ 253	\$ 2,460
4	43	\$ 329	\$ 63,804	\$ 76	\$ 253	\$ 2,536
4	44	\$ 329	\$ 63,728	\$ 77	\$ 252	\$ 2,612
4	45	\$ 329	\$ 63,651	\$ 77	\$ 252	\$ 2,689
4	46	\$ 329	\$ 63,574	\$ 77	\$ 252	\$ 2,766
4	47	\$ 329	\$ 63,497	\$ 78	\$ 251	\$ 2,843
4	48	\$ 329	\$ 63,419	\$ 78	\$ 251	\$ 2,921
5	49	\$ 336	\$ 63,335	\$ 85	\$ 251	\$ 3,005
5	50	\$ 336	\$ 63,250	\$ 85	\$ 250	\$ 3,090
5	51	\$ 336	\$ 63,165	\$ 86	\$ 250	\$ 3,175
5	52	\$ 336	\$ 63,079	\$ 86	\$ 250	\$ 3,261
5	53	\$ 336	\$ 62,993	\$ 86	\$ 249	\$ 3,347
5	54	\$ 336	\$ 62,907	\$ 87	\$ 249	\$ 3,433
5	55	\$ 336	\$ 62,820	\$ 87	\$ 249	\$ 3,520
5	56	\$ 336	\$ 62,734	\$ 87	\$ 248	\$ 3,606
5	57	\$ 336	\$ 62,646	\$ 88	\$ 248	\$ 3,694
5	58	\$ 336	\$ 62,559	\$ 88	\$ 248	\$ 3,781

5	59 \$	336 \$	62,471 \$	88 \$	247 \$	3,869
5	60 \$	336 \$	62,383 \$	89 \$	247 \$	3,957
6	61 \$	342 \$	62,287 \$	96 \$	247 \$	4,053
6	62 \$	342 \$	62,191 \$	96 \$	246 \$	4,148
6	63 \$	342 \$	62,095 \$	96 \$	246 \$	4,245
6	64 \$	342 \$	61,999 \$	97 \$	245 \$	4,341
6	65 \$	342 \$	61,902 \$	97 \$	245 \$	4,438
6	66 \$	342 \$	61,805 \$	98 \$	245 \$	4,535
6	67 \$	342 \$	61,707 \$	98 \$	244 \$	4,633
6	68 \$	342 \$	61,609 \$	98 \$	244 \$	4,731
6	69 \$	342 \$	61,511 \$	99 \$	243 \$	4,829
6	70 \$	342 \$	61,412 \$	99 \$	243 \$	4,928
6	71 \$	342 \$	61,313 \$	100 \$	243 \$	5,027
6	72 \$	342 \$	61,213 \$	100 \$	242 \$	5,127
7	73 \$	349 \$	61,106 \$	107 \$	242 \$	5,233
7	74 \$	349 \$	60,999 \$	108 \$	241 \$	5,341
7	75 \$	349 \$	60,892 \$	108 \$	241 \$	5,448
7	76 \$	349 \$	60,783 \$	109 \$	241 \$	5,556
7	77 \$	349 \$	60,675 \$	109 \$	240 \$	5,665
7	78 \$	349 \$	60,566 \$	109 \$	240 \$	5,774
7	79 \$	349 \$	60,457 \$	110 \$	239 \$	5,883
7	80 \$	349 \$	60,347 \$	110 \$	239 \$	5,993
7	81 \$	349 \$	60,237 \$	111 \$	238 \$	6,103
7	82 \$	349 \$	60,126 \$	111 \$	238 \$	6,214
7	83 \$	349 \$	60,015 \$	112 \$	238 \$	6,325
7	84 \$	349 \$	59,903 \$	112 \$	237 \$	6,437
8	85 \$	356 \$	59,784 \$	119 \$	237 \$	6,556
8	86 \$	356 \$	59,665 \$	120 \$	236 \$	6,675
8	87 \$	356 \$	59,545 \$	120 \$	236 \$	6,795
8	88 \$	356 \$	59,425 \$	121 \$	235 \$	6,915
8	89 \$	356 \$	59,304 \$	121 \$	235 \$	7,036
8	90 \$	356 \$	59,182 \$	122 \$	234 \$	7,158
8	91 \$	356 \$	59,061 \$	122 \$	234 \$	7,279
8	92 \$	356 \$	58,938 \$	123 \$	233 \$	7,402
8	93 \$	356 \$	58,815 \$	123 \$	233 \$	7,525
8	94 \$	356 \$	58,692 \$	124 \$	232 \$	7,648
8	95 \$	356 \$	58,568 \$	124 \$	232 \$	7,772
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9	97 \$	363 \$	58,312 \$	132 \$	231 \$	8,028
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9	99 \$	363 \$	58,047 \$	133 \$	230 \$	8,293
9	100 \$	363 \$	57,913 \$	134 \$	229 \$	8,426
9	101 \$	363 \$	57,779 \$	135 \$	229 \$	8,560
9	102 \$	363 \$	57,645 \$	135 \$	228 \$	8,695
9	103 \$	363 \$	57,510 \$	136 \$	228 \$	8,830
9	104 \$	363 \$	57,374 \$	136 \$	227 \$	8,966
9	105 \$	363 \$	57,238 \$	137 \$	227 \$	9,102
9	106 \$	363 \$	57,102 \$	137 \$	226 \$	9,238
9	107 \$	363 \$	56,964 \$	138 \$	225 \$	9,376
9	108 \$	363 \$	56,827 \$	138 \$	225 \$	9,513
10	109 \$	370 \$	56,681 \$	146 \$	224 \$	9,659
10	110 \$	370 \$	56,535 \$	147 \$	224 \$	9,805
10	111 \$	370 \$	56,388 \$	147 \$	223 \$	9,952
10	112 \$	370 \$	56,241 \$	148 \$	223 \$	10,099
10	113 \$	370 \$	56,093 \$	148 \$	222 \$	10,247
10	114 \$	370 \$	55,945 \$	149 \$	221 \$	10,395
10	115 \$	370 \$	55,796 \$	150 \$	221 \$	10,544
10	116 \$	370 \$	55,646 \$	150 \$	220 \$	10,694
10	117 \$	370 \$	55,496 \$	151 \$	220 \$	10,844
10	118 \$	370 \$	55,345 \$	151 \$	219 \$	10,995
10	119 \$	370 \$	55,194 \$	152 \$	218 \$	11,146
10	120 \$	370 \$	55,042 \$	153 \$	218 \$	11,298
11	121 \$	378 \$	54,882 \$	161 \$	217 \$	11,458
11	122 \$	378 \$	54,721 \$	161 \$	217 \$	11,619
11	123 \$	378 \$	54,560 \$	162 \$	216 \$	11,780
11	124 \$	378 \$	54,398 \$	163 \$	215 \$	11,942

11	125 \$	378 \$	54,235 \$	163 \$	215 \$	12,105
11	126 \$	378 \$	54,072 \$	164 \$	214 \$	12,268
11	127 \$	378 \$	53,908 \$	165 \$	213 \$	12,432
11	128 \$	378 \$	53,744 \$	165 \$	213 \$	12,596
11	129 \$	378 \$	53,579 \$	166 \$	212 \$	12,761
11	130 \$	378 \$	53,413 \$	166 \$	211 \$	12,927
11	131 \$	378 \$	53,246 \$	167 \$	211 \$	13,094
11	132 \$	378 \$	53,079 \$	168 \$	210 \$	13,261
12	133 \$	385 \$	52,904 \$	176 \$	209 \$	13,436
12	134 \$	385 \$	52,728 \$	177 \$	209 \$	13,612
12	135 \$	385 \$	52,551 \$	177 \$	208 \$	13,789
12	136 \$	385 \$	52,374 \$	178 \$	207 \$	13,966
12	137 \$	385 \$	52,195 \$	179 \$	207 \$	14,144
12	138 \$	385 \$	52,017 \$	180 \$	206 \$	14,323
12	139 \$	385 \$	51,837 \$	180 \$	205 \$	14,503
12	140 \$	385 \$	51,657 \$	181 \$	204 \$	14,683
12	141 \$	385 \$	51,476 \$	182 \$	204 \$	14,864
12	142 \$	385 \$	51,294 \$	182 \$	203 \$	15,046
12	143 \$	385 \$	51,112 \$	183 \$	202 \$	15,228
12	144 \$	385 \$	50,929 \$	184 \$	202 \$	15,411
13	145 \$	393 \$	50,737 \$	192 \$	201 \$	15,603
13	146 \$	393 \$	50,545 \$	193 \$	200 \$	15,795
13	147 \$	393 \$	50,352 \$	194 \$	199 \$	15,988
13	148 \$	393 \$	50,158 \$	195 \$	199 \$	16,182
13	149 \$	393 \$	49,963 \$	195 \$	198 \$	16,377
13	150 \$	393 \$	49,768 \$	196 \$	197 \$	16,572
13	151 \$	393 \$	49,572 \$	197 \$	196 \$	16,768
13	152 \$	393 \$	49,375 \$	198 \$	195 \$	16,965
13	153 \$	393 \$	49,177 \$	198 \$	195 \$	17,163
13	154 \$	393 \$	48,979 \$	199 \$	194 \$	17,361
13	155 \$	393 \$	48,779 \$	200 \$	193 \$	17,561
13	156 \$	393 \$	48,579 \$	201 \$	192 \$	17,761
14	157 \$	401 \$	48,370 \$	210 \$	191 \$	17,969
14	158 \$	401 \$	48,161 \$	210 \$	191 \$	18,179
14	159 \$	401 \$	47,951 \$	211 \$	190 \$	18,389
14	160 \$	401 \$	47,739 \$	212 \$	189 \$	18,601
14	161 \$	401 \$	47,527 \$	213 \$	188 \$	18,813
14	162 \$	401 \$	47,314 \$	214 \$	187 \$	19,026
14	163 \$	401 \$	47,101 \$	215 \$	186 \$	19,239
14	164 \$	401 \$	46,886 \$	215 \$	186 \$	19,454
14	165 \$	401 \$	46,671 \$	216 \$	185 \$	19,669
14	166 \$	401 \$	46,454 \$	217 \$	184 \$	19,886
14	167 \$	401 \$	46,237 \$	218 \$	183 \$	20,103
14	168 \$	401 \$	46,019 \$	219 \$	182 \$	20,321
15	169 \$	409 \$	45,792 \$	228 \$	181 \$	20,548
15	170 \$	409 \$	45,565 \$	229 \$	180 \$	20,775
15	171 \$	409 \$	45,336 \$	230 \$	179 \$	21,004
15	172 \$	409 \$	45,106 \$	230 \$	179 \$	21,234
15	173 \$	409 \$	44,876 \$	231 \$	178 \$	21,464
15	174 \$	409 \$	44,644 \$	232 \$	177 \$	21,696
15	175 \$	409 \$	44,412 \$	233 \$	176 \$	21,928
15	176 \$	409 \$	44,179 \$	234 \$	175 \$	22,161
15	177 \$	409 \$	43,945 \$	235 \$	174 \$	22,395
15	178 \$	409 \$	43,710 \$	236 \$	173 \$	22,630
15	179 \$	409 \$	43,474 \$	237 \$	172 \$	22,866
15	180 \$	409 \$	43,237 \$	238 \$	171 \$	23,103
16	181 \$	453 \$	42,954 \$	283 \$	170	
16	182 \$	453 \$	42,671 \$	284 \$	169	
16	183 \$	453 \$	42,387 \$	286 \$	168	
16	184 \$	453 \$	42,101 \$	287 \$	167	
16	185 \$	453 \$	41,814 \$	288 \$	166	
16	186 \$	453 \$	41,527 \$	289 \$	164	
16	187 \$	453 \$	41,238 \$	290 \$	163	
16	188 \$	453 \$	40,948 \$	291 \$	162	
16	189 \$	453 \$	40,656 \$	292 \$	161	
16	190 \$	453 \$	40,364 \$	294 \$	160	

16	191	\$	453	\$	40,070	\$	295	\$	159
16	192	\$	453	\$	39,776	\$	296	\$	157
17	193	\$	453	\$	39,480	\$	297	\$	156
17	194	\$	453	\$	39,183	\$	298	\$	155
17	195	\$	453	\$	38,885	\$	299	\$	154
17	196	\$	453	\$	38,585	\$	301	\$	153
17	197	\$	453	\$	38,285	\$	302	\$	152
17	198	\$	453	\$	37,983	\$	303	\$	150
17	199	\$	453	\$	37,680	\$	304	\$	149
17	200	\$	453	\$	37,376	\$	305	\$	148
17	201	\$	453	\$	37,070	\$	307	\$	147
17	202	\$	453	\$	36,764	\$	308	\$	146
17	203	\$	453	\$	36,456	\$	309	\$	144
17	204	\$	453	\$	36,147	\$	310	\$	143
18	205	\$	453	\$	35,837	\$	311	\$	142
18	206	\$	453	\$	35,525	\$	313	\$	141
18	207	\$	453	\$	35,212	\$	314	\$	139
18	208	\$	453	\$	34,898	\$	315	\$	138
18	209	\$	453	\$	34,583	\$	316	\$	137
18	210	\$	453	\$	34,267	\$	318	\$	136
18	211	\$	453	\$	33,949	\$	319	\$	134
18	212	\$	453	\$	33,630	\$	320	\$	133
18	213	\$	453	\$	33,310	\$	321	\$	132
18	214	\$	453	\$	32,989	\$	323	\$	131
18	215	\$	453	\$	32,666	\$	324	\$	129
18	216	\$	453	\$	32,342	\$	325	\$	128
19	217	\$	453	\$	32,016	\$	327	\$	127
19	218	\$	453	\$	31,690	\$	328	\$	125
19	219	\$	453	\$	31,362	\$	329	\$	124
19	220	\$	453	\$	31,033	\$	330	\$	123
19	221	\$	453	\$	30,702	\$	332	\$	122
19	222	\$	453	\$	30,371	\$	333	\$	120
19	223	\$	453	\$	30,037	\$	334	\$	119
19	224	\$	453	\$	29,703	\$	336	\$	118
19	225	\$	453	\$	29,367	\$	337	\$	116
19	226	\$	453	\$	29,030	\$	338	\$	115
19	227	\$	453	\$	28,692	\$	340	\$	114
19	228	\$	453	\$	28,352	\$	341	\$	112
20	229	\$	453	\$	28,011	\$	342	\$	111
20	230	\$	453	\$	27,668	\$	344	\$	110
20	231	\$	453	\$	27,325	\$	345	\$	108
20	232	\$	453	\$	26,979	\$	347	\$	107
20	233	\$	453	\$	26,633	\$	348	\$	105
20	234	\$	453	\$	26,285	\$	349	\$	104
20	235	\$	453	\$	25,936	\$	351	\$	103
20	236	\$	453	\$	25,585	\$	352	\$	101
20	237	\$	453	\$	25,233	\$	353	\$	100
20	238	\$	453	\$	24,880	\$	355	\$	98
20	239	\$	453	\$	24,525	\$	356	\$	97
20	240	\$	453	\$	24,168	\$	358	\$	96
21	241	\$	453	\$	23,811	\$	359	\$	94
21	242	\$	453	\$	23,452	\$	360	\$	93
21	243	\$	453	\$	23,091	\$	362	\$	91
21	244	\$	453	\$	22,729	\$	363	\$	90
21	245	\$	453	\$	22,366	\$	365	\$	89
21	246	\$	453	\$	22,001	\$	366	\$	87
21	247	\$	453	\$	21,635	\$	368	\$	86
21	248	\$	453	\$	21,267	\$	369	\$	84
21	249	\$	453	\$	20,898	\$	371	\$	83
21	250	\$	453	\$	20,528	\$	372	\$	81
21	251	\$	453	\$	20,155	\$	374	\$	80
21	252	\$	453	\$	19,782	\$	375	\$	78
22	253	\$	453	\$	19,407	\$	377	\$	77
22	254	\$	453	\$	19,030	\$	378	\$	75
22	255	\$	453	\$	18,652	\$	379	\$	74
22	256	\$	453	\$	18,273	\$	381	\$	72

22	257 \$	453 \$	17,892 \$	383 \$	71
22	258 \$	453 \$	17,509 \$	384 \$	69
22	259 \$	453 \$	17,125 \$	386 \$	68
22	260 \$	453 \$	16,740 \$	387 \$	66
22	261 \$	453 \$	16,353 \$	389 \$	65
22	262 \$	453 \$	15,964 \$	390 \$	63
22	263 \$	453 \$	15,574 \$	392 \$	62
22	264 \$	453 \$	15,182 \$	393 \$	60
23	265 \$	453 \$	14,789 \$	395 \$	59
23	266 \$	453 \$	14,394 \$	396 \$	57
23	267 \$	453 \$	13,998 \$	398 \$	55
23	268 \$	453 \$	13,600 \$	399 \$	54
23	269 \$	453 \$	13,201 \$	401 \$	52
23	270 \$	453 \$	12,799 \$	403 \$	51
23	271 \$	453 \$	12,397 \$	404 \$	49
23	272 \$	453 \$	11,993 \$	406 \$	47
23	273 \$	453 \$	11,587 \$	407 \$	46
23	274 \$	453 \$	11,179 \$	409 \$	44
23	275 \$	453 \$	10,770 \$	411 \$	43
23	276 \$	453 \$	10,359 \$	412 \$	41
24	277 \$	453 \$	9,947 \$	414 \$	39
24	278 \$	453 \$	9,533 \$	416 \$	38
24	279 \$	453 \$	9,118 \$	417 \$	36
24	280 \$	453 \$	8,700 \$	419 \$	34
24	281 \$	453 \$	8,282 \$	421 \$	33
24	282 \$	453 \$	7,861 \$	422 \$	31
24	283 \$	453 \$	7,439 \$	424 \$	29
24	284 \$	453 \$	7,015 \$	426 \$	28
24	285 \$	453 \$	6,589 \$	427 \$	26
24	286 \$	453 \$	6,162 \$	429 \$	24
24	287 \$	453 \$	5,733 \$	431 \$	23
24	288 \$	453 \$	5,302 \$	432 \$	21
25	289 \$	453 \$	4,870 \$	434 \$	19
25	290 \$	453 \$	4,436 \$	436 \$	18
25	291 \$	453 \$	4,000 \$	437 \$	16
25	292 \$	453 \$	3,563 \$	439 \$	14
25	293 \$	453 \$	3,124 \$	441 \$	12
25	294 \$	453 \$	2,683 \$	443 \$	11
25	295 \$	453 \$	2,240 \$	444 \$	9
25	296 \$	453 \$	1,796 \$	446 \$	7
25	297 \$	453 \$	1,349 \$	448 \$	5
25	298 \$	453 \$	901 \$	450 \$	4
25	299 \$	453 \$	452 \$	452 \$	2
25	300 \$	453 \$	(0) \$	453 \$	(0)





Forest View Good Neighbor Meeting Notes

Date Held: November 13, 2016
Time: 6:30 pm
Attendees: 28 people in attendance, including residents of Idyllwild Condominiums, Knollwood Lane and area east of Dubuque Street, north of Bjaysville Lane. Plus, representatives of the City of Iowa City, HBK Engineering and North Dubuque, LLC.
Location: Iowa City Elks Lodge, 637 Foster Road, Iowa City, IA

Representatives of North Dubuque, LLC and HBK Engineering presented the proposed concept and mix of uses for the entire development site. The comprehensive plan amendment process was explained and discussed, along with a timeline for the City process and development process. The theme of the development was discussed, such as providing a mix of uses, having a mix of housing types with some areas having a higher density in order to preserve and enhance the natural areas, creating commercial areas along Dubuque Street while protecting the scenic entrance to Iowa City, providing relocation assistance for the residents of Forest View Mobile Home Park and constructing a new neighborhood with single-family homes for the residents of Forest View Mobile Home Park.

The following are comments/questions heard from the attendees:

- The concept for the entire development was presented and the comprehensive plan amendment process was explained and discussed. A comment was made by a neighbor that they would like to be notified as the process proceeds. The development team mentioned that neighbors will be kept abreast of the process and that a website has been established and will be updated regularly.
- There was a discussion about the proposed commercial area along Dubuque Street. The following question and comment arose:
 - Do you know the number of rooms that will be in the proposed hotel?
 - A comment was made about the aesthetics of the commercial development. The person did “not want a strip mall on steroids”.
- During the discussion about the development concept, a neighbor expressed concern about an increase of traffic along Foster Road.
- A resident of Idyllwild expressed concerns about the proposed development increasing

stormwater runoff that might impact Idyllwild. A member of the development team explained that they are proposing a low-impact development that keeps stormwater on site and that they will be working with the City to ensure a stormwater design that exceeds the City standards.

- A resident of Idyllwild stated that the City is in the middle of a stormwater design plan for Idyllwild and to make sure that the developers coordinate with the City.
- A neighbor encouraged the development team to please develop in an eco-friendly way and to maintain the beauty of the site.

I concur that this is a representation of comments expressed at the November 13, 2016 Good Neighbor Meeting.



John Yapp, Development Services Coordinator

Neighborhood and Development Services, City of Iowa City

Forest View Good Neighbor Meeting Notes

Date Held: November 13, 2016
Time: 5:00 pm
Attendees: 35 people in attendance, including residents of Mackinaw Village, Oak Grove Condominiums, Haywood Drive, Foster Road and Knollwood Lane. Plus representatives of the City of Iowa City, HBK Engineering and North Dubuque, LLC.
Location: Iowa City Elks Lodge, 637 Foster Road, Iowa City, IA

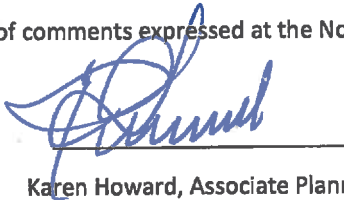
Representatives of North Dubuque, LLC and HBK Engineering presented the proposed concept and mix of uses for the entire development site. The comprehensive plan amendment process was explained and discussed, along with a timeline for the City process and development process. The theme of the development was discussed, such as providing a mix of uses, having a mix of housing types with some areas having a higher density in order to preserve and enhance the natural areas, creating commercial areas along Dubuque Street while protecting the scenic entrance to Iowa City, providing relocation assistance for the residents of Forest View Mobile Home Park and constructing a new neighborhood with single-family homes for the residents of Forest View Mobile Home Park.

The following are comments/questions heard from the attendees:

- While discussing the overall development, a comment was made that every effort should be made to protect existing wildlife corridors.
- During the discussion about the new mix of housing being proposed, the following questions arose:
 - Will mobile homes be allowed in the new development?
 - What are the prices of the proposed housing units?
 - What is the anticipated density of the development?
 - Will there be any noise abatement along I-80?
- The following question and comment came up when discussing the overall development concept:
 - What are the phases -- Phase 1/Phase 2?
 - There were concerns about light pollution - how many street lights will there be? Can they be limited?

- Questions arose specific to the far eastern edge of the development:
 - Any details on the new hotel?
 - If not a hotel, then what?
 - Will Laura Drive be closed or remain open?
 - How far is it from northernmost home on Knollwood Lane to the proposed Market Place?
 - A request was made to plant large pine trees as a buffer between the Knollwood Lane homes and the proposed Market Place.
 - Will Haywood Drive remain as it is or will it be increased to city standards?
 - What type of commercial is being proposed? They would prefer to not have a bunch of chain stores.

I concur that this is a representation of comments expressed at the November 13, 2016 Good Neighbor Meeting.



Karen Howard, Associate Planner

Neighborhood and Development Services, City of Iowa City

Forest View Good Neighbor Meeting Notes

Date Held: November 13, 2016
Time: 3:00 pm
Attendees: 49 people in attendance, including residents of Forest View Mobile Home Park and representatives of the City of Iowa City, HBK Engineering and North Dubuque, LLC
Location: Iowa City Elks Lodge, 637 Foster Road, Iowa City, IA

Representatives of North Dubuque, LLC and HBK Engineering presented the proposed concept plan for the entire property, including the type of uses proposed such as senior housing on the western side of the development, condominiums tucked in to the woods and at a higher density in order to protect wetlands, woodlands and steep slopes, offices along I-80, commercial along Dubuque Street and the creation of a new single-family neighborhood just south of the Forest View Mobile Home Park.

The relocation plan was discussed with a number of relocation scenarios reviewed. It was stressed that everyone will be assisted and that around 100 homes will be constructed in the new Forest View neighborhood to accommodate income-eligible residents of Forest View Mobile Home Park. The type of financing (Low-Income Housing Tax Credits) being proposed to use for the construction of the new neighborhood for Forest View residents was discussed, as were the income guidelines and what happens if someone does not income qualify or chooses to not live in the new neighborhood. The process was discussed in detail; in particular, the 15-year the lease to purchase program which allows residents to pay their current rent of \$310 a month with a 2% increase each year. A portion of the rent goes in to an escrow account which can be accessed any time if someone moves. However, if a resident stays for the 15 years then the funds are used as a downpayment for the home when they refinance for the remaining 10 years.

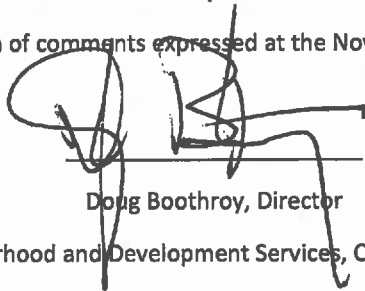
The comprehensive plan amendment process was reviewed and discussed. The comprehensive plan needs to be amended first, then rezoning and subdividing of the land needs to happen before construction can begin. This process can take approximately 6 to 7 months for the City process and then another 9 to 12 months for the construction of the new neighborhood, utilities and roads.

The following are comments/questions heard from the attendees:

- After discussing the new neighborhood and the amenities such as single-family homes with a large neighborhood play area and soccer fields, woodlands, a community center and a tornado shelter, a resident wanted to know “if Mobile Homes are allowed in the new development”
- A number of questions regarding the financing of the new neighborhood and of the new homes came up.
 - Is there an income ceiling for the tax credit program and will it be gross or net income?
 - Who pays the property taxes?

- After 15 years does the price per month still go up 2% a year?
- Is it possible to purchase the new home at year 10 instead of year 15?
- During the discussion of the new neighborhood, a number of questions arose specific to the process and types of homes.
 - If someone is renting now, do they have access to a new home?
 - If they are currently living in a 3 bedroom, can they go to a 4 bedroom home? If so, how much will it be?
 - Will the homes be one or two stories?
 - Will all of the appliances be included?
 - What are the lot sizes?
 - How much will the house be worth in 15 years?
- There was discussion about the positive and informative monthly meetings with members of the Forest View Tenants Association and North Dubuque, LLC that are held at the Center for Worker Justice offices.
- There were additional comments about how everyone needs to be heard and to be loud!
- There was a lot of emphasis on how everyone is working together.

I concur that this is a representation of comments expressed at the November 13, 2016 Good Neighbor Meeting.



Doug Boothroy, Director

Neighborhood and Development Services, City of Iowa City

March 8, 2017

John Yapp, Development Services Coordinator
Neighborhood and Development Services
City of Iowa City
410 E. Washington Street
Iowa City, IA 52240

Dear John,

We would like to amend the *Application for Comprehensive Plan Amendment* that was submitted in December 2016 by HBK Engineering on behalf of North Dubuque, LLC. The original application listed the applicant as North Dubuque, LLC and we would like to amend the application to include the Forest View Tenants Association as a co-applicant.

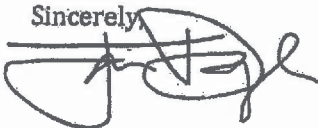
The co-applicants are:

North Dubuque, LLC
130 E. 3rd Street, Suite 400
Des Moines, IA 50309

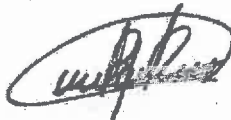
Forest View Tenants Association
1205 Laura Drive, Lot #63
Iowa City, IA 52245

The contact person for the application will remain the same, Steve Long with HBK Engineering.

Sincerely,



Justin Doyle, Member
North Dubuque, LLC



Margarita Baltazar, President
Forest View Tenants Association

cc: Steve Long

8 de marzo, 2017

John Yapp, Cordinador de Servicios al Desarrollo
Apoyo a los Vecindarios y al Desarrollo
City of Iowa City
410 E. Washinton Street
Iowa City, IA 52240

Estimado John,

Proponemos modificar la *Modificación a la Solicitud del Plan Comprensivo* que fue entregada por HBK Engineering de parte de North Dubuque, LLC en diciembre 2016. La solicitud original indicaba a North Dubuque, LLC como solicitante, y deseamos modificar la solicitud para incluir a la Asociación de Vecinos de Forest View como co-solicitantes.

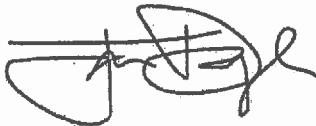
Los co-solicitantes son:

North Dubuque, LLC
130 E. 3rd Street, Suite 400
Des Moines, IA 50309

Asociación de Vecinos de Forest View
1205 Laura Drive, Lote #63
Iowa City, IA 52245

El individuo a contactar sobre la solicitud continua el mismo, Steve Long con HBK Engineering.

Le saludamos atentamente,



Justin Doyle, Miembro
North Dubuque, LLC



Margarita Baltazar, Presidente
Asociación de Vecinos de Forest View

C: Steve Long

**MINUTES
PLANNING AND ZONING COMMISSION
MAY 18, 2017 – 7:00 PM – FORMAL MEETING
EMMA J. HARVAT HALL, CITY HALL**

PRELIMINARY

MEMBERS PRESENT: Ann Freerks, Mike Hensch, Phoebe Martin, Max Parsons, Mark Signs, Jodie Theobald

MEMBERS ABSENT: Carolyn Dyer

STAFF PRESENT: Sara Hektoen, Karen Howard

OTHERS PRESENT: Charles Graves

RECOMMENDATIONS TO CITY COUNCIL:

By a vote of 6-0 (Dyer absent) the Commission set a public hearing for June 1, 2017 on an application for a Comprehensive Plan amendment item CPA17-00005.

By a vote of 6-0 (Dyer absent) the Commission recommends approval of REZ17-00005 a proposal to rezone approximately 0.6 acres of property at 513 S. Riverside Drive from Community Commercial (CC-2) Zone to Riverfront Crossings-West Riverfront (RFC-WR) Zone, subject to a conditional zoning agreement requiring dedication of land along the Riverside Drive frontage to widen the pedestrian area within the public right-of-way to a minimum of 20 feet measured between the inside of the street curb and the new front property line, and closure of driveways consistent with the City's access management standards. These conditions should be satisfied coincident with the City's street improvement project or prior to issuance of a permit for any improvements to the subject property, whichever occurs first.

CALL TO ORDER:

Freerks called the meeting to order at 7:00 PM.

PUBLIC DISCUSSION OF ANY ITEM NOT ON THE AGENDA:

None.

COMPREHENSIVE PLAN ITEM (CPA16-00005):

Consider a motion setting a public hearing for June 1, 2017 on an application for a Comprehensive Plan amendment to amend the North District Plan for approximately 70 acres west of Dubuque Street, south of Interstate 80, and north and east of Mission Point Road and Mackinaw Drive, to modify the land use map, adopt a sensitive areas survey, and add certain housing, transportation and design goals.

Howard reminded the Commission that a Comprehensive Plan Amendment needs a public hearing so this item is just to set that public hearing.

Martin asked if a translator will be present at the meeting when this item is discussed. Hektoen stated she believes the applicant is bringing a translator.

Hensch moved to set a public hearing for June 1, 2017 on an application for a Comprehensive Plan amendment item CPA17-00005.

Parsons seconded the motion.

A vote was taken and the motion carried 6-0.

REZONING ITEM (REZ17-00005):

Discussion of an application submitted by 513 Riverside, LLC for a rezoning of approximately .62-acres from Community Commercial (CC-2) zone to Riverfront Crossings-West Riverfront (RFC-WR) zone for property located at 513 S. Riverside Drive.

Howard presented the Staff report and stated this property is located at the corner of Riverside Drive and Myrtle Avenue, which is at the very north edge of the Riverfront Crossings West Riverfront Zone. The property to the north is owned by The University of Iowa and they have not indicated their future use of the property. To the west are some high density multi-family properties and the other properties surrounding the area are zoned Community Commercial (CC-2). Howard explained that one of the goals of the Riverfront Crossings Plan for this area is to improve conditions along Riverside Drive for pedestrians and to improve the aesthetics of the corridor, so when an upzoning to Riverfront Crossings zoning is requested, the City has been requesting additional property to widen the pedestrian area along street frontages. This particular property has a poor frontage condition. There is no sidewalk, and very little room between the travel lanes and the private property to even provide a safe sidewalk to support the new residential and commercial uses allowed by the proposed rezoning. The current zoning of Community Commercial (CC-2) is not compatible with the Riverfront Crossings Master Plan as it allows low-scale commercial development, limited housing above the commercial, and a very auto-oriented area. Therefore, with additional land to enhance the public area along the street to make it safe for future residents and customers, the change to Riverfront Crossings Zoning is the appropriate zoning for the area.

With regards to the compatibility with the neighborhood, rezoning this property will bring the property closer to compliance with the future vision for the area. Howard stated the largest issue for this property is to make sure any new development has the kind of pedestrian facilities necessary to support it. Howard showed images from the Riverfront Crossings Streetscape Master Plan that was adopted last year. Riverside Drive is a State highway, there is no on-street parking, and it has higher speeds than a typical residential or commercial street in the downtown area. It is currently a four-lane arterial street with only about 60 feet of street right-of-way. The City is planning improvements to the corridor to construct a pedestrian tunnel through the railroad embankment located to the south of the property, extend a new sidewalk north to the intersection of Myrtle Avenue, and signalize the Myrtle/Riverside Drive intersection to improve pedestrian, bicycle, and traffic circulation in the area. Howard stated that as properties are rezoned along Riverside Drive, staff recommends requiring a dedication of land to improve conditions for pedestrians and to ensure that the streetscape and frontage area improvements required in the Riverfront Crossings form-based code can be achieved. The cross-section in the South Riverside Drive Streetscape Master Plan calls for a minimum of 20 feet between the street curb and the front property line. This pedestrian area would include a 6-foot sidewalk, 8-

foot wide area for street trees, and 6-foot wide area between the street curb and the trees for snow storage and utilities.

The applicant has agreed to enter into a conditional zoning agreement to dedicate land along the frontage of the subject property to create a right-of-way that achieves the minimum requirements (the 20 feet) specified in the streetscape master plan and the improvements necessary for signalization of the intersection and also to reduce the number and location of driveways to be consistent with the City's access management standards. The applicant has agreed to close the driveways closest to the intersection that don't meet current access management standards. This should improve safety for pedestrian, bicyclists, and for drivers. Howard explained that it may also be necessary to close the other driveway on Riverside Drive, but depending on what the applicant chooses to do with the property (whether it is just commercial or mixed-use), that a right-out only driveway might work. Howard explained that the developer doesn't have a concept plan for the property at this time because the applicant is unsure whether the project will be solely a commercial building or a mixed use building. Since the form-based zoning standards in the Riverfront Crossings code will ensure that the building is built in a manner consistent with the goals for the Riverfront Crossings Master Plan and there is an imminent City project planned to improve conditions along Riverside Drive, In addition, the developer is supportive and will participate in helping to achieve a safer and more pleasant environment along the street to support future redevelopment. Therefore, staff is supportive of the rezoning.

Staff recommends approval of REZ17-00005 a proposal to rezone approximately 0.6 acres of property at 513 S. Riverside Drive from Community Commercial (CC-2) Zone to Riverfront Crossings-West Riverfront (RFC-WR) Zone, subject to a conditional zoning agreement requiring dedication of land along the Riverside Drive frontage to widen the pedestrian area within the public right-of-way to a minimum of 20 feet measured between the street curb and the new front property line, and closure of driveways consistent with the City's access management standards. These conditions should be satisfied coincident with the City's street improvement project or prior to issuance of a permit for any improvements to the subject property, whichever occurs first.

Hensch asked if there was an anticipated date or year when the street improvement project will be complete. Howard stated it is under design currently and is budgeted for 2018. The City is currently negotiating with the railroad for the pedestrian underpass.

Freerks asked if negotiations are complete with the other property owners to the south closer to the railroad tracks so that the sidewalk improvements can be completed. Howard is unsure if what conversations have taken place so far. However both property owners were contacted by the City during the design of the Streetscape Master Plan.

Hensch asked if this was as far north as the Riverfront Crossings Plan goes. Howard answered yes as everything to the north is University property.

Signs stated he did have a conversation with the applicant several months ago when they first bought the property as he was expressing an interest in possibly doing some affordable housing there and Signs directed him to the appropriate staff to have those conversations.

Freerks opened the public hearing.

Charlie Graves (13 Woodcrest Lane NE) stated he just closed on the property about three weeks ago. Kum & Go, the previous owner, was required to make sure it was a clean site as part of the purchase agreement and the DNR just gave clearance. Graves has been in conversations with the City and is aware of their planned improvements to the area and until he knows exactly where his boundaries area and the setbacks required he cannot design a project. They are imagining a commercial use or multi-use building for the property.

Martin asked if they are also purchasing 517 Riverside Drive or what the overall plan for the area might be. Graves said there have been preliminary conversations with that property owner but the owner doesn't wish to sell and the tenant of that property just signed a multi-year long-term lease extension.

Martin asked then if the entrance/exit to his property then would be on Myrtle Avenue and Graves confirmed that but said that they are exploring a right out only onto Riverside Drive as well.

Parsons asked if the right-out only drive would directly abut the neighboring property or would a buffer be maintained between the properties. Graves noted there are some Department of Transportation requirements that a driveway be so many feet from a signal, so if there is a drive they would try to have it as far from the intersection as possible. They would do their best to maintain the buffer between properties.

Hektoen noted that Riverside Drive is a State Highway so any access points will have to be approved by the Department of Transportation. Howard stated that additionally the City also has access management requirements and this will all have to be reviewed once a development plan is proposed.

Graves added the timing on this project is such that it takes them about six months to a year to plan a project and get it designed. Therefore, it is imperative that they can get started so they can work in parallel with the City doing the street improvements.

Freerks asked what the distance for building required would be from the RM-44 that is to the west. Howard said the setback would be 10 feet from the adjacent property. Freerks asked if there was any stepping required due to height. Howard stated that the stepping in the West Riverfront Crossings is required only where a property abuts a single family zone.

Freerks noted her concern about not having a concept plan prior to approving this zoning change, but acknowledged that approval of the rezoning at this time would be beneficial to working together to achieve the necessary pedestrian improvements. Graves noted that to draw up a concept plan and present something to investors they have to be sure the footprint they are working with is correct, and in this case could not do so without knowing the zoning is approved and what the setbacks required will be. Freerks understands that for this case, but cautions that is not something the Commission will necessarily relax on in the future.

Freerks closed the public hearing.

Hensch moved to approve REZ17-00005 subject to the conditional zoning agreement as outlined in the Staff Report.

Martin seconded the motion.

Hensch noted he feels it is a great step up to go to a Form-Based Code in this area as the current layout is extremely dangerous for pedestrians and vehicles. The applicant dedicating the land for the improvements is much appreciated and needed.

Signs added that the lot has a steep hill behind it and the neighboring properties are much higher so if a future building is taller on this site, it will not look out of place or be a hindrance. Several others on the commission noted their agreement that the sloping site will help to mitigate concern about a taller building on the site.

A vote was taken and the motion carried 6-0.

CONSIDERATION OF MEETING MINUTES: MAY 4, 2017

Hensch moved to approve the meeting minutes of May 4, 2017.

Theobald seconded the motion.

A vote was taken and the motion passed 6-0.

PLANNING AND ZONING INFORMATION:

None.

ADJOURNMENT:

Martin moved to adjourn.

Parsons seconded.

A vote was taken and motion carried 6-0.

**PLANNING & ZONING COMMISSION
ATTENDANCE RECORD
2016 - 2017**

	7/7	7/21	8/4	9/1	10/6	10/20	11/17	12/1	12/15	1/19	2/2	3/2	3/16	4/6	(W.S.) 4/20	4/20	5/4	5/18	
DYER, CAROLYN	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	O/E
FREERKS, ANN	O/E	X	X	X	X	X	X	X	X	X	X	X	X	O/E	X	X	X	X	X
HENSCH, MIKE	X	O/E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
MARTIN, PHOEBE	X	O/E	X	X	X	O/E	X	O/E	X	X	X	X	X	X	O/E	O/E	X	X	X
PARSONS, MAX	X	X	X	X	X	X	X	X	X	X	X	O/E	X	X	X	X	X	X	X
SIGNS, MARK	X	X	X	X	X	X	O/E	X	X	X	X	X	X	X	X	X	X	X	X
THEOBALD, JODIE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

KEY: X = Present
O = Absent
O/E = Absent/Excused
--- = Not a Member