

# **Highway 6 Commercial Urban Renewal Plan**

The City Council of Iowa City, Iowa, met on May 6, 2003, and held a public hearing on the proposed Highway 6 Commercial Urban Renewal Plan. The Council then deferred further action on the Plan until this time and place.

Council Member Champion then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AND ADOPTING THE HIGHWAY 6 COMMERCIAL URBAN RENEWAL PLAN THEREFOR" and moved that the same be adopted. Council Member O'Donnell seconded the motion to adopt. The roll was called and the vote was,

AYES: Champion, Lehman, O'Donnell, Vanderhoef, Wilburn

NAYS: Kanner, Pfab

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 03-158

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AND ADOPTING THE HIGHWAY 6 COMMERCIAL URBAN RENEWAL PLAN THEREFOR.

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law; and

WHEREAS, a proposed Highway 6 Commercial Urban Renewal Plan for the area described below has been prepared, which proposed Plan is on file in the office of the City Clerk and which is incorporated herein by reference; and

WHEREAS, this proposed Urban Renewal Area includes and consists of:

Consisting of a tract of land described as follows:

Commencing at a point where the centerline of Cross Park Avenue and Broadway Street intersect, which is the point of beginning. Thence northerly along the centerline of Broadway Street to a point where the extended southern boundary line of Braverman Center, Block 1, Lot 3 intersects. Thence northwesterly along said boundary line to a point on the western boundary of said Lot 3. Thence northeasterly along said western boundary to a point where the extended said boundary line intersects the centerline of U.S. Highway 6. Thence northwesterly along the centerline of U.S. Highway 6 to the Iowa River. Thence southerly along the east bank of the river to a point on the centerline of the Cedar Rapids and Iowa City Railway.

Thence northeasterly along said centerline to a point where said centerline intersects with the centerline of Gilbert Street. Thence northeasterly to a point where the eastern boundary of the Cedar Rapids and Iowa City Railway intersects the eastern boundary of Gilbert Street. Thence continue northeasterly along the southern parcel boundary dividing blocks 208 and 276 to a point where said parcel boundary intersects the western boundary of Auditor's Parcel #98111. Thence northeasterly to a point where said western boundary line meets the eastern boundary of Waterfront Drive right-of-way. Thence westerly to a point on the centerline of Waterfront Drive.

Thence continuing along the centerline of Waterfront Drive to a point where it intersects the extended boundary line of Lot 1, Resubdivision of Blocks 5 and 6, Braverman Subdivision. Thence easterly along the south boundary of the lots abutting and south of Southgate Avenue to the centerline of Keokuk Street. Thence southerly along the centerline of

Keokuk Street to a point where said centerline intersects the centerline of Cross Park Avenue. Thence easterly along said centerline to the point of beginning.

Said parcel contains approximately 212 acres;

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by said proposed Urban Renewal Plan to be known hereafter as the "Highway 6 Commercial Urban Renewal Plan"; and

WHEREAS, the Iowa statutes require the City Council to submit the proposed Highway 6 Commercial Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the General Plan for development of the City as a whole, prior to City Council approval of such urban renewal project and an urban renewal plan therefor; and

WHEREAS, creation of the Highway 6 Commercial Urban Renewal Plan Area and adoption of the Highway 6 Commercial Urban Renewal Plan therefor has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report filed herewith and incorporated herein by this reference; and

WHEREAS, by resolution adopted on March 11, 2003, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Highway 6 Commercial Urban Renewal Plan and the division of revenue described therein, and that notice of said consultation and a copy of the proposed Highway 6 Commercial Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Community and Economic Development Coordinator filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by said resolution this Council also set a public hearing on the adoption of the proposed Highway 6 Commercial Urban Renewal Plan for this meeting of the Council, and due and proper notice of said public hearing was given, as provided by law, by timely publication in the "Press Citizen", which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with said notice, all persons or organizations desiring to be heard on said proposed Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and said public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA:

Section 1. That the findings and conclusions set forth or contained in the proposed "Highway 6 Commercial Urban Renewal Plan" for the area of the City of Iowa City, Iowa legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Highway 6 Commercial Urban Renewal Plan Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a. A feasible method exists for the location of families who will be displaced from the Highway 6 Commercial Urban Renewal Plan Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b. The Highway 6 Commercial Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c. As to those areas of open land to be acquired by the City included within the Highway 6 Commercial Urban Renewal Plan Area:

i. With reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

A. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

B. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

C. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

D. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. With reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

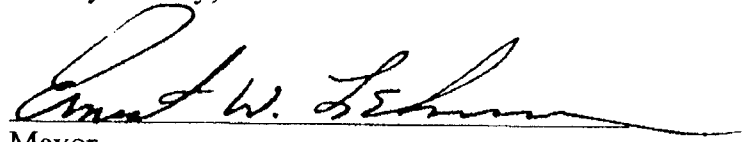
Section 3. That the Highway 6 Commercial Urban Renewal Plan Area is an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That the Highway 6 Commercial Urban Renewal Plan, attached hereto as Exhibit A and incorporated herein by reference, be and the same is hereby approved and adopted as the "Highway 6 Commercial Urban Renewal Plan for the Highway 6 Commercial Urban Renewal Plan Area"; the Highway 6 Commercial Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of said Highway 6 Commercial Urban Renewal Plan with the proceedings of this meeting.

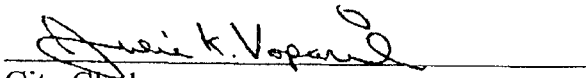
Section 5. That the Highway 6 Commercial Urban Renewal Plan for the Highway 6 Commercial Urban Renewal Plan Area shall be in full force and effect from the date of this resolution until the later of the date of termination set forth in the Highway 6 Commercial Urban Renewal Plan or the date on which payment of all obligations issued

or advances made to carry out the purposes thereof shall be fully provided for. Said Highway 6 Commercial Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Johnson County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 20<sup>th</sup> day of May, 2003.

  
Mayor

ATTEST:

  
Deputy City Clerk

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## Introduction

The **Iowa City Comprehensive Plan – 1997** provides a vision for the economic well being for the residents of Iowa City and outlines the goals the community must strive to achieve in order to attain its economic well-being vision. The goals outlined in the Comprehensive Plan are:

- Diversify and increase the property tax base by (1) encouraging the retention and expansion of existing industry and (2) attracting industries that have growth potential and are compatible with existing businesses;
- Increase employment opportunities consistent with the available labor force;
- Provide and protect areas suitable for future industrial and commercial development;
- Cooperate with local and regional organizations to promote economic development within Iowa City;
- Improve the environmental and economic health of the community through the efficient use of resources; and
- Consider financial incentives and programs to facilitate achieving the above goals.

In recent years, vacancy rates have increased in certain commercial areas of the community due to the proliferation of new commercial areas in the Iowa City retail trade area, but outside the Iowa City corporate limits. The Highway 6 Commercial Urban Renewal Area (referred to hereafter in this Plan as the Urban Renewal Project Area) is one of those areas. One of the largest commercial centers in this renewal area, Pepperwood Plaza, has experienced a significant increase in its vacancy rate. In addition, many of the buildings within this area are appropriate for redevelopment. The area contains opportunities for in-fill development on vacant parcels that are scattered throughout the area identified herein.

The Iowa City Comprehensive Plan calls for encouraging commercial activity to take place in existing core areas or neighborhood commercial centers and to discourage the proliferation of new major commercial areas. To assist with ensuring that this existing commercial area remains competitive with newer commercial areas in the metropolitan area, the City intends to make available the use of tax increment financing as a means to help finance the construction of some of the necessary private and/or public infrastructure improvements within the Highway 6 Commercial Urban Renewal Plan Area. In addition, the City will make available the use of tax increment financing to provide rebates for qualifying businesses or development projects within the Urban Renewal Project Area.

To achieve the primary objectives of this Plan, the City of Iowa City shall undertake the urban renewal actions as specified in this Urban Renewal Plan, pursuant to the powers granted to it under Chapter 403 of the 2001 Code of Iowa, as amended.

## **Urban Renewal Plan Objectives**

The overall goal of the Highway 6 Commercial Urban Renewal Plan is to formulate and execute a workable program using public and private resources to develop the Urban Renewal Project Area for retail, office, and other commercial uses. The following objectives have been established for the proposed Urban Renewal Project Area:

- To encourage the revitalization of commercial activity in the Urban Renewal Project Area, in particular the revitalization of retail, restaurants, and business and personal service establishments.
- To expand the taxable values of property within the Urban Renewal Project Area.
- To provide for the orderly physical and economic growth of the city.
- To make public improvements as deemed necessary by the City to support commercial activity within the Urban Renewal Project Area.
- To provide financial incentives and assistance to qualifying development projects and businesses.

## **Description of Urban Renewal Area**

The legal description of this proposed Urban Renewal Project Area is included in the Plan as Addendum No. 1 - Legal Description.

The location and general boundaries of the Highway 6 Commercial Urban Renewal Plan Area are shown on Addendum No. 2 - Location Map: Highway 6 Commercial Urban Renewal Project Area. This area is approximately 212 acres.

## **Proposed Urban Renewal Actions**

Proposed urban renewal actions may consist of private site improvements, public infrastructure improvements, and financial incentives to encourage office, retail, and other commercial (non-residential) developments.

### **Private Site Improvements**

Site improvements may include, but are not limited to, design and construction of buildings and building additions, grading for building construction and amenities; adequate paving and parking; adequate landscaping; and on-site utilities. Tax increment financing may be used by qualifying businesses to finance private site improvements. Qualifying businesses must meet the requirements of the *Financial Incentives* section, as determined by the City Council, in order to use tax increment financing for private site improvements.

### **Public Infrastructure Improvements**

Public infrastructure improvements may include, but are not limited to, stormwater management facilities, public streets and sidewalks, entryway enhancements, sanitary sewers, storm sewers, and open space improvements. Tax increment financing may be available to finance the construction of these improvements, in whole or in part, at the City Council's discretion.

## **Financial Incentives**

At the City Council's discretion and as permitted by *Iowa Code*, Chapter 403.19, tax increment financing may be available for providing direct grants, forgivable loans, or property tax rebates for qualifying businesses in the Urban Renewal Area. TIF rebates may be used for, but are not limited to, financing the private site improvements listed above. Qualifying businesses and development projects shall be determined by the City Council on a case by case basis. The Council's determination shall be based upon the financial assistance guidelines outlined in Addendum A of the "Economic Development Policies, Strategies, and Actions for the City of Iowa City" and on additional performance criteria the Council finds appropriate on a case by case basis. These performance criteria may include, but are not limited to, how a project revitalizes retail establishments, restaurants, general business and personal service establishments in the Urban Renewal Project Area, the extent of a project's physical improvements, timeliness of project's completion, and financial considerations of a project. In addition, the City Council will consider the overall economic condition of the urban renewal area commensurate with the impact of the proposed project and the risks associated with projects on a case by case basis.

## **Conformance with Land Use Policy and Zoning Ordinance**

### **Comprehensive Plan**

The Urban Renewal Project Area is located in the area designated by the Iowa City Comprehensive Plan as the South District. The Iowa City Comprehensive Plan designates the Urban Renewal Project Area as appropriate for General and Intensive Commercial uses.

### **Current Zoning**

The Project Area's present zoning designations of CC-2 Community Commercial, CI-1 Intensive Commercial, CO-1 Commercial Office are consistent with this Urban Renewal Plan and with the Iowa City Comprehensive Plan. There is a parcel currently zoned General Industrial, I1, as at the time the City implemented its zoning ordinance the parcel was used for industrial purposes.

### **Current and Proposed Land Uses**

The current land use is predominantly commercial. The proposed land use includes retail, office and other commercial uses permitted in the Commercial Zones. There is one parcel currently zoned I1, General Industrial. This parcel is not consistent with the proposed land use in the South District Future Land Use Plan and will be rezoned to a commercial use as soon as feasible. The remaining proposed uses are consistent with the South District Future Land Use Plan (revised April 16, 2002). See Addendum 3.

## **Relocation of Families**

Though the Highway 6 Commercial Urban Renewal Plan does not anticipate the need to relocate families, in the event that such needs arise the City has considered provisions for the relocation of persons, including families, business concerns and others who could be displaced as a result of improvements to be made in the designated Urban Renewal Project Area. Upon such consideration, the following shall be provided under the Highway 6 Commercial Urban Renewal Plan:

### **Benefits**

Upon the City's verification of a property owner's eligibility for tax increment financing, qualified tenants in the designated Urban Renewal Project Area shall be compensated by the property owner for one month's rent and for actual reasonable moving and related expenses, where said displacement was due to action on the part of the property owner to qualify for said tax increment financing.

### **Eligibility**

"Qualified tenant" means the legal displaced occupant of a residential dwelling unit which is located within the designated Urban Renewal Project Area where the person or family has occupied the same dwelling unit continuously for twelve months prior to the City making tax increment financing available to a project within the Urban Renewal Project Area. There are no relocation provisions made for displacement from commercial units.

### **Actual Reasonable Moving and Related Expenses**

A qualified tenant of a dwelling is entitled to actual reasonable expenses for:

- a. Transportation of the displaced person and personal property from the displacement site to the replacement site. Transportation costs for a distance beyond twenty-five miles are not eligible.
- b. Packing, crating, unpacking and uncrating of personal property.
- c. Disconnecting, dismantling, removing, reassembling and reinstalling relocated household appliances and other personal property.
- d. Discontinuing, transferring or reconnecting utility services, including cable television.

### **Least Costly Approach**

The amount of compensation for an eligible expense shall not exceed the least costly method of accomplishing the objective of the compensation without causing undue hardship to the displaced tenant and/or landlord.

## Current Debt and Proposed Indebtedness

### List of Current General Obligation Debt

#### General Obligation Debt by Issue

<u>Issue</u> <u>Date</u>	<u>Original</u> <u>Amount</u>	<u>Interest Rates</u>	<u>Final</u> <u>Maturity</u>	<u>2-28-03</u> <u>Principal</u> <u>Outstanding</u>	<u>Notes</u>
1996	6,100,000	3.6%-5.5%	6/15	4,475,000	(1)
1997	5,200,000	4.5%-4.7%	6/07	2,050,000	
1997	5,540,000	4.875%-5.0%	6/17	4,150,000	(2)
1998	8,500,000	4.35%-4.75%	6/13	5,625,000	
1999	9,000,000	4.125%-4.75%	6/18	7,125,000	
2000	14,310,000	5.0%-5.5%	6/18	12,795,000	
2001	11,500,000	4.0%-4.9%	6/16	10,315,000	
2002	29,100,000	3.5%-5.0%	6/21	27,580,000	
2002	10,600,000	2.5%-4.0%	6/15	<u>8,885,000</u>	(3)
Total Outstanding Debt through 2/28/03				<u>\$83,000,000</u>	

(1) 75.41% abated by water revenues.

(2) 100% abated by water revenues.

(3) Abatement estimates are as follows: 11.96% sewer, 13.12% parking, and 52.58% water revenues.

## **Current Constitutional Debt Limit of the City of Iowa City**

The Constitution of the State of Iowa, Article XI, Section 3, provides as follows:

*"Indebtedness of political or municipal corporations. No county, or other political or municipal corporation shall be allowed to become indebted in any manner, or for any purpose, to an amount, in the aggregate, exceeding five per centum on the value of taxable property within such county or corporation-to be ascertained by the last State and County tax lists, previous to the incurring of such indebtedness."*

### **Debt Limit Computation**

Total Assessed Actual Valuation	\$2,909,644,383
Legal Debt Limit of 5% of 2001 Assessed Actual Value	\$145,482,219
Debt Chargeable Against Limit	\$83,000,000
Legal Debt Limit Available	\$62,482,219

### **Proposed Amount of Indebtedness:**

Through the actions of this urban renewal plan, the City of Iowa City proposes to potentially incur indebtedness for public infrastructure improvements, private site improvements, and financial incentives to qualifying businesses. Given the uncertainty of the needs of future business development projects within the Urban Renewal Area, the proposed amount of indebtedness is difficult to determine at this time. The proposed amount of indebtedness to be incurred under this Urban Renewal Plan, including loans, advances, indebtedness, or bonds which qualify, could equal approximately \$10 million over the 20-year period of the Urban Renewal Plan.

## Other Provisions Necessary to Meet State and Local Requirements

Chapter 403 of the 2001 Code of Iowa, as amended, authorizes cities to exercise urban renewal powers and certain other powers for the development of economic development areas. Certain provisions must be fulfilled to exercise these powers. These provisions and the method(s) by which the City of Iowa City proposes to fulfill these provisions (shown with an \*) are detailed below.

Provision: A Resolution of necessity finding that a slum, blighted, and/or an economic development area exists in the community and that designation of this area as a proposed Urban Renewal Project Area is appropriate.

- \* A Resolution of Necessity was adopted by the City Council on March 11, 2003. This Resolution of Necessity declares the area encompassed by this Urban Renewal Plan is appropriate for development in conformance with the City's zoning and comprehensive plan; however, due to certain circumstances, appropriate economic development of office, research, production and/or assembly park uses has not occurred on the vacant and under-utilized property which exists in the proposed Urban Renewal Project Area.

Provision: A Resolution of Necessity which determines that the proposed Urban Renewal Project Area is in need of economic development because certain conditions exist which effectively hinder development.

- \* A Resolution of Necessity designating the area as meeting the criteria detailed by Chapter 403, Code of Iowa (2001), was adopted by the City Council on March 11, 2003

Provision: A general plan(s) for the development of the municipality has been adopted.

- \* The City of Iowa City adopted the Iowa City Comprehensive Plan – 1997 on December 1997. The South District Plan was adopted December 1997 and revised on April 2002.

Provision: The Planning and Zoning Commission has made and forwarded its recommendation(s) to the City Council as to the conformity of this Urban Renewal Plan with the Iowa City Comprehensive Plan – 1997 and South District Plan.

- \* The Planning and Zoning Commission recommendation was forwarded to the City Council on April 28, 2003

Provision A designated representative of the municipality shall hold a consultation with designated representatives of the affected taxing districts after notice is given by regular mail and prior to the public hearing on the plan.

- \* The consultation with representatives from the affected taxing districts was held on April 17, 2003. The notice was mailed by regular mail on April 8, 2003.

Provision Representatives of the affected taxing districts may make written recommendations for modification to the proposed division of revenue no later than seven days following the date of the consultation. The representative of the municipality shall, no later than seven days prior to the public hearing on the urban renewal plan, submit a written response to the affected taxing entity addressing the affected taxing districts' recommendations to the proposed division of revenue.

- \* Comments were not received from the affected taxing districts by April 24, 2003, which was seven days following the date of the consultation.

Provision: A public hearing on the Urban Renewal Plan is held after official publication of the public notice.

- \* The public hearing on the Urban Renewal Plan document pursuant to state law was held on May 6, 2003. The public notice was published April 16, 2003, in the Press Citizen, a newspaper having a general circulation in Iowa City.

Provision: Approval of the Urban Renewal Plan by the local public agency after finding that:

(a) A feasible method exists for relocating families.

(b) The Urban Renewal Plan conforms to the general plan known as the Iowa City Comprehensive Plan – 1997 and the South District Plan.

- \* On May 20, 2003, the City Council of the City of Iowa City by resolution has found this Urban Renewal Plan to be in conformance with the Iowa City Comprehensive Plan – 1997, the adopted general plan for the municipality and the South District Plan.

## **Procedures for Changes in Approved Plan**

If the City of Iowa City desires to amend this Urban Renewal Plan, it may do so after providing public notice, holding a public hearing on the proposed change, and undertaking other required actions in conformance with applicable state and local laws.



**Addendum No. 1 - Legal Description of the  
Proposed Urban Renewal Project Area**

Consisting of a tract of land described as follows:

Commencing at a point where the centerline of Cross Park Avenue and Broadway Street intersect, which is the point of beginning. Thence northerly along the centerline of Broadway Street to a point where the extended southern boundary line of Braverman Center, Block 1, Lot 3 intersects. Thence northwesterly along said boundary line to a point on the western boundary of said Lot 3. Thence northeasterly along said western boundary to a point where the extended said boundary line intersects the centerline of U.S. Highway 6. Thence northwesterly along the centerline of U.S. Highway 6 to the Iowa River. Thence southerly along the east bank of the river to a point on the centerline of the Cedar Rapids and Iowa City Railway.

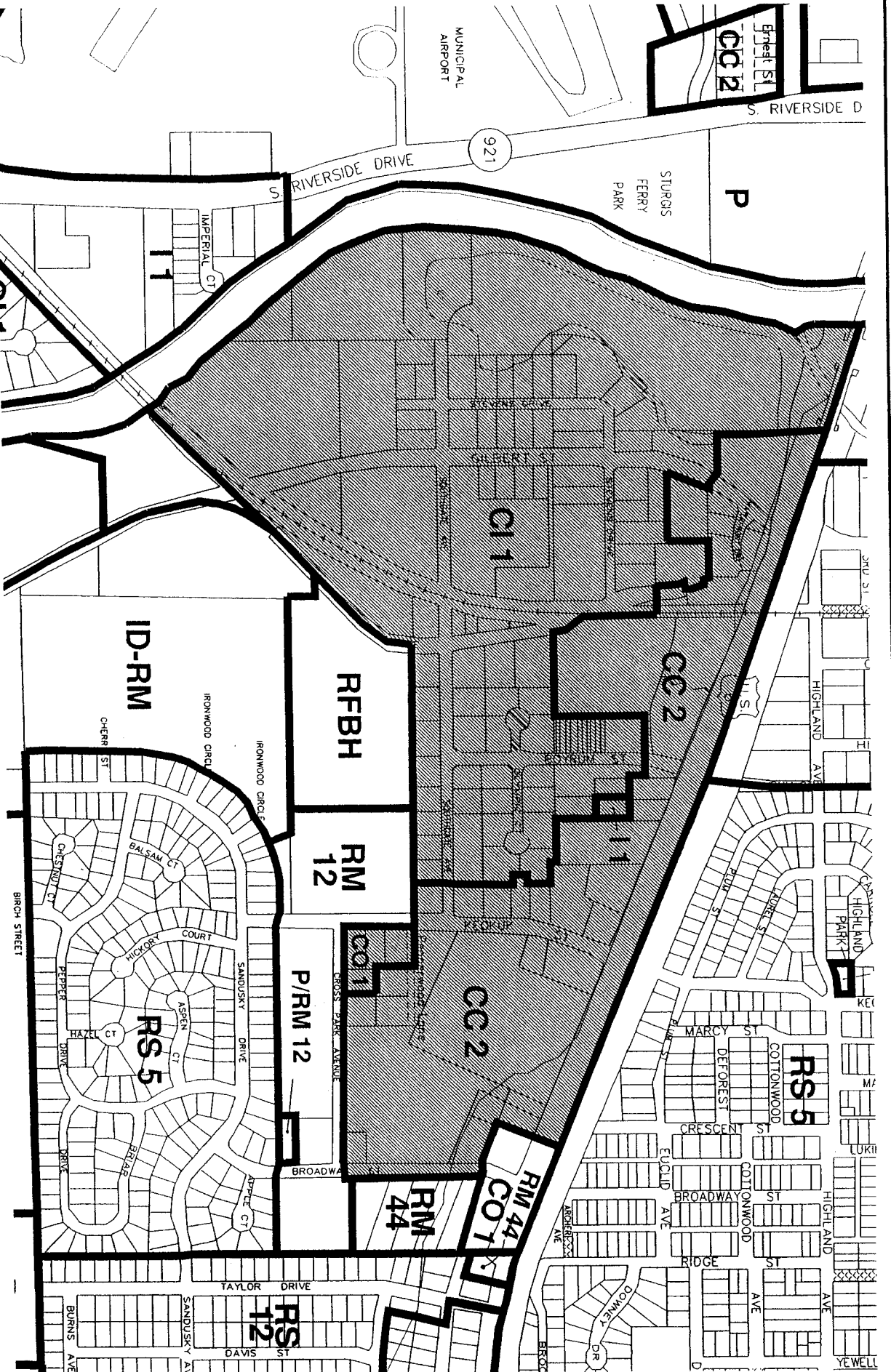
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Thence continuing along the centerline of Waterfront Drive to a point where it intersects the extended boundary line of Lot 1, Resubdivision of Blocks 5 and 6, Braverman Subdivision. Thence easterly along the south boundary of the lots abutting and south of Southgate Avenue to the centerline of Keokuk Street. Thence southerly along the centerline of Keokuk Street to a point where said centerline intersects the centerline of Cross Park Avenue. Thence easterly along said centerline to the point of beginning.

Said parcel contains approximately 212 acres.

# Addendum 2

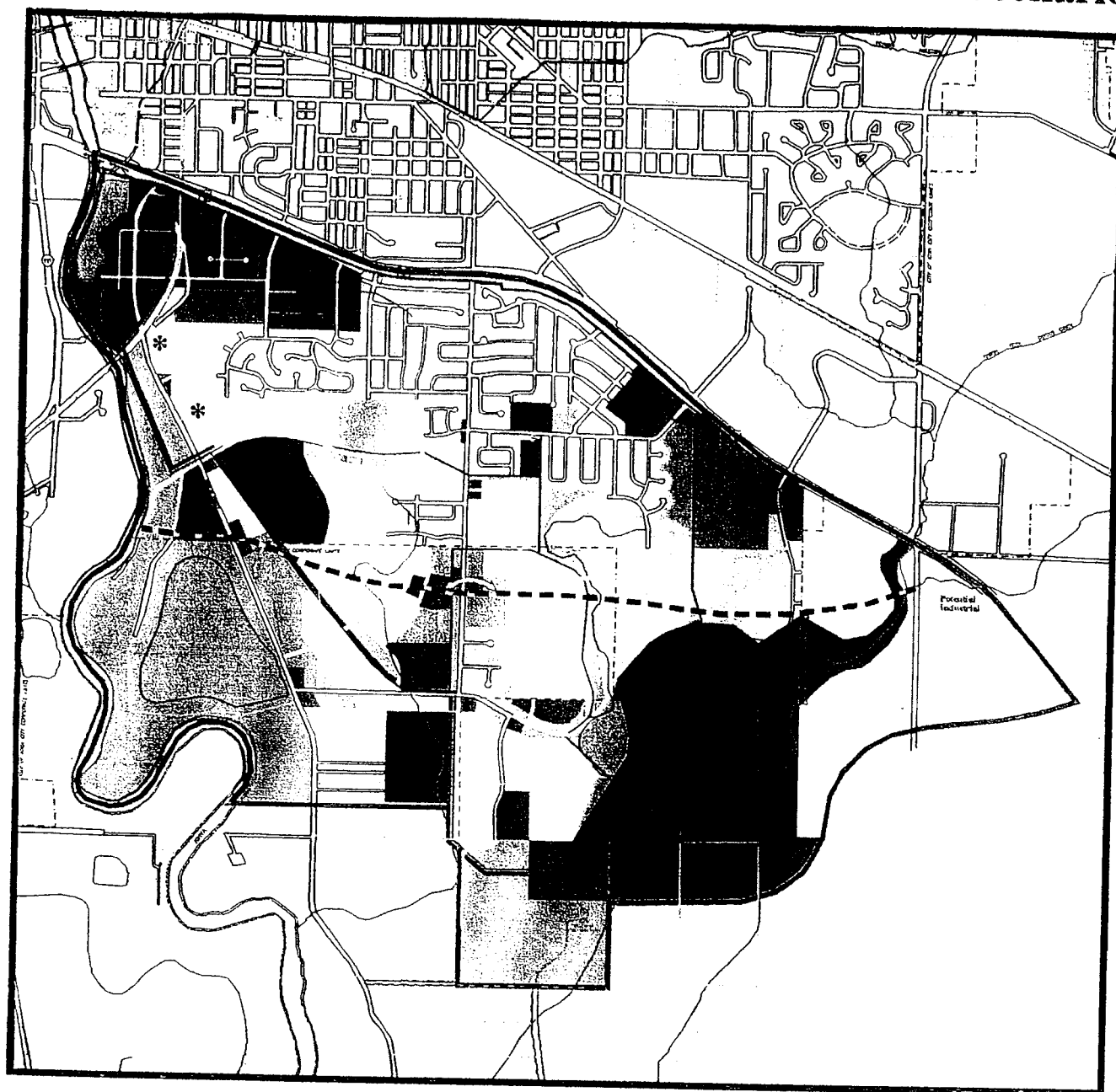
## CITY OF IOWA CITY



Hwy. 6 Commercial Urban Renewal Area

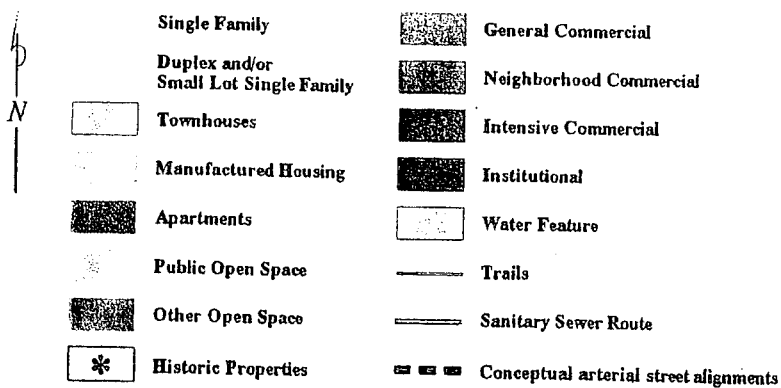
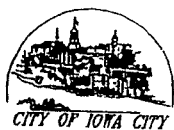
# South District

## Future Land Use Scenario



Revised April 16, 2002

0 1200 2400 FT.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, CITY OF IOWA CITY