

Amendment No. 16
City-University Project 1
Urban Renewal Plan
City of Iowa City, IA

Original Area Adopted 1969

Amendment No. 1 – 1972

Amendment No. 2 – 1973

Amendment No. 3 – 1973

Amendment No. 4 – 1976

Amendment No. 5 – 1977

Amendment No. 6 – 1979

Amendment No. 7 – 1984

Amendment No. 8 – 1987

Amendment No. 9 – 2001

Amendment No. 10 – 2012

Amendment No. 11 – 2013

Amendment No. 12 – 2014

Amendment No. 13 – 2015

Amendment No. 14 – 2016

Amendment No. 15 – 2017

Resolution No. 20-239

Resolution approving Amendment No. 16 to the City-University Project 1 Urban Renewal Plan to add climate change objectives and projects.

Whereas, on August 18, 2020, City Council adopted a resolution of necessity (Res. No. 20-196) contemplating an amendment to the City-University Project 1 Urban Renewal Plan to facilitate reducing carbon emissions by helping users of commercial facilities in the Urban Renewal Area to improve energy efficiency, and to consider a redevelopment project on the south side of the 100 block of East College Street, said amendment being the 16th amendment thereto, and

Whereas, pursuant to Res. No. 20-196, consultation with affected taxing entities was duly held and all required responses to the recommendations made by the affected taxing entities, have been timely made as set forth in the report of the Economic Development Coordinator filed herewith and incorporated herein by the reference, which report is in all respects approved; and

Whereas, pursuant to said Res. No. 20-196, a public hearing was held after due and proper notice of said public hearing was given, as provided by law, by timely publication in the Iowa City Press Citizen.

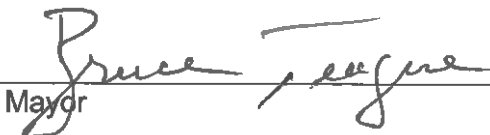
Now, therefore, be it resolved by the City Council of the City of Iowa City, Iowa:

1. This Council finds that Amendment No. 16 to the City-University Project 1 Urban Renewal Plan conforms to the general plan for the development of the City as a whole; will not result in the displacement of families; and does not contain open land to be acquired by the City.

2. That Amendment No. 16 is hereby approved and adopted as the "Amendment No. 16 to the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Area"; and the City Clerk is hereby directed to file a certified copy of said Amendment No. 16 with the proceedings of this meeting.

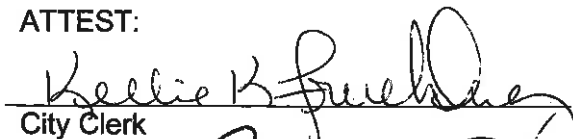
3. That the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Area, as amended herein, shall be in full force and effect from the date of this resolution until the later of the date of termination set forth in the Plan, as amended, or the date on which payment of all obligations issued or advances made to carry out the purposes thereof shall be fully provided for. Said Amendment No. 16 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 6th day of October, 2020.



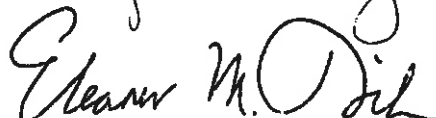
Mayor

ATTEST:



City Clerk

APPROVED:



City Attorney

(Sara Greenwood Hektoen – 10/01/2020)

It was moved by Thomas and seconded by Taylor the
Resolution be adopted, and upon roll call there were:

Ayes:

X
X
X
X
X
X
X

Nays:

Absent:

Bergus
Mims
Salih
Taylor
Teague
Thomas
Weiner

Table of Contents

Section 1 – Introduction

Section 2 – Urban Renewal Plan Objectives

Section 3 - Proposed Urban Renewal Projects

Section 4 – Proposed Urban Renewal Activities

Section 5 - Debt

Section 6 – Urban Renewal Plan Amendments

Section 7 - Effective Period

Section 8 - Repealer

Section 9 - Severability Clause

SECTION 1- INTRODUCTION

The City-University Project 1 Urban Renewal Plan ("Plan") for the City-University Project 1 Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 1969 and amended fifteen times since, is being further amended with this Amendment #16 to add projects to the Urban Renewal Area.

The Urban Renewal Plan for the City-University Urban Renewal Area is being amended to add climate change objectives and proposed projects to be undertaken in the Area.

The base valuation of the area will be unchanged by this Amendment.

SECTION 2 – URBAN RENEWAL PLAN OBJECTIVES

The Urban Renewal Goals and Objectives previously set forth remain unchanged by this Amendment. This Amendment No. 16 adds the goal of reducing carbon emissions by helping users of industrial facilities in the Urban Renewal Area improve energy efficiency and adds a redevelopment project.

In 2007, the City of Iowa City took an important step toward addressing climate change by signing the U.S. Mayor's Climate Protection Agreement. In 2008, the Council agreed to participate in the "Cities for Climate Protection Campaign." In 2009, the City completed the first greenhouse gas inventory in the state. The Mayor signed the updated U.S. Climate Protection Agreement in 2014 and the Council set greenhouse gas emissions reduction goals in 2016. In 2017, the City formed a Climate Action Steering Committee to provide input on the development of a Climate Action Plan. Comprised of and representing many stakeholders in the community, the Committee sought and received public input to guide planning efforts. In 2017, Council adopted the Iowa City Climate Action and Adaptation Plan. The *Buildings* section of the Action Plan includes among its goals, a) increasing energy efficiency in businesses and b) increasing on-site renewable energy systems and electrification. In 2019, Council increased the carbon emission reduction targets and declared a Climate Crisis.

The average commercial building wastes about 30% of the energy it consumes. By capturing inefficiencies, users can reduce costs. By reducing energy use, users also reduce greenhouse gases emitted at power plants (Energy Star, U.S. Environmental Protection Agency). Reducing greenhouse gases released into the atmosphere is an effective way to stem climate change and results in a cleaner, healthier environment. The amendment to this plan seeks to assist users achieve those goals.

SECTION 3 - PROPOSED URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Plan, as amended, the following proposed urban renewal projects are hereby added to the Plan:

1. Planning, engineering fees, costs and attorney fees to support urban renewal plan-related projects

Project	Date	Estimated Cost
Attorney fees to support urban renewal projects	Ongoing	\$200,000

2. Development Agreements

Project	Date	Estimated cost	Rationale
Redevelopment of large portion of the south side of the 100 block of E. College Street.	2020	\$12,900,000	To preserve and protect buildings that, for reason of age, history, architecture or significance are listed or are eligible for listing on the National Register of Historic Places, strengthen the economic well-being of the area and provide residential development for low- and moderate-income families; provide space for non-profit theater and commercial uses.
Energy efficiency improvements at qualifying properties	2020-2025	\$5,000,000	To reduce carbon emissions.

SECTION 4 – PROPOSED URBAN RENEWAL ACTIVITIES

All activities or actions from previous Plan amendments continue, as detailed in previous Plan amendments.

SECTION 5 - DEBT

1.	FY 221 constitutional debt limit:	\$342,894,916
2.	Outstanding general obligation debt:	\$54,850,000
3.	Proposed amount of loans, advances, indebtedness or bonds to be incurred: The specific amount of debt to be incurred for the Proposed Urban Renewal Projects has not yet been determined. The Projects authorized in this Amendment are only proposed projects at this time. The City Council will consider each proposed project on a case-by-case basis to determine if it is consistent with the Plan and in the public's best interest. These proposed Projects, if approved, will commence and be concluded over a number of years. In no event will debt be incurred that would exceed the City's debt capacity. It is expected that such indebtedness, including interest thereon, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Urban Renewal Projects described	Not to exceed:

	above will be approximately as follows:	\$17,900,000
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SECTION 6 – URBAN RENEWAL PLAN AMENDMENTS

If the City of Iowa City desires to amend this Plan, it may do so in conformance with applicable state and local laws.

SECTION 7 - EFFECTIVE PERIOD

This Urban Renewal Plan Amendment #16 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

SECTION 8 - REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

SECTION 9 - SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

Amendment No. 15
City-University Project 1
Urban Renewal Plan
City of Iowa City, IA

Original Area Adopted 1969

Amendment No. 1 – 1972

Amendment No. 2 – 1973

Amendment No. 3 – 1973

Amendment No. 4 – 1976

Amendment No. 5 – 1977

Amendment No. 6 – 1979

Amendment No. 7 – 1984

Amendment No. 8 – 1987

Amendment No. 9 – 2001

Amendment No. 10 – 2012

Amendment No. 11 – 2013

Amendment No. 12 – 2014

Amendment No. 13 – 2015

Amendment No. 14 – 2016

RESOLUTION NO. 17-156

RESOLUTION APPROVING AMENDMENT NO. 15 TO THE CITY-UNIVERSITY PROJECT 1 URBAN RENEWAL PLAN TO ADD PROJECTS TO THE URBAN RENEWAL AREA.

WHEREAS, on April 4, 2017, City Council adopted a resolution of necessity (Res. No. 17-109) contemplating an amendment to the City-University Project 1 Urban Renewal Plan to facilitate consideration of future urban renewal projects, said amendment being the 15th amendment thereto, and

WHEREAS, pursuant to Res. No. 17-109, consultation with affected taxing entities was duly held and all required responses to the recommendations made by the affected taxing entities, have been timely made as set forth in the report of the Economic Development Coordinator filed herewith and incorporated herein by the reference, which report is in all respects approved; and

WHEREAS, pursuant to said Res. No. 17-109, a public hearing was held after due and proper notice of said public hearing was given, as provided by law, by timely publication in the Iowa City Press Citizen.

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

Section 1. This Council finds that Amendment No. 15 to the City-University Project 1 Urban Renewal Plan conforms to the general plan for the development of the City as a whole; will not result in the displacement of families; and, does not contain open land to be acquired by the City; and,

Section 2. That Amendment No. 15 is hereby approved and adopted as the "Amendment No. 15 to the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Area"; and the City Clerk is hereby directed to file a certified copy of said Amendment No. 15 with the proceedings of this meeting.

Section 3. That the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Area, as amended herein, 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 Plan, as amended, 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 Amendment No. 15 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 2nd day of May, 2017.

CORPORATE SEAL

ATTEST:

Deputy
City Clerk

[Signature]
Mayor

Approved by:

[Signature] 4-25-17
City Attorney's Office

Resolution No. 17-156
Page 2

It was moved by Botchway and seconded by Mims the
Resolution be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	ABSTAIN:	
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Botchway
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Cole
<u> </u>	<u> </u>	<u>X</u>	<u> </u>	Dickens
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Mims
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Taylor
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Thomas
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Throgmorton

Table of Contents

Section 1 – Introduction

Section 2 – Urban Renewal Plan Objectives

Section 3 - Proposed Urban Renewal Projects

Section 4 – Proposed Urban Renewal Activities

Section 5 - Debt

Section 6 – Urban Renewal Plan Amendments

Section 7 - Effective Period

Section 8 - Repealer

Section 9 - Severability Clause

SECTION 1- INTRODUCTION

The City-University Project 1 Urban Renewal Plan ("Plan") for the City-University Project 1 Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 1969 and amended fourteen times since, is being further amended with this Amendment #15 to add projects to the Urban Renewal Area.

No land is being added to the Area by this amendment. The amendment does not change the Plan's previously approved project area objectives or urban renewal activities. Except as modified by this Amendment, the provisions of the original City-University Project 1 Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect., In case of any conflict or uncertainty, the terms of the Amendment shall control.

SECTION 2 – URBAN RENEWAL PLAN OBJECTIVES

In addition to the objectives listed in the plan, as previously amended, the following objective is added: Promotion of residential development for low and moderate income families.

SECTION 3 - PROPOSED URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Plan, as amended, the following proposed urban renewal projects are hereby added to the Plan:

1. Public Improvements

Project	Approximate Date	Estimated Cost	Rationale
Kirkwood Avenue to Capitol Street Connection	2021	\$3,000,000	Supports transportation network that encourages walking, biking, and public transit, provides opportunity to develop parkland, trail and green space along River.
Gilbert Street Intersection Improvements	2017-2018	\$925,000	Supports more livable community with integration of safe, reliable transportation network
Pedestrian Mall reconstruction	2018-2019	\$7,800,000	Provides for opens spaces and pedestrian ways that reinforce pedestrian orientation of downtown. Strengthens the core area for commerce, culture,

		education, entertainment, etc.
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2. Planning, engineering fees, costs and attorney fees to support urban renewal plan-related projects

Project	Date	Estimated Cost
Attorney fees to support urban renewal projects	Ongoing	\$100,000

3. Development Agreements

Project	Date	Estimated cost	Rationale
Redevelopment of City Hall parking lot, to include restoration and reuse of historic church for a commercial enterprise, and residential development for low and moderate income families.	2017	\$6,000,000	To preserve and protect buildings that, for reason of age, history, architecture or significance are listed or are eligible for listing on the National Register of Historic Places, strengthen the economic well-being of the area and provide residential development for low and moderate income families
Redevelopment project at the corner of Burlington and Clinton Streets	2017-2019	\$9,000,000	Remediate blight; strengthen core area for commerce, culture, entertainment.
Englert/Film Scene Building Renovations	2018-2020	\$1,000,000	Strengthens the core area for commerce, culture, education, entertainment, etc. To preserve and protect buildings that, for reason of age, history, architecture or significance are listed or are eligible for listing on the National Register of Historic Places.
Workforce Housing Tax Credit matching source for project at 1201 S. Gilbert St.	2018-2020	\$312,000	To create residential living spaces young professionals and members of the creative class by offering a variety of housing options.

SECTION 4 – PROPOSED URBAN RENEWAL ACTIVITIES

All activities or actions from previous Plan amendments continue, as detailed in previous Plan amendments.

SECTION 5 - DEBT

1.	FY 2017 constitutional debt limit:	\$267,511,393
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2.	Outstanding general obligation debt:	\$52,295,000
3.	Proposed amount of loans, advances, indebtedness or bonds to be incurred: The specific amount of debt to be incurred for the Proposed Urban Renewal Projects has not yet been determined. The Projects authorized in this Amendment are only proposed projects at this time. The City Council will consider each proposed project on a case-by-case basis to determine if it is consistent with the Plan and in the public's best interest. These proposed Projects, if approved, will commence and be concluded over a number of years. In no event will debt be incurred that would exceed the City's debt capacity. It is expected that such indebtedness, including interest thereon, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Urban Renewal Projects described above will be approximately as follows:	Not to exceed: \$28,037,000

SECTION 6 – URBAN RENEWAL PLAN AMENDMENTS

If the City of Iowa City desires to amend this Plan, it may do so in conformance with applicable state and local laws.

SECTION 7 - EFFECTIVE PERIOD

This Urban Renewal Plan Amendment #15 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

SECTION 8 - REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

SECTION 9 - SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

Amendment No. 14
City-University Project 1
Urban Renewal Plan
City of Iowa City, IA

Original Area Adopted 1969

Amendment No. 1 – 1972

Amendment No. 2 – 1973

Amendment No. 3 – 1973

Amendment No. 4 – 1976

Amendment No. 5 – 1977

Amendment No. 6 – 1979

Amendment No. 7 – 1984

Amendment No. 8 – 1987

Amendment No. 9 – 2001

Amendment No. 10 – 2012

Amendment No. 11 – 2013

Amendment No. 12 – 2014

Amendment No. 13 -- 2015

RESOLUTION NO. 16-230

RESOLUTION APPROVING AMENDMENT NO. 14 TO THE CITY-UNIVERSITY PROJECT 1 URBAN RENEWAL PLAN TO ADD LAND TO THE URBAN RENEWAL AREA.

WHEREAS, the City of Iowa City has adopted a comprehensive plan for the physical development of the municipality as a whole, giving due regard to the environs and metropolitan surroundings, the current plan locally known as the IC2030 Comprehensive Plan; and

WHEREAS, the City has also adopted the City-University Project 1 Urban Renewal Plan ("Plan") for the purpose of exercising its urban renewal powers granted pursuant to Iowa Code Chapter 403 within the City-University Project 1 Urban Renewal Area ("Area"); and

WHEREAS, in anticipation of amending the Plan to add one block of land to the Area, City Council adopted a resolution of necessity (Reso. No. 16-184) on June 6, 2016, finding that one or more slum, blighted or economic development areas exist in Iowa City and that the rehabilitation, conservation, redevelopment, development or combination thereof, of the area is necessary in the interest of the public health, safety and welfare of the community; and

WHEREAS, pursuant to Reso. No. 16-184, the City mailed a copy of the proposed Amendment No. 14 to the affected taxing entities, along with a notice of consultation to be held between the City and the affected taxing entities, and notice of the public hearing; and

WHEREAS, said consultation was scheduled for June 23, 2016, at 11:30 a.m. in the City Manager's Conference Room in City Hall. No representatives from the affected taxing entities were present at said time and place, and no taxing entities submitted any written recommendations for modification of the proposed division of revenue within 7 days after the consultation; and

WHEREAS, pursuant to said Reso. No. 16-184, on this day a public hearing on the proposed Amendment No. 14 to the City-University Project 1 Urban Renewal Plan was held after due and proper notice of said public hearing was given by timely publication on July 7, 2016, in the Iowa City Press Citizen, a newspaper having general circulation in the Iowa City area.

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

Section 1. This Council finds that the City-University Project 1 Urban Renewal Plan and all amendments thereto, including Amendment No. 14, conform to the general plan for the development of the City as a whole; will not result in the displacement of families, and do not contain open land to be acquired by the City.

Section 2. That the Amendment No. 14 is hereby approved and adopted as the "Amendment No. 14 to the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Area"; and the City Clerk is hereby directed to file a certified copy of said Amendment No. 14 with the proceedings of this meeting.

Section 3. That the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Plan Area, as amended herein, 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 Plan, as amended, 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 Amendment No. 14 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 19th day of July, 2016.


Mayor

ATTEST:


City Clerk

CORPORATE SEAL

Approved By

City Attorney's Office 7/7/16

Resolution No. 16-230
Page 3

It was moved by Botchway and seconded by Mims the
Resolution be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	ABSTAIN:	
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Botchway
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Cole
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Dickens
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Mims
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Taylor
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Thomas
<u>X</u>	<u> </u>	<u> </u>	<u> </u>	Throgmorton

INTRODUCTION

The City-University Project 1 Urban Renewal Plan ("Plan") for the City-University Project 1 Urban Renewal Area ("Area" or "Urban Renewal Area"), adopted in 1969 and amended thirteen times since, is being further amended with this Amendment #14 to add additional land to the Urban Renewal Area ("Amendment #14" or "Amendment").

The "base valuation" of the Original Area and each of the amendment areas will remain unchanged by this Amendment. The overall base value of the Urban Renewal Area, after adoption of this Amendment, will be determined by adding all of the base valuations of the subareas together.

Except as modified by this Amendment, the provisions of the original City University Project 1 Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control.

DESCRIPTION OF THE URBAN RENEWAL AREA

The legal description of the property being added to the City University Project 1 Urban Renewal Area is attached hereto as Exhibit "A." A map of the entire City University Project 1 Urban Renewal Area, as amended, is attached hereto as Exhibit "B."

AREA DESIGNATION

The Area added as the Amendment is an economic development district that is appropriate for new commercial and residential development.

PROJECT AREA OBJECTIVES

In addition to the objectives listed in the Plan as previously amended, this amendment allows for the contemplation of a public/private partnership involving all or part of amended area for the potential preservation of a historic structure, expansion of the fire station, municipal offices, parking facilities, and residential or commercial uses. The City anticipates further amending the Plan to add an urban renewal activity detailing how this objective may be reached at such time as such activities are more particularly identified.

DEBT

This Amendment No. 14 does not impact the amount of debt the City proposes to incur on projects in the Area, as amended. The July 1, 2015 constitutional debt limit is \$247,527,890. The City's outstanding general obligation debt is \$71,803,152.

URBAN RENEWAL PLAN AMENDMENTS

The City University Project 1 Urban Renewal Plan may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding urban renewal projects, or to modify goals or types of renewal activities. The City Council may amend this Plan in accordance with applicable state law.

EFFECTIVE PERIOD

This City University Project 1 Urban Renewal Plan Amendment #14 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

EXHIBIT "A"

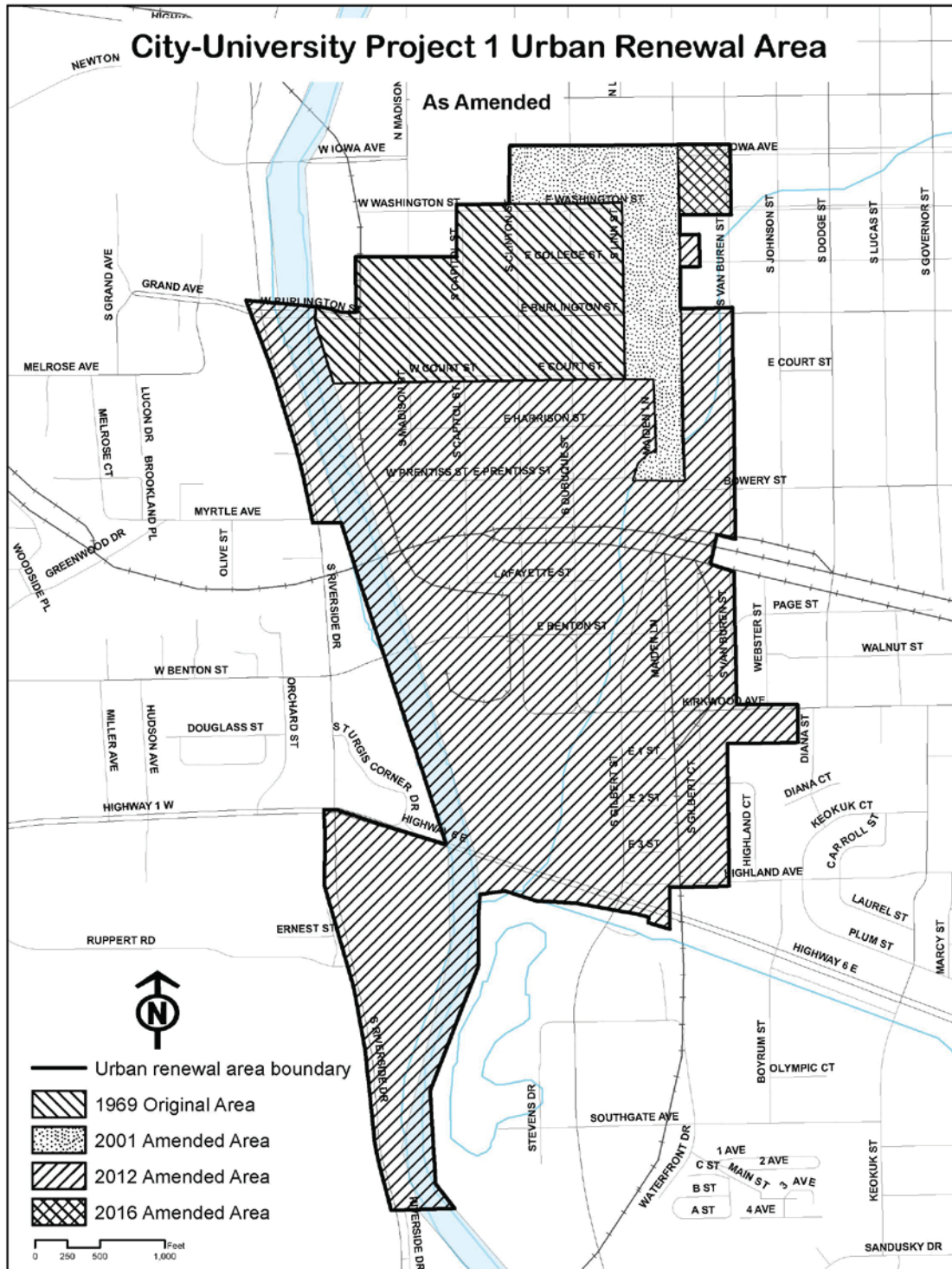
LEGAL DESCRIPTION OF AMENDMENT #14

2016 Amended Area

Beginning at a point on the north R.O.W. line of Iowa Ave where it intersects with the east R.O.W line of Gilbert Street; Thence east along said Iowa Avenue north R.O.W. line to a point where it intersects with the east R.O.W. line of Van Buren Street; Thence south along said Van Buren Street east R.O.W. line south to a point where it intersects with the south R.O.W. line of Washington Street; Thence west along said Washington Street south R.O.W. line west to a point where it intersects with the east R.O.W. line of S. Gilbert Street; Thence north along the east R.O.W. line of Gilbert Street north to the point of beginning, also described as Block 44, Original Town, Iowa City, Iowa, according to the plat thereof, and the entirety of all right-of-way adjacent thereto not already located within the Urban Renewal Area, as amended.

EXHIBIT "B"

MAP OF CITY UNIVERSITY PROJECT 1 URA [showing all subareas]



Amendment No. 13
City-University Project 1
Urban Renewal Plan
City of Iowa City, IA

Original Area Adopted 1969

Amendment No. 1 – 1972

Amendment No. 2 – 1973

Amendment No. 3 – 1973

Amendment No. 4 – 1976

Amendment No. 5 – 1977

Amendment No. 6 – 1979

Amendment No. 7 – 1984

Amendment No. 8 – 1987

Amendment No. 9 – 2001

Amendment No. 10 – 2012

Amendment No. 11 – 2013

Amendment No. 12 – 2014

Prepared by: Wendy Ford, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5248

RESOLUTION NO. 15-86

RESOLUTION APPROVING AMENDMENT NO. 13 TO THE CITY-UNIVERSITY PROJECT 1 URBAN RENEWAL PLAN TO MODIFY PROPOSED URBAN RENEWAL PROJECT.

WHEREAS, on February 9, 2015, City Council adopted a resolution of necessity (Reso. No. 15-33) contemplating an amendment to the City-University Project 1 Urban Renewal Plan to facilitate consideration of a new urban renewal project, said amendment being the 13th amendment thereto, and

WHEREAS, in addition to the projects in the City-University Project 1 Urban Renewal Area Urban Renewal Plan, as previously amended, proposed Urban Renewal Projects under this amendment include a private development agreement for a hotel project on South Clinton Street across from the new University of Iowa School of Music; and

WHEREAS, pursuant to Reso. No. 15-33, consultation with affected taxing entities was duly held and all required responses to the recommendations made by the affected taxing entities, have been timely made as set forth in the report of the Economic Development Coordinator filed herewith and incorporated herein by the reference, which report is in all respects approved; and

WHEREAS, pursuant to said Reso. No. 15-33, a public hearing was held after due and proper notice of said public hearing was given, as provided by law, by timely publication in the Press Citizen.

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

Section 1. This Council finds that the Amendment No. 13 to the City-University Project 1 Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and.

Section 2. That the Amendment No. 13 is hereby approved and adopted as the "Amendment No. 13 to the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Area"; and the City Clerk is hereby directed to file a certified copy of said Amendment No. 13 with the proceedings of this meeting.

Section 3. That the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Plan Area, as amended herein, 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 Plan, as amended, 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 Amendment No. 13 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 23rd day of March, 2015.

Mayor

ATTEST:

CORPORATE SEAL

Marian K. Kaw
City Clerk

Approved By

Lana Greenwood Horton
City Attorney's Office 3/3/15

Resolution No. 15-86

Page 3

It was moved by Payne and seconded by Dickens the
Resolution be adopted, and upon roll call there were:

AYES:

NAYS:

ABSENT:

X
X
X
X
X
X
X
X

Botchway
Dickens
Dobyns
Hayek
Mims
Payne
Throgmorton

Table of Contents

Section 1 – Introduction

Section 2 – History and Background

Section 3 - Proposed Urban Renewal Projects

Section 4 – Proposed Urban Renewal Activities

Section 5 - Debt

Section 6 - Effective Period

Section 7 - Repealer

Section 8 - Severability Clause

Attachment No. 1 - City University Project 1 Urban Renewal Area as amended

Attachment No. 2 - Legal Description

SECTION 1- INTRODUCTION

The City-University Project I Urban Renewal Plan ("Plan") for the City-University Project I Urban Renewal Area ("Area"), as amended, is being further amended herein to modify the estimated cost of a development agreement, and to add another project.

Originally adopted in 1969, the Plan has been previously amended twelve times. Of those previous amendments, land was added to the Area pursuant to the 2001 and the 2012 Amendment No. 10. The Original Area, the 2001 Amended Area, and the 2012 Amendment No. 10 Amended Area, comprise the Area. The Area is depicted on Attachment No. 1 and legally described on Attachment No. 2, attached hereto.

No land is being added to the Area by this Amendment. This amendment does not change the Plan's previously approved project area objectives or urban renewal activities. Except as modified by this Amendment, the provisions of the original City-University Project I Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect. In case of any conflict or uncertainty, the terms of this Amendment shall control.

SECTION 2 - PROPOSED URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Plan, as amended, the development agreement for the Hotel Development at 328 S. Clinton Street is amended as follows and an additional development agreement for a proposed urban renewal project is hereby added to the Plan:

1. Development Agreements:

Hotel Development at 328 S. Clinton Street: Development Agreement to support construction of a new hotel.	2015-2016	Not to exceed \$8,900,000	Economic Development and blight remediation; in-fill development of land vacant as a result of tornado damage; provision of additional downtown guest rooms to serve demand demonstrated in multiple market studies.
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SECTION 3 – PROPOSED URBAN RENEWAL ACTIVITIES

All activities or actions from previous Plan amendments continue, namely; clearance and development of buildings; incentivizing improvements to historic and non-historic structures; making certain public improvements to roadways and facilities, all as detailed in previous Plan amendments. Financial incentives may be offered for proposed urban renewal activities, actions and projects, in the form of tax increment financing, exclusion from property taxation during construction, both as detailed in previous Plan amendments. In addition to these sources, the City may provide financial

incentives through utilization of revenues received pursuant to the Local Transient Guest Tax Fund (known as the "hotel and motel tax"), to the extent allowable under Iowa Code Section 423A.7 and Iowa Code Chapter 403. Pursuant to resolution approved by the City Council, the utilization of this revenue source for this purpose will not exceed 50% of those revenues collected from the hotel to be constructed pursuant to the Developer's Agreement described in Section 2 above, subject to the terms of said agreement.

SECTION 4 - DEBT

1.	FY 2014 constitutional debt limit:	\$233,415,950
2.	Outstanding general obligation debt:	\$67,075,000
3.	Proposed amount of loans, advances, indebtedness or bonds to be incurred: The specific amount of debt to be incurred for the Proposed Urban Renewal Projects has not yet been determined. The Projects authorized in this Amendment are only proposed projects at this time. The City Council will consider each proposed project on a case-by-case basis to determine if it is consistent with the Plan and in the public's best interest. These proposed Projects, if approved, will commence and be concluded over a number of years. In no event will debt be incurred that would exceed the City's debt capacity. It is expected that such indebtedness, including interest thereon, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Urban Renewal Projects described above will be approximately as follows:	Not to exceed \$8,900,000

SECTION 5 – URBAN RENEWAL PLAN AMENDMENTS

If the City of Iowa City desires to amend this Plan, it may do so in conformance with applicable state and local laws.

SECTION 6 - EFFECTIVE PERIOD

This Urban Renewal Plan Amendment #13 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

SECTION 7 - REPEALER

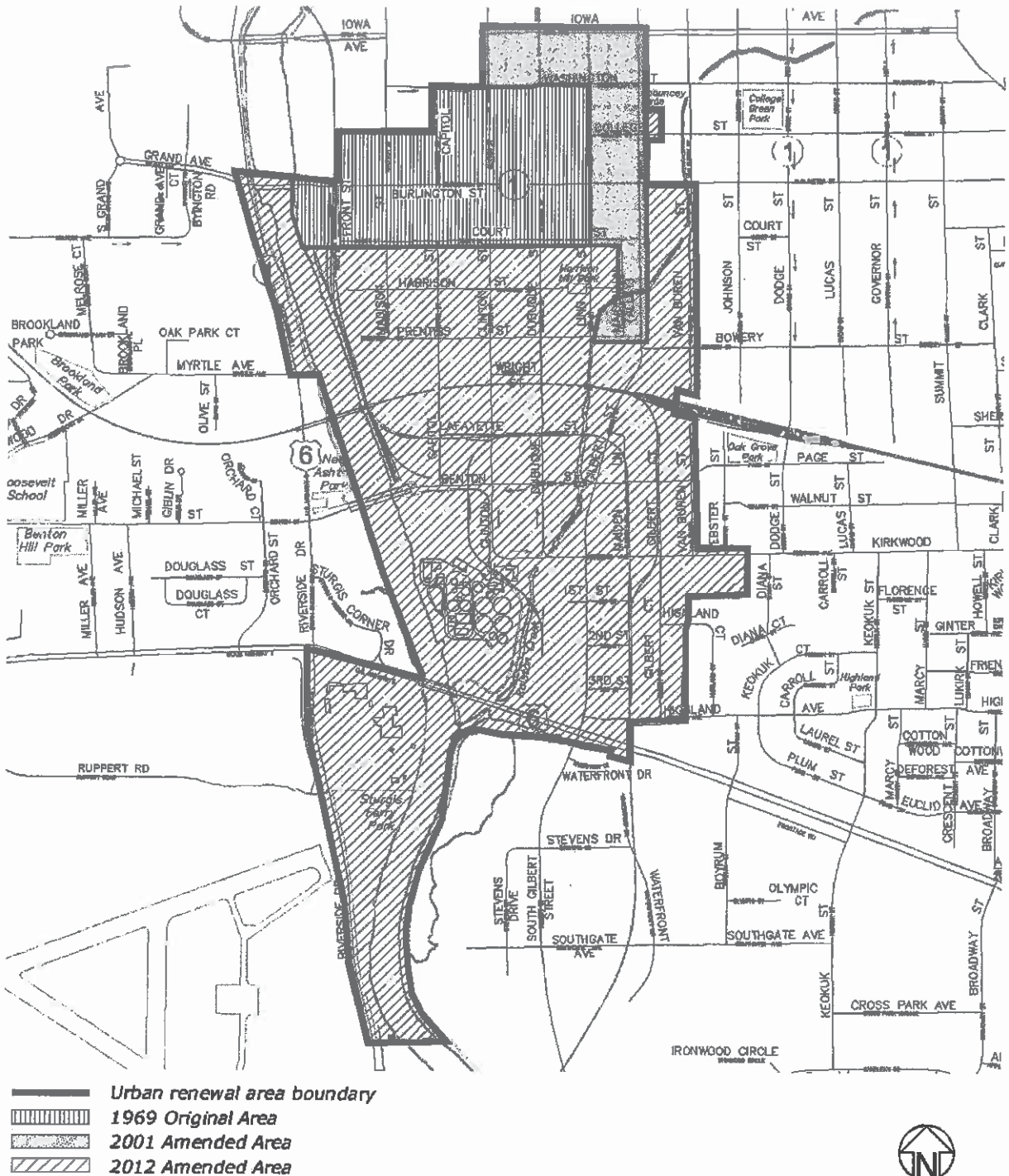
Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

SECTION 8 - SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

Attachment No. 1

City-University Project 1 Urban Renewal Area As Amended



Attachment No. 2

1969 Original Area

Beginning at a point on the north R.O.W. line of Burlington Street where it meets the east bank of the Iowa River,

Thence easterly to the east R.O.W. line of vacated Front Street,

Thence north to the north R.O.W. line of vacated College Street.

Thence east along said R.O.W. line to the west R.O.W. line of Capitol Street.

Thence north along said R.O.W. line to the centerline of Washington Street.

Thence east along said centerline to the centerline of Linn Street.

Thence south along said centerline to the south R.O.W. line of Court Street.

Thence west along said R.O.W. line to the east bank of the Iowa River.

Thence northerly along the east bank to the point of beginning.

2001 Amended Area

Beginning at the northwest corner of Lot 1 Lyman Cooks Subdivision of Outlot 25,

Thence south along the east R.O.W. line of Gilbert Street to the south R.O.W. line of Prentiss Street.

Thence west along said south R.O.W. line to its intersection with Linn Street.

Thence northeasterly along Ralston Creek to the west R.O.W. line of Maiden Lane.

Thence north to the south R.O.W. line of Court Street.

Thence west along said south R.O.W. line to the centerline of Linn Street.

Thence north along said centerline to the centerline of Washington Street.

Thence west along said centerline to the west R.O.W. line of Clinton Street.

Thence north along said west R.O.W. line to the north R.O.W. line of Iowa Avenue.

Thence east along said north R.O.W. line to the east R.O.W. line of Gilbert Street.

Thence south along said east R.O.W. line to the point of beginning..

2012 Amended Area

Beginning at the NW corner of Outlot 26, Original Town Subdivision; Thence south along the eastern R.O.W. line of Van Buren Street to where said R.O.W. ends at a point along the western boundary of Block 8, Lyon's 2nd Addition; Thence northwesterly along R.O.W. line to a point on the north R.O.W. line of the Iowa Interstate Railroad south of block 1, Lyon's 1st Addition; Thence southwesterly to the south R.O.W. line of the Iowa Interstate Railroad north of block 3, Lyon's 1st Addition; Thence southeasterly along the south Railroad R.O.W. to the eastern boundary of Van Buren Street south of the Railroad; Thence along said eastern boundary of Van Buren Street to the north right-of-way line of Kirkwood Avenue; Thence east to a point 11' west of the extended NE corner of lot 3, block 6, F.S. & E.W. Lucas Addition; Continuing south to a point 126', more or less, south of the R.O.W. line of the E-W alley west of Diana Street and south of lots 1, 2, and 3, block 6, R.S. Lucas Addition; Thence westerly to a point on the east R.O.W. line of the N-S alley west of lots 4 & 5, block 6, R.S. Lucas Addition; Crossing the alley to the west R.O.W. line of said alley, continue south 7.5', more or less, to the NE corner of lot 30, Highland Park Addition; Thence westerly to the NW corner of lot 31, Highland Park Addition; Thence southerly to the SW corner of said Lot 31; Crossing Highland Ct. to the NE corner of Lot 15 Highland Park Addition; Thence southerly to the SE corner of Lot 9 Highland Park Addition; Crossing Highland Ave. to the south R.O.W. line; Thence westerly along said south R.O.W. line to where it meets the Crandic Railroad; Thence south along the Crandic Railroad to the south R.O.W. line of Highway 6; Thence west along the south R.O.W. line of Highway 6 to the eastern bank of the Iowa River; Thence southerly following said eastern

bank of the river to a point where the river bank meets the extended southern line of Sturgis Ferry Park; Thence westerly to the SW corner of Sturgis Ferry Park; Thence continuing westerly to the west R.O.W. line of Riverside Drive; Thence northerly along said west R.O.W. line to the centerline of Highway 6; Thence easterly along said centerline to the western bank of the Iowa River; Thence following the western bank of the Iowa River to the centerline of Myrtle Street extended to the Iowa River; Thence west to the west R.O.W. line of Riverside Drive/State Highway 1; Thence northerly along said highway R.O.W. to the north R.O.W. line of Burlington Street; Thence east to the east bank of the Iowa River; Thence south to the south R.O.W. line of Court Street; Thence easterly along the south R.O.W. line of Court Street to the west R.O.W. line of Maiden Lane; Thence south along said west R.O.W. line to Ralston Creek; Thence southwesterly along the creek to the south R.O.W. line of Prentiss Street; Thence east along said south R.O.W. line to the west R.O.W. line of Gilbert Street; Thence south along said west R.O.W. line to a point where it meets the extended centerline of Bowery Street; Thence easterly to a point where the centerline of Bowery Street meets the extended east R.O.W. line of Gilbert Street; Thence north along said east R.O.W. line to the northwest corner of Lot 1 Lyman Cooks Subdivision of Outlot 25; Thence east along the south R.O.W. line of Burlington Street to the point of beginning. Also including Lots 5 and 6 in Block 43, Original Town, and the alley and full width of the College Street right-of-way adjacent thereto.

Amendment No. 12
City-University Project 1
Urban Renewal Plan
City of Iowa City, IA

Original Area Adopted 1969

Amendment No. 1 – 1972

Amendment No. 2 – 1973

Amendment No. 3 – 1973

Amendment No. 4 – 1976

Amendment No. 5 – 1977

Amendment No. 6 – 1979

Amendment No. 7 – 1984

Amendment No. 8 – 1987

Amendment No. 9 – 2001

Amendment No. 10 – 2012

Amendment No. 11 – 2013

Current
Plan
Comprised of
#9 – #12
amendments

Adds:
\$ for CBD
Streetscape
DA for Chauncey
DA for Harrison
St. Townhomes
DA for Hotels
Add'l DAs
R'front Park
plans

CITY-UNIV Amend 12

RESOLUTION NO. 14-253

RESOLUTION APPROVING AMENDMENT NO. 12 TO THE CITY-UNIVERSITY PROJECT 1 URBAN RENEWAL PLAN TO ADD PROPOSED URBAN RENEWAL PROJECTS.

WHEREAS, on July 15, 2014, City Council adopted a resolution of necessity (Reso. No. 14-211) contemplating an amendment to the City-University Project 1 Urban Renewal Plan to facilitate consideration of new urban renewal projects, said amendment being the 12th amendment thereto, and

WHEREAS, in addition to the projects in the City-University Project 1 Urban Renewal Area Urban Renewal Plan, as previously amended, proposed Urban Renewal Projects under this amendment include additional private development agreements for The Chauncey at the corner of Gilbert and College Streets, the Harrison Street Townhouses at the corner of Harrison and Dubuque Streets, and a hotel project on South Clinton Street across from the new University of Iowa School of Music; and

WHEREAS, this amendment also proposes additional public infrastructure projects, namely a Central Business District streetscape improvement and fees and costs for park planning in Riverfront Crossings; and

WHEREAS, pursuant to Reso. No. 14-211, consultation with affected taxing entities was duly held and all required responses to the recommendations made by the affected taxing entities, have been timely made as set forth in the report of the Economic Development Coordinator filed herewith and incorporated herein by the reference, which report is in all respects approved; and

WHEREAS, pursuant to said Reso. No. 14-211, a public hearing was held after due and proper notice of said public hearing was given, as provided by law, by timely publication in the Press Citizen.

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

Section 1. This Council finds that the Amendment No. 12 to the City-University Project 1 Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and.

Section 2. That the Amendment No. 12 is hereby approved and adopted as the "Amendment No. 12 to the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Area"; and the City Clerk is hereby directed to file a certified copy of said Amendment No. 12 with the proceedings of this meeting.

Section 3. That the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Plan Area, as amended herein, 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 Plan, as amended, 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 Amendment No. 12 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 19th day of August, 2014.

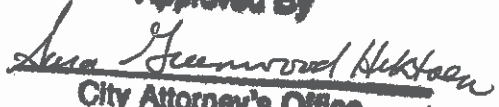


Mayor

ATTEST:



City Clerk

Approved By


City Attorney's Office 7/31/14

Resolution No. 14-253
Page 3

It was moved by Mims and seconded by Payne the
Resolution be adopted, and upon roll call there were:

AYES:	NAYS:	ABSENT:	
<u>X</u>	<u> </u>	<u>X</u>	Botchway
<u>X</u>	<u> </u>	<u> </u>	Dickens
<u>X</u>	<u> </u>	<u> </u>	Dobyns
<u>X</u>	<u> </u>	<u> </u>	Hayek
<u>X</u>	<u> </u>	<u> </u>	Mims
<u>X</u>	<u> </u>	<u> </u>	Payne
<u> </u>	<u>X</u>	<u> </u>	Throgmorton

Table of Contents

Section 1 – Introduction

Section 2 – History and Background

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Section 4 - Debt

Section 5 - Effective Period

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Section 7 - Severability Clause

Attachment No. 1 - City University Project 1 Urban Renewal Area as amended

Attachment No. 2 - Legal Description

SECTION 1- INTRODUCTION

The City-University Project I Urban Renewal Plan ("Plan") for the City-University Project I Urban Renewal Area ("Area"), as amended, is being further amended herein to add proposed projects to be undertaken within the Area.

Originally adopted in 1969, the Plan has been previously amended eleven times. Of those previous amendments, land was added to the Area pursuant to the 2001 and the 2012 Amendment No. 10. The Original Area, the 2001 Amended Area, and the 2012 Amendment No. 10 Amended Area, comprise the Area. The Area is depicted on Attachment No. 1 and legally described on Attachment No. 2, attached hereto.

No land is being added to the Area by this Amendment. This amendment does not change the Plan's previously approved project area objectives or urban renewal activities. Except as modified by this Amendment, the provisions of the original City-University Project I Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect. In case of any conflict or uncertainty, the terms of this Amendment shall control.

SECTION 2 - PROPOSED URBAN RENEWAL PROJECTS

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the Plan, as amended, the following proposed urban renewal projects are hereby added to the Plan:

1. Public Improvements:

Project	Date	Estimated cost
Central Business District (CBD) streetscape enhancements	2014-2018	Not to exceed \$5,000,000
Total		Not to exceed \$5,000,000

2. Development Agreements:

Project	Date	Estimated Cost	Rationale
The Chauncey: Development Agreement for the provision of Class A office space, workforce housing, hotel, a bowling alley and movie theatre at the northeast corner of College and Gilbert Streets.	2014-2017	Not to exceed \$15,000,000	Economic Development and Blight Remediation; in-fill development of a blighted parcel near downtown. It is estimated the taxable value of the property will increase by \$27.3 Million. The City expects to recoup its expense over a period of 25 years.
Development Agreement	2014-2016	\$1,000,000	Economic Development project

for the provision of workforce townhouses at the southwest corner of Harrison and S. Dubuque Streets.			introduces a new housing type to downtown/Riverfront Crossings area and is to be constructed in conjunction with and adjacent to a parking ramp.
Hotel Development at 328 S. Clinton Street: Development Agreement to support construction of a new hotel.	2015-2016	Not to exceed \$7,100,000	Economic Development and blight remediation; in-fill development of land vacant as a result of tornado damage; provision of additional downtown guest rooms to serve demand demonstrated in multiple market studies.
Additional Development Agreements	Ongoing	No to exceed \$15,000,000	The City expects to consider a broad range of incentives, including but not limited to conveyance of land, loans, grants, tax rebates and other incentives for minor projects that further the goals and objectives of this Plan, and the City's Comprehensive Plan.

3. Planning, engineering fees, costs and attorney fees to support urban renewal plan-related projects

Project	Date	Estimated cost
Fees and costs for park planning in the Riverfront Crossings District	Undetermined	Not to exceed \$1,470,000

SECTION 3 - DEBT

1.	FY 2014 constitutional debt limit:	\$233,415,950
2.	Outstanding general obligation debt:	\$67,001,000
3.	Proposed amount of loans, advances, indebtedness or bonds to be incurred: The specific amount of debt to be incurred for the Proposed Urban Renewal Projects has not yet been determined. The Projects authorized in this Amendment are only proposed projects at this time. The City Council will consider each proposed project on a case-by-case basis to determine if it is consistent with the Plan and in the public's best interest. These proposed Projects, if approved, will commence and be concluded over a number of years. In no event will debt be incurred that would exceed the City's debt capacity. It is expected that such indebtedness, including interest thereon, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Proposed Urban Renewal Projects described above will be approximately as follows:	Not to exceed \$44,570,000

SECTION 4 – URBAN RENEWAL PLAN AMENDMENTS

If the City of Iowa City desires to amend this Plan, it may do so in conformance with applicable state and local laws.

SECTION 5 - EFFECTIVE PERIOD

This Urban Renewal Plan Amendment #12 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

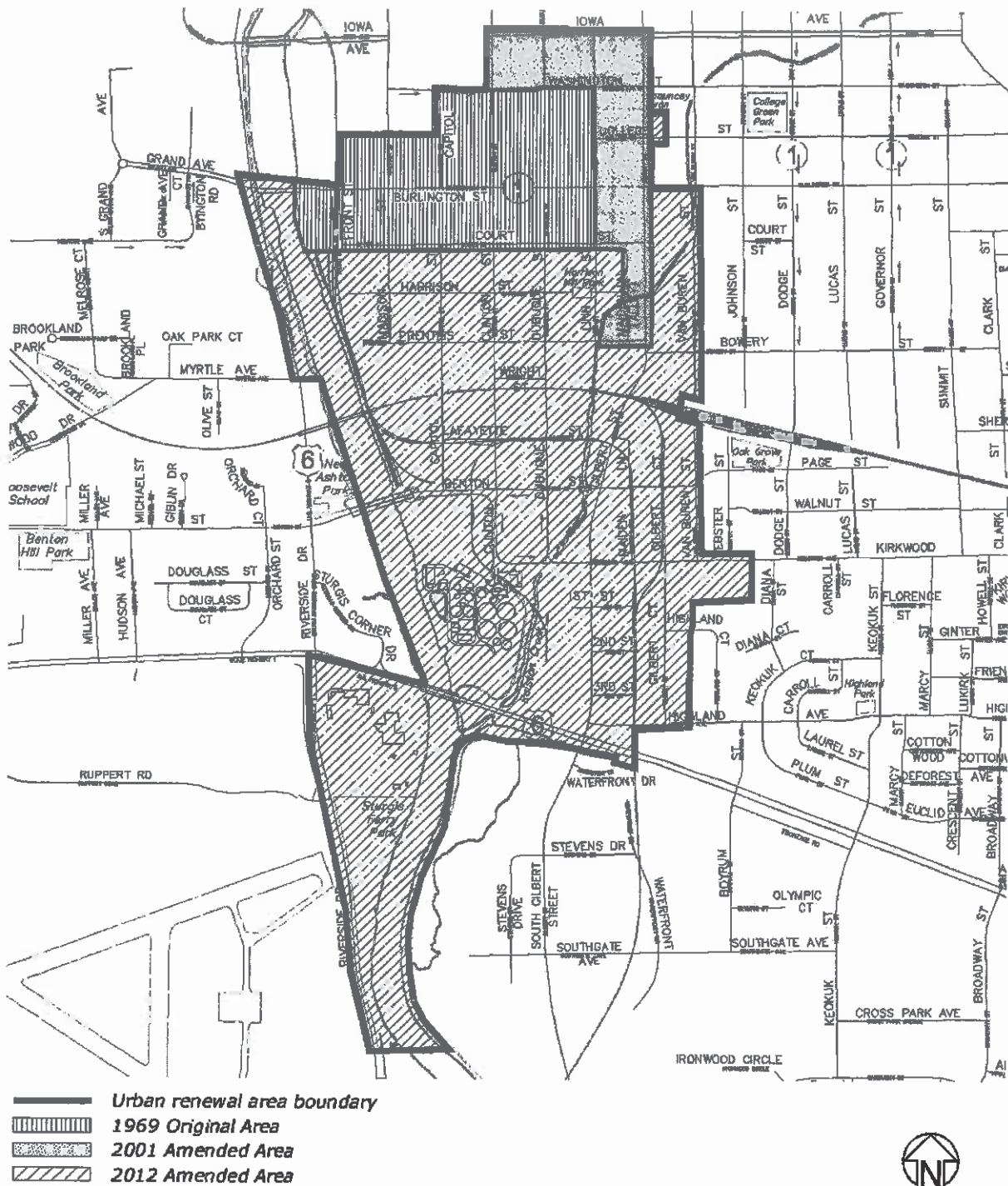
SECTION 6 - REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

SECTION 7 - SEVERABILITY CLAUSE

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

City-University Project 1 Urban Renewal Area As Amended



Attachment No. 2

1969 Original Area

Beginning at a point on the north R.O.W. line of Burlington Street where it meets the east bank of the Iowa River,

Thence easterly to the east R.O.W. line of vacated Front Street,

Thence north to the north R.O.W. line of vacated College Street.

Thence east along said R.O.W. line to the west R.O.W. line of Capitol Street.

Thence north along said R.O.W. line to the centerline of Washington Street.

Thence east along said centerline to the centerline of Linn Street.

Thence south along said centerline to the south R.O.W. line of Court Street.

Thence west along said R.O.W. line to the east bank of the Iowa River.

Thence northerly along the east bank to the point of beginning.

2001 Amended Area

Beginning at the northwest corner of Lot 1 Lyman Cooks Subdivision of Outlot 25,

Thence south along the east R.O.W. line of Gilbert Street to the south R.O.W. line of Prentiss Street.

Thence west along said south R.O.W. line to its intersection with Linn Street.

Thence northeasterly along Ralston Creek to the west R.O.W. line of Maiden Lane.

Thence north to the south R.O.W. line of Court Street.

Thence west along said south R.O.W. line to the centerline of Linn Street.

Thence north along said centerline to the centerline of Washington Street.

Thence west along said centerline to the west R.O.W. line of Clinton Street.

Thence north along said west R.O.W. line to the north R.O.W. line of Iowa Avenue.

Thence east along said north R.O.W. line to the east R.O.W. line of Gilbert Street.

Thence south along said east R.O.W. line to the point of beginning..

2012 Amended Area

Beginning at the NW corner of Outlot 26, Original Town Subdivision; Thence south along the eastern R.O.W. line of Van Buren Street to where said R.O.W. ends at a point along the western boundary of Block 8, Lyon's 2nd Addition; Thence northwesterly along R.O.W. line to a point on the north R.O.W. line of the Iowa Interstate Railroad south of block 1, Lyon's 1st Addition; Thence southwesterly to the south R.O.W. line of the Iowa Interstate Railroad north of block 3, Lyon's 1st Addition; Thence southeasterly along the south Railroad R.O.W. to the eastern boundary of Van Buren Street south of the Railroad; Thence along said eastern boundary of Van Buren Street to the north right-of-way line of Kirkwood Avenue; Thence east to a point 11' west of the extended NE corner of lot 3, block 6, F.S. & E.W. Lucas Addition; Continuing south to a point 126', more or less, south of the R.O.W. line of the E-W alley west of Diana Street and south of lots 1, 2, and 3, block 6, R.S. Lucas Addition; Thence westerly to a point on the east R.O.W. line of the N-S alley west of lots 4 & 5, block 6, R.S. Lucas Addition; Crossing the alley to the west R.O.W. line of said alley, continue south 7.5', more or less, to the NE corner of lot 30, Highland Park Addition; Thence westerly to the NW corner of lot 31, Highland Park Addition; Thence southerly to the SW corner of said Lot 31; Crossing Highland Ct. to the NE corner of Lot 15 Highland Park Addition; Thence southerly to the SE corner of Lot 9 Highland Park Addition; Crossing Highland Ave. to the south R.O.W. line; Thence westerly along said south R.O.W. line to where it meets the Crandic Railroad; Thence south along the Crandic Railroad to the south R.O.W. line of Highway 6; Thence west along the south R.O.W. line of Highway 6 to the eastern bank of the Iowa River; Thence southerly following said eastern

bank of the river to a point where the river bank meets the extended southern line of Sturgis Ferry Park; Thence westerly to the SW corner of Sturgis Ferry Park; Thence continuing westerly to the west R.O.W. line of Riverside Drive; Thence northerly along said west R.O.W. line to the centerline of Highway 6; Thence easterly along said centerline to the western bank of the Iowa River; Thence following the western bank of the Iowa River to the centerline of Myrtle Street extended to the Iowa River; Thence west to the west R.O.W. line of Riverside Drive/State Highway 1; Thence northerly along said highway R.O.W. to the north R.O.W. line of Burlington Street; Thence east to the east bank of the Iowa River; Thence south to the south R.O.W. line of Court Street; Thence easterly along the south R.O.W. line of Court Street to the west R.O.W. line of Maiden Lane; Thence south along said west R.O.W. line to Ralston Creek; Thence southwesterly along the creek to the south R.O.W. line of Prentiss Street; Thence east along said south R.O.W. line to the west R.O.W. line of Gilbert Street; Thence south along said west R.O.W. line to a point where it meets the extended centerline of Bowery Street; Thence easterly to a point where the centerline of Bowery Street meets the extended east R.O.W. line of Gilbert Street; Thence north along said east R.O.W. line to the northwest corner of Lot 1 Lyman Cooks Subdivision of Outlot 25; Thence east along the south R.O.W. line of Burlington Street to the point of beginning. Also including Lots 5 and 6 in Block 43, Original Town, and the alley and full width of the College Street right-of-way adjacent thereto.

Amendment No. 11

City-University Project I

Urban Renewal Plan

City of Iowa City, IA

Original Area Adopted 1969

Amendment No. 1 – 1972

Amendment No. 2 – 1973

Amendment No. 3 – 1973

Amendment No. 4 – 1976

Amendment No. 5 – 1977

Amendment No. 6 – 1979

Amendment No. 7 – 1984

Amendment No. 8 – 1987

Amendment No. 9 – 2001

Amendment No. 10 – 2012

Adds
111 College St
"Field House"
project

CITY-UNIV Amend # 11

RESOLUTION NO. 13-22

RESOLUTION TO AMEND CITY-UNIVERSITY URBAN RENEWAL PLAN TO ADD A PROPOSED URBAN RENEWAL PROJECT REHABILITATING A VACANT BUILDING FOR OFFICE AND COMMERCIAL USE TO BE UNDERTAKEN WITHIN THE AREA.

WHEREAS, on December 18, 2012, City Council adopted a resolution of necessity (Reso. No. 12-530) contemplating an amendment to the City-University Project 1 Urban Renewal Plan to facilitate consideration of an urban renewal project, said amendment being the 11th amendment thereto, and

WHEREAS, in addition to the projects in the City-University Project 1 Urban Renewal Area Urban Renewal Plan, as previously amended, proposed Urban Renewal Project under this proposed amendment include an additional private development agreement for the rehabilitation of 111 and 113 E. College Street (the former Field House bar) to accommodate retail and office uses; and

WHEREAS, pursuant to Reso. No. 12-530, consultation with all affected taxing entities was duly held and all required responses to the recommendations made by the affected taxing entities, have been timely made as set forth in the report of the Economic Development Coordinator filed herewith and incorporated herein by the reference, which report is in all respects approved; and

WHEREAS, pursuant to said Reso. No. 12-530, a public hearing was held after due and proper notice of said public hearing was given, as provided by law, by timely publication in the Press Citizen.

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

Section 1. This Council finds that the Amendment No. 11 to the City-University Project 1 Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and.

Section 2. That the Amendment No. 11 is hereby approved and adopted as the "Amendment No. 11 to the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Area"; and the City Clerk is hereby directed to file a certified copy of said Amendment No. 11 with the proceedings of this meeting.

Section 3. That the City-University Project 1 Urban Renewal Plan for the City-University Project 1 Urban Renewal Plan Area, as amended herein, 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 Plan, as amended, 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 Amendment No. 11 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 22nd day of January, 2013.

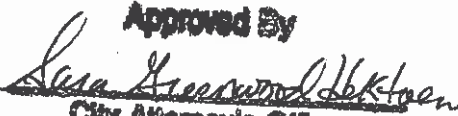


Mayor

ATTEST:



City Clerk

Approved By


City Attorney's Office
1/16/13

Resolution No. 13-22

Page 3

It was moved by Champion and seconded by Dickens the
Resolution be adopted, and upon roll call there were:

AYES:

NAYS:

ABSENT:

X
X
X
X
X
X
X

Champion
Dickens
Dobyns
Hayek
Mims
Payne
Throgmorton

Table of Contents

Section 1 – Introduction

Section 2 - Description of Urban Renewal Area

Section 3 - Proposed Urban Renewal Projects

Section 4 - Debt

Section 5 - Urban Renewal Plan Amendments

Section 6 - Effective Period

Section 7 - Repealer

Section 8 - Severability Clause

Attachment No. 1 - Location Map: City-University Project I Urban Renewal Area, as amended

Attachment No. 2 – Legal Description

Section 1 - Introduction

The City-University Project I Urban Renewal Plan ("Plan") for the City-University Project I Urban Renewal Area ("Area"), as amended, is being further amended herein to add a proposed project to be undertaken within the Area.

Of the previous amendments to the Plan, the 2001 and 2012 Amendment No. 10 added land to the Original Area. The Original Area, the 2001 Amended Area, and the 2012 Amendment No. 10 Amended Area, comprise the Area.

Except as modified by this Amendment, the provisions of the original City-University Project I Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect. In case of any conflict or uncertainty, the terms of this Amendment shall control.

Section 2 - Description of Urban Renewal Area

The legal description of the Area and map thereof are attached hereto as Attachment No. 2.

Section 3 – Proposed Urban Renewal Projects

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the City-University Project I Urban Renewal Plan, as previously amended, the Proposed Urban Renewal Projects under this Amendment include:

1. Economic Development

Project	Date	Estimated Cost	Rationale
Developer's Agreement for the provision of Class A office space at 111 and 113 E. College Street	2013-2014	Not to exceed \$400,000	Economic Development: Rehabilitate a vacant building that was formerly used as an alcohol sales venue to an office and commercial

Section 4 – DEBT

1. (FY13) Constitutional Debt Limit: \$ 230,776,387
2. Current general obligation debt: \$ 75,320,000
3. Proposed amount of indebtedness to be incurred: A specific amount of tax increment debt to be incurred (including direct grants, loans, advances, indebtedness, bonds or other incentives) for projects over time has not yet been determined. The City Council will consider each request for financial assistance or a project proposal on a case-by-case basis to determine if it is in the City's best interest to participate. It is estimated that the City's cost for initial anticipated Proposed Projects discussed in Section 3 will be in the \$6.4 million

range. This is only an estimate and covers projects to be implemented over a period of time. In no event will the City Council exceed this estimated amount of indebtedness without amendment to this Plan. This estimation is merely meant for planning purposes.

Section 5 – Urban Renewal Plan Amendments

If the City of Iowa City desires to amend this Plan, it may do so in conformance with applicable state and local laws.

Section 6 – Effective Period

This Urban Renewal Plan Amendment No. 11 will become effective upon its adoption by the City Council of Iowa City Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

Section 7: Repealer

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

Section 8: Severability Clause

If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

**City-University Project 1 Urban Renewal Area
As Amended**



Attachment No. 2

Legal Description

City-University URA Original Area - 1969

Beginning at a point on the north R.O.W. line of Burlington Street where it meets the east bank of the Iowa River.

Thence easterly to the east R.O.W. line of vacated Front Street.

Thence north to the north R.O.W. line of vacated College Street.

Thence east along said R.O.W. line to the west R.O.W. line of Capitol Street.

Thence north along said R.O.W. line to the centerline of Washington Street.

Thence east along said centerline to the centerline of Linn Street.

Thence south along said centerline to the south R.O.W. line of Court Street.

Thence west along said R.O.W. line to the east bank of the Iowa River.

Thence northerly along the east bank to the point of beginning.

City-University URA Amended Area - 2001

Beginning at the northwest corner of Lot 1 Lyman Cooks Subdivision of Outlot 25,

Thence south along the east R.O.W. line of Gilbert Street to the south R.O.W. line of Prentiss Street.

Thence west along said south R.O.W. line to its intersection with Linn Street.

Thence northeasterly along Ralston Creek to the west R.O.W. line of Maiden Lane.

Thence north to the south R.O.W. line of Court Street.

Thence west along said south R.O.W. line to the centerline of Linn Street.

Thence north along said centerline to the centerline of Washington Street.

Thence west along said centerline to the west R.O.W. line of Clinton Street.

Thence north along said west R.O.W. line to the north R.O.W. line of Iowa Avenue.

Thence east along said north R.O.W. line to the east R.O.W. line of Gilbert Street.

Thence south along said east R.O.W. line to the point of beginning..

City-University URA Amended Area - 2012

Beginning at the NW corner of Outlot 26, Original Town Subdivision; Thence south along the eastern R.O.W. line of Van Buren Street to where said R.O.W. ends at a point along the western boundary of Block 8, Lyon's 2nd Addition; Thence northwesterly along R.O.W. line to a point on the north R.O.W. line of the Iowa Interstate Railroad south of block 1, Lyon's 1st Addition; Thence southwesterly to the south R.O.W. line of the Iowa Interstate Railroad north of block 3, Lyon's 1st Addition; Thence southeasterly along the south Railroad R.O.W. to the eastern boundary of Van Buren Street south of the Railroad; Thence along said eastern boundary of Van Buren Street to the north right-of-way line of Kirkwood Avenue; Thence east to a point 11' west of the extended NE corner of lot 3, block 6, F.S. & E.W. Lucas Addition; Continuing south to a point 126', more or less, south of the R.O.W. line of the E-W alley west of Diana Street and south of lots 1, 2, and 3, block 6, R.S. Lucas Addition; Thence westerly to a point on the east R.O.W. line of the N-S alley west of lots 4 & 5, block 6, R.S. Lucas Addition; Crossing the alley to the west R.O.W. line of said alley, continue south 7.5', more or less, to the NE corner of lot 30, Highland Park Addition; Thence westerly to the NW corner of lot 31, Highland Park Addition; Thence southerly to the SW corner of said Lot 31; Crossing Highland Ct. to the NE corner of Lot 15 Highland Park Addition; Thence southerly to the SE corner of Lot 9 Highland Park Addition; Crossing Highland Ave. to the south R.O.W. line; Thence westerly along said south R.O.W. line to where it meets the Crandic Railroad; Thence south along the

Grandic Railroad to the south R.O.W. line of Highway 6; Thence west along the south R.O.W. line of Highway 6 to the eastern bank of the Iowa River; Thence southerly following said eastern bank of the river to a point where the river bank meets the extended southern line of Sturgis Ferry Park; Thence westerly to the SW corner of Sturgis Ferry Park; Thence continuing westerly to the west R.O.W. line of Riverside Drive; Thence northerly along said west R.O.W. line to the centerline of Highway 6; Thence easterly along said centerline to the western bank of the Iowa River; Thence following the western bank of the Iowa River to the centerline of Myrtle Street extended to the Iowa River; Thence west to the west R.O.W. line of Riverside Drive/State Highway 1; Thence northerly along said highway R.O.W. to the north R.O.W. line of Burlington Street; Thence east to the east bank of the Iowa River; Thence south to the south R.O.W. line of Court Street; Thence easterly along the south R.O.W. line of Court Street to the west R.O.W. line of Maiden Lane; Thence south along said west R.O.W. line to Ralston Creek; Thence southwesterly along the creek to the south R.O.W. line of Prentiss Street; Thence east along said south R.O.W. line to the west R.O.W. line of Gilbert Street; Thence south along said west R.O.W. line to a point where it meets the extended centerline of Bowery Street; Thence easterly to a point where the centerline of Bowery Street meets the extended east R.O.W. line of Gilbert Street; Thence north along said east R.O.W. line to the northwest corner of Lot 1 Lyman Cooks Subdivision of Outlot 25; Thence east along the south R.O.W. line of Burlington Street to the point of beginning. Also including Lots 5 and 6 in Block 43, Original Town, and the alley and full width of the College Street right-of-way adjacent thereto.

Amendment No. 10
City-University Project I
Urban Renewal Plan
City of Iowa City, IA

Original Area Adopted 1969

Amendment No. 1 – 1972

Amendment No. 2 – 1973

Amendment No. 3 – 1973

Amendment No. 4 – 1976

Amendment No. 5 – 1977

Amendment No. 6 – 1979

Amendment No. 7 – 1984

Amendment No. 8 – 1987

Amendment No. 9 – 2001

Amendment No. 10 – 2012

Table of Contents

Section 1 – Introduction

Section 2 - Description of Urban Renewal Area

Section 3 - Area Designation

Section 4 - Base Value

Section 5 - Urban Renewal Plan Objectives

Section 6 - Urban Renewal Activities

Section 7 - Current Urban Renewal Projects

Section 8 - Proposed Urban Renewal Projects

Section 9 - Debt

Section 10 - Urban Renewal Plan Amendments

Section 11 - Effective Period

Section 12 - Repealer

Section 13 - Severability Clause

Attachment No. 1 - Legal Description 2012 Amended Area

Attachment No. 2 - Location Map: City-University Project I Urban Renewal Area, as amended

Section 1 - Introduction

The City-University Project I Urban Renewal Plan ("Plan") for the City-University Project I Urban Renewal Area ("Area"), adopted in 1969, and amended in 1972, twice in 1973, 1976, 1977, 1979, 1984, 1987 and 2001, is being further amended to add additional land to the Urban Renewal Area and to add and confirm the list of proposed projects to be undertaken within the Area.

Of the previous amendments to the Plan, only the 2001 Amendment added land to the Original Area. The Original Area, the 2001 Amended Area, and this 2012 Amended Area, comprise the Area.

Except as modified by this Amendment, the provisions of the original City-University Project I Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect. In case of any conflict or uncertainty, the terms of this Amendment shall control.

Section 2 - Description of Urban Renewal Area

The legal description of the property being added to the City-University Project I Urban Renewal Area is attached hereto as Addendum No. 1 – 2012 Amended Area. A map of the 2012 Amendment Area is Addendum No. 2. A map of the entire City-University Project I Urban Renewal Area, as amended, is attached hereto as Addendum No. 3.

Section 3 – Area Designation

With the adoption of this Amendment, Iowa City adds and designates the 2012 Amended Area as an area of blight and appropriate for blight remediation.

A substantial portion of the land located in the 2012 Amended Area has been the subject of city planning efforts over the last several years, and is characterized by a mix of industrial, commercial and residential uses. The Iowa City Comprehensive Plan, specifically the Riverfront Crossings sub-area plan, which governs a portion of the 2012 Amended Area, identifies inconsistent development patterns, confusing traffic circulation and a lack of aesthetic cohesion that has plagued the area and resulted in a lack of private investment in this sub-area. Other portions of the 2012 Amended Area are located within the Central Planning District and Downtown Planning District, according to the Comprehensive Plan. The Central District Plan echoes the concerns of the Riverfront Crossings sub-area plan, noting the problem of traffic congestion, poor streetscapes and building designs, and incompatible land uses along the South Gilbert Street corridor in particular.

In 2008, historic flooding of the Iowa River inundated parts of the 2012 Amended Area, including the city's waste water treatment plant and businesses along the river. The City now seeks to mitigate the impact of future flooding by relocating businesses and public infrastructure from flood-prone properties and creating useable public open spaces, including a riverfront park, that if inundated in the future will provide holding space for flood water and will not have significant damage. This is consistent with the Central District Plan, which notes that development of trails, parks and other green spaces along the river may encourage development and reinvestment throughout the rest of the area.

These flood mitigation efforts are coupled with efforts by the City to improve the water quality and increase the biodiversity of the Iowa River, frequently cited as one of the most polluted waterways in Iowa, as well as expand recreational opportunities such as fishing, boating and tubing. In addition, the Riverfront Crossings sub-area plan notes that most existing development has turned its back on Ralston Creek, which runs through the heart of the Amended Area and has been degraded over time by polluted urban runoff. The City seeks to open up and restore Ralston Creek and its banks in order to enhance the creek as a community amenity.

Taken together, these factors substantially impair and hinder sound property growth and redevelopment of the 2012 Amended Area, resulting in declining tax revenues, municipal financial obligations beyond the current capabilities of the City, and decreasing private capital investments.

Section 4 – Base Value

The base value of the 2012 Amended Area is the assessed value as of January 1, 2011.

Section 5 - Urban Renewal Plan Objectives

In addition to the objectives listed in the Plan, as previously amended, the following objectives are added:

1. To create a more livable community by supporting the integration of safe, reliable and economical transportation; affordable, energy-efficient housing, and the suitable reuse of idle or underutilized land;
2. To remediate blight through the development of Riverfront Crossings east of the Iowa River into a new, mixed use pedestrian-oriented district;
3. To establish attractive design standards for new and rehabilitated buildings in the Urban Renewal Area, as amended, in order to create a vibrant, mixed-use, pedestrian-oriented neighborhood;
4. To create residential living spaces for young professionals and other members of the “creative class” by offering a variety of housing options, including high-density, affordable urban apartments, lofts and townhomes;
5. To increase the amount of office space that is available in the Urban Renewal Area, as amended, by promoting mixed-use developments that contain quality office space;
6. To develop a multi-modal transportation network that encourages walking, biking, public transit and passenger rail as alternatives to automobile use;
7. To create a network of green streets with improved streetscapes and landscaping and enhanced pedestrian amenities;
8. To remediate blight through the encouragement of new commercial and residential development to occur outside of the floodplain, providing the opportunity to develop new amenities like parks, trails and other green space along the Iowa River;
9. To enhance recreational opportunities such as boating, fishing and tubing on the Iowa River through changes to the Burlington Street dam and improvements to the river’s banks and water quality;
10. To clean up and restore Ralston Creek in order to provide an additional natural and recreational amenity for the community.

Section 6 - Urban Renewal Activities

No changes to the urban renewal activities are made by this Amendment. All activities, or actions, from previous Plan amendments continue, namely: clearance and development of buildings; incentivizing improvements to historic and non-historic structures; making certain public improvements to roadways and facilities, all as detailed in previous Plan amendments.

Section 7 – Current Urban Renewal Projects

The following Urban Renewal Projects were authorized prior to July 1, 2012 and are continuing:

Development Agreements:

1. Resolution No. 11 – 163: Development agreement between the City of Iowa City and Marc Moen for 118 East College St., dated May 6, 2011.
2. Resolution No. 12 – 154: Development agreement between the City of Iowa City and Central Park L.L.C. for 114 S. Dubuque St., dated April 3, 2012.

Planning, Engineering and Surveying:

3. Phase I & II Environmental Assessments on College/Gilbert site and Riverside Drive/Hwy 6 City Transit Facility site
4. ALTA (American Land & Title Association) Survey on College/Gilbert site and Riverside Drive/Hwy 6 City Transit Facility site
5. Downtown & Riverfront Crossing Master Planning services

Section 8 – Proposed Urban Renewal Projects

Although certain project activities may occur over a period of years, in addition to the projects previously proposed in the City-University Project I Urban Renewal Plan, as previously amended, the Proposed Urban Renewal Projects under this Amendment include:

1. Public Improvement Projects:

Project	Date	Estimated cost	Rationale
Rock Island Train Depot acquisition ¹	2013–2018	Not to exceed \$640,000	Economic Development: The depot is a key piece of regional transit-oriented development.
Intersection of Burlington St. and Clinton St. improvements	2014	Not to exceed \$1,140,000	Economic Development: This project will aid in traffic circulation and enhance pedestrian safety.
Central Business District (CBD) streetscape enhancement	2012–2016	Not to exceed \$1,500,000	Economic Development: This project will enhance the CBD aesthetics making it more attractive to business development, visitors and residents.

¹ See Public Building Analysis below

Total		Not to exceed \$3,280,000	
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2. Blight Remediation

Project	Date	Estimated Cost	Rationale
Northeast corner of College and Gilbert Streets site preparation (blight remediation)	2012-2018	Not to exceed \$750,000	Blight and Economic Development: Remediate blighted by preparing vacant and crumbling properties for commercial and residential development
Total		Not to exceed \$750,000	

3. Planning, engineering fees, costs and attorney fees to support urban renewal projects

Project	Date	Estimated cost
Planning fees	On-going	Not to exceed \$150,000
Engineering fees	On-going	Not to exceed \$500,000
Attorney fees	On-going	Not to exceed \$ 50,000
Total		Not to Exceed \$700,000

PUBLIC BUILDING ANALYSIS

Alternative development and funding options for the Rock Island Train Depot acquisition project listed above include the City going through a process that would result in the issuance of general obligation bonds to fund each project. This option is less feasible than the use of TIF funds because it would result in the City bearing the burden of financing a project that benefits all affected taxing entities and region. Because these projects will benefit County residents and school patrons, the use of tax increment is the most appropriate funding mechanism to share the cost of such improvements among the affected taxing entities. This project, as described below, demonstrates regional benefits to both the County and school district. The City also intends to consider the use of other funding sources such as state, federal and/or local grants, utility revenues, user fees, private donations, general obligations notes or bonds, local option sales tax revenues, and hotel-motel revenues.

The acquisition of the former Rock Island Railroad Depot is a key piece of the redevelopment of the Urban Renewal Area, as amended. The City intends to return this historic property to its original purpose as a railway depot for passenger rail service. It is anticipated that this passenger rail service will run from Chicago to Omaha and beyond. This location will serve as a key regional stop, bringing visitors to the region, as well as providing alternative transportation for regional citizens who wish to travel to these hub cities. As the rail system is redeveloped, it will serve as Iowa City's train connection to Chicago and beyond to the east, and to Des Moines and beyond to the west. Federal funding for the project has already been committed. The redevelopment of this building will allow for a service that provides regional

benefits beyond the City's boundaries, therefore it is fair and rational that this building be supported by TIF.

Section 9 – DEBT

1. (FY13) Constitutional Debt Limit: \$ 230,805,392
2. Current general obligation debt: \$ 75,320,000.
3. Proposed amount of indebtedness to be incurred: A specific amount of tax increment debt to be incurred (including direct grants, loans, advances, indebtedness, bonds or other incentives) for projects over time has not yet been determined. The City Council will consider each request for financial assistance or a project proposal on a case-by-case basis to determine if it is in the City's best interest to participate. It is estimated that the City's cost for initial anticipated Proposed Projects discussed in Section 8 will be in the \$4.8 million range. This is only an estimate and covers projects to be implemented over a period of time. In no event will the City Council exceed this estimated amount of indebtedness without amendment to this Plan. This estimation is merely meant for planning purposes.

Section 10 – Urban Renewal Plan Amendments

If the City of Iowa City desires to amend this Plan, it may do so in conformance with applicable state and local laws.

Section 11 – Effective Period

This Urban Renewal Plan Amendment No. 10 will become effective upon its adoption by the City Council of Iowa City Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the "division of revenue," as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code.

The Original Area adopted in 1969 has no sunset because the Plan was adopted before 1995; in addition, the area has a blight designation. The 2001 Amended Area that was added by Amendment No. 9 as an economic development area. Debt was first certified for the Original Area and 2001 Amended Area on December 1, 2003. The 2012 Amended Area is a blighted area. The Area is a mixed blight and economic development area. Division of revenue shall continue on the Area, including all amendment areas, for the maximum period allowed by law.

Section 12: Repealer

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

Section 13: Severability Clause

If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or

unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or any part of the Plan not determined to be invalid or unconstitutional.

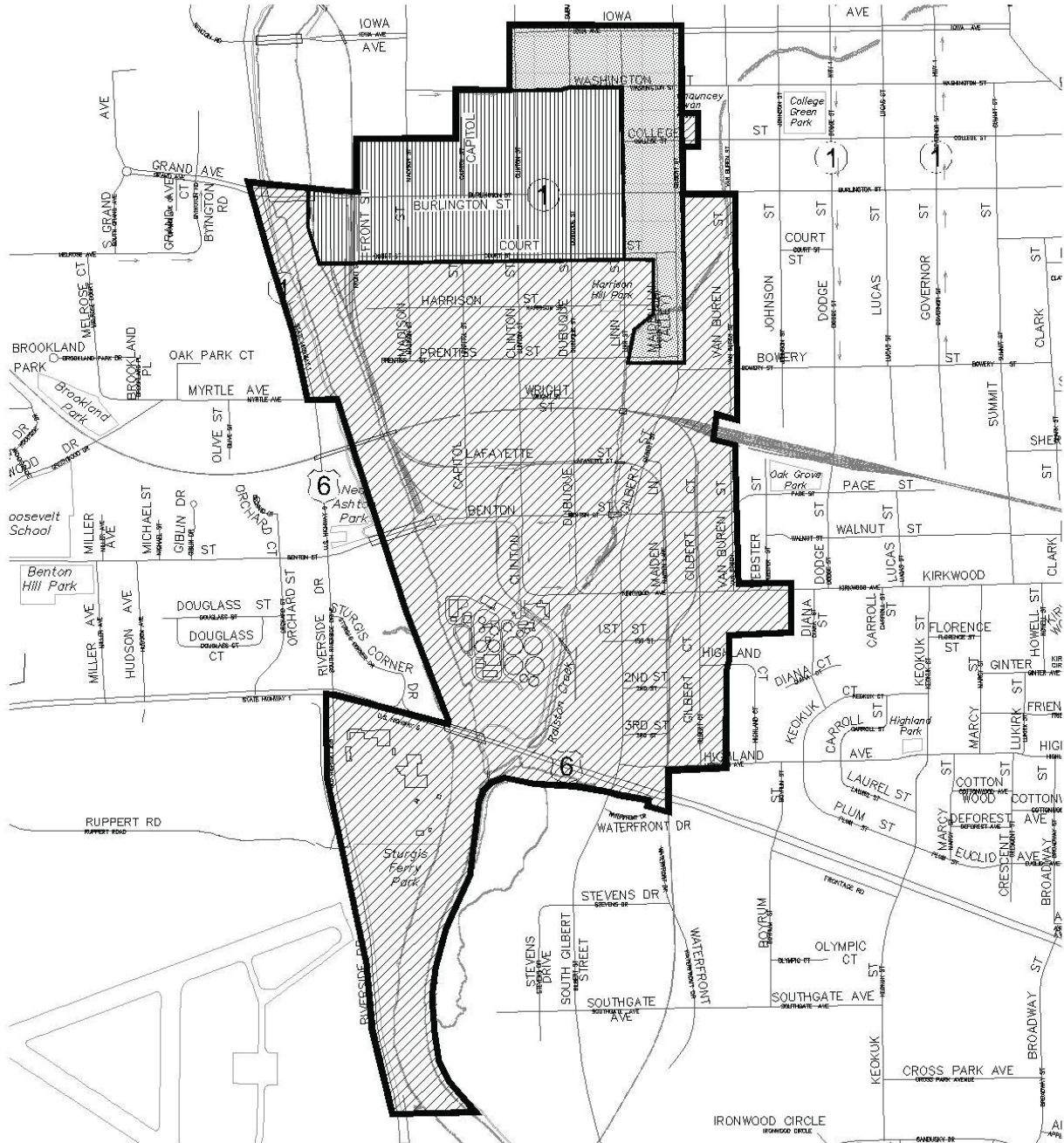
Attachment No. 1

Legal Description – 2012 Amended Area

Beginning at the NW corner of Outlot 26, Original Town Subdivision; Thence south along the eastern R.O.W. line of Van Buren Street to where said R.O.W. ends at a point along the western boundary of Block 8, Lyon's 2nd Addition; Thence northwesterly along R.O.W. line to a point on the north R.O.W. line of the Iowa Interstate Railroad south of block 1, Lyon's 1st Addition; Thence southwesterly to the south R.O.W. line of the Iowa Interstate Railroad north of block 3, Lyon's 1st Addition; Thence southeasterly along the south Railroad R.O.W. to the eastern boundary of Van Buren Street south of the Railroad; Thence along said eastern boundary of Van Buren Street to the north right-of-way line of Kirkwood Avenue; Thence east to a point 11' west of the extended NE corner of lot 3, block 6, F.S. & E.W. Lucas Addition; Continuing south to a point 126', more or less, south of the R.O.W. line of the E-W alley west of Diana Street and south of lots 1, 2, and 3, block 6, R.S. Lucas Addition; Thence westerly to a point on the east R.O.W. line of the N-S alley west of lots 4 & 5, block 6, R.S. Lucas Addition; Crossing the alley to the west R.O.W. line of said alley, continue south 7.5', more or less, to the NE corner of lot 30, Highland Park Addition; Thence westerly to the NW corner of lot 31, Highland Park Addition; Thence southerly to the SW corner of said Lot 31; Crossing Highland Ct. to the NE corner of Lot 15 Highland Park Addition; Thence southerly to the SE corner of Lot 9 Highland Park Addition; Crossing Highland Ave. to the south R.O.W. line; Thence westerly along said south R.O.W. line to where it meets the Crandic Railroad; Thence south along the Crandic Railroad to the south R.O.W. line of Highway 6; Thence west along the south R.O.W. line of Highway 6 to the eastern bank of the Iowa River; Thence southerly following said eastern bank of the river to a point where the river bank meets the extended southern line of Sturgis Ferry Park; Thence westerly to the SW corner of Sturgis Ferry Park; Thence continuing westerly to the west R.O.W. line of Riverside Drive; Thence northerly along said west R.O.W. line to the centerline of Highway 6; Thence easterly along said centerline to the western bank of the Iowa River; Thence following the western bank of the Iowa River to the centerline of Myrtle Street extended to the Iowa River; Thence west to the west R.O.W. line of Riverside Drive/State Highway 1; Thence northerly along said highway R.O.W. to the north R.O.W. line of Burlington Street; Thence east to the east bank of the Iowa River; Thence south to the south R.O.W. line of Court Street; Thence easterly along the south R.O.W. line of Court Street to the west R.O.W. line of Maiden Lane; Thence south along said west R.O.W. line to Ralston Creek; Thence southwesterly along the creek to the south R.O.W. line of Prentiss Street; Thence east along said south R.O.W. line to the west R.O.W. line of Gilbert Street; Thence south along said west R.O.W. line to a point where it meets the extended centerline of Bowery Street; Thence easterly to a point where the centerline of Bowery Street meets the extended east R.O.W. line of Gilbert Street; Thence north along said east R.O.W. line to the northwest corner of Lot 1 Lyman Cooks Subdivision of Outlot 25; Thence east along the south R.O.W. line of Burlington Street to the point of beginning. Also including Lots 5 and 6 in Block 43, Original Town, and the alley and full width of the College Street right-of-way adjacent thereto.

Attachment No. 2

City-University Project 1 Urban Renewal Area As Amended



**Amended
City-University Project I
Urban Renewal Plan**

**Project No. IA R-14
Iowa City, IA**

2001

Table of Contents

Section 1 - Introduction

Section 2 - Urban Renewal Plan Objectives

Section 3 - Description of Urban Renewal Area

Section 4 - Proposed Urban Renewal Actions

- Clearance and Development
- Improvements to Historic and Non-Historic Structures.
- Public Improvements and Facilities
- Financial Incentives

Section 5 – Conformance with Land Use Policy and Zoning Ordinance

- Comprehensive Plan
- Current Zoning
- Initiation and Duration of Land-use Provision and Requirements
- Applicability of Land-Use Objectives, Provisions and Requirements to Real Property not to be Acquired.
- Current and Proposed Land Uses

Section 6 – Project Proposal

- Land Acquisition
- Rehabilitation and Conservation
- Redeveloper's Requirements
- Underground Utilities

Section 7 - Relocation of Families

- Benefits
- Eligibility

Section 8 - Current Debt and Proposed Indebtedness

- List of Current General Obligation Debt
- Current Constitutional Debt Limit of the City of Iowa City
- Proposed Amount of Indebtedness

Section 9 - Other Provisions Necessary to Meet State & Local Requirements

Section 10 - Procedures for Changes in Approved Plan

Addendum No. 1 - Legal Description

Addendum No. 2 – City-University Project I Urban Renewal Project Area Map

Addendum No. 3 –Land Acquisition Plan Map

Addendum No. 4 –Land Disposition Plan Map

Section 1 - Introduction

The City-University Project I Urban Renewal Plan ("Urban Renewal Plan") was originally adopted in 1969 because at that time the continued stability and vitality of the heart of Iowa City as the center for business, governmental, institutional and cultural activities was endangered by blight, deterioration and obsolescence. The City of Iowa City carries on the original intent of the Urban Renewal Plan, by working on a second phase of renewal to ensure the stability and vitality of Iowa City's heart through actions to prevent blight, deterioration and obsolescence and by taking action to foster economic development in the community's central area. Though many objectives of the Plan as originally adopted have been met, many of the original objectives are still relevant today. The Urban Renewal Plan as now being amended in 2001 provides the necessary framework and tools to guide the second phase of downtown renewal, which now includes all of the central business district area as well as all of the area identified as the central business support 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.

Section 2 - Urban Renewal Plan Objectives

The following objectives have been established for the redevelopment and rehabilitation of the City-University Project:

- a. To eliminate substandard buildings blighting influences, and environmental deficiencies in this important section of the City of Iowa City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.
- b. To strengthen central Iowa City as the core area for commerce, culture, education, entertainment, government, and recreation.
- c. To strengthen the economic well-being of the downtown area and the City by increasing commercial activity, taxable values, and job opportunities.
- d. To establish a pattern of land use activities arranged in compact, compatible groupings so as to enhance their efficiency of operation and economic inter-relationships.
- e. To provide for the orderly physical and economic growth of the central area through controlled redevelopment and rehabilitation.
- f. To provide safe, efficient and attractive public and private vehicular access to central Iowa City.
- g. To provide a safe, efficient and attractive circulation system which minimizes conflicts between different forms of traffic such as pedestrians, bicycles, automobiles, transit and service vehicles.

- h. To encourage coordinated development of parcels and structures in order to achieve efficient building design, multi-purpose use of sites, unified off-street parking and delivery areas, and internal pedestrian linkages.
- i. To provide for off-street parking facilities in locations easily accessible from major thoroughfares and central area destinations alike.
- j. To improve the appearance of buildings, right-of-way and open spaces, and to encourage high standards of design.
- k. To provide for open spaces and pedestrian ways, which reinforce the pedestrian orientation of downtown Iowa City.
- l. To provide for residential development within the project area, in order to enhance housing opportunities, in downtown Iowa City.
- m. To provide an environment which improves the attractiveness of public transit in Iowa City, and which reinforces the viability of the public transit systems.
- n. To encourage the restoration and rehabilitation of structures within downtown Iowa City which are of architectural and/or historic significance.
- o. To preserve and protect buildings that for reasons of age, history, architecture or significance are listed or are eligible for listing on the National Register of Historic Places.

Section 3 - 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 City-University Project I Urban Renewal Plan Area are shown on Addendum No. 2 - Location Map: City-University Project I Urban Renewal Project Area.

Section 4 - Proposed Urban Renewal Actions

Proposed renewal action will consist of a combination of clearance and redevelopment, rehabilitation of historic structures, provision of public facilities and improvements, and financial incentives for qualifying businesses.

Clearance and Development

Property identified on the Land Acquisition Plan Map, Addendum 3, attached hereto and made part hereof, may be acquired by the City, cleared of all improvements and either (1) sold or leased for private redevelopment, or (2) sold, leased or dedicated for construction of public improvements or facilities. Properties are identified for acquisition, clearance and redevelopment for one of the following reasons:

- (1) To remove buildings which are structurally substandard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to the following:
 - (a) Inadequate street layout
 - (b) Incompatible uses or land-use relationships.
 - (c) Overcrowding of buildings on the land.
 - (d) Excessive dwelling unit density.
 - (e) Obsolete buildings not suitable for improvement or conversion.
- (3) To provide sites for needed public improvements or facilities. Such sites and facilities shall be do located as to meet projected needs, and shall be designed to enhance the downtown area as a whole.
- (4) To clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards to allow new construction to meet the objectives of this Urban Renewal Plan. Acquisition of such buildings will take place only when the objective of this Urban Renewal Plan cannot be met through rehabilitation.

Improvements to Historic and Non-Historic Structures

Historic Structures. Plans and specifications for proposed exterior renovations to historic or architecturally significant structures must be submitted to the Iowa City Historic Preservation Commission for review and approval prior to issuance of a building permit in order for the improvements to qualify for tax increment financing. New construction that requires the demolition of structures identified in this Urban Renewal Plan as historic and/or architecturally significant is not eligible for either tax increment financing or the exclusion from property taxation during construction.

All rehabilitation to historic or architecturally significant structures shall be done in such a manner as to preserve or restore any historic structure to productive use in order to be eligible. The guidelines for determining if rehabilitation does preserve or restore the structure shall be those set forth in the 1990 revised edition of the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. All additions to historically or architecturally significant structures shall be developed in such a manner as to be architecturally compatible with existing development.

Non-Historic Structures. In order for an eligible project to qualify for tax increment financing, the exterior design for all rehabilitation, additions, and new construction of non-historic structures that require a building permit or sign permit must be submitted to the Iowa City Design Review Committee for review and approval.

Public Improvements and Facilities

The entire Urban Renewal Plan area will be adequately served by public improvements and facilities including:

- (1) Installation of new street improvements, utilities, parking facilities, sidewalks, landscaping and other physical features necessary to serve and improve the Project Area.
- (2) Provisions for achieving high standards of design construction and improvements consistent with the design and development objectives of this Urban Renewal Plan.

Financial Incentives

Tax Increment Financing. 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. The funds from the direct grants, forgivable loans, or property tax rebates may be used for, but are not limited to, financing the private site improvements such as site improvements, new building construction, building expansions, building rehabilitations, façade improvements, or interior buildouts. Qualifying projects shall be determined by the City Council. The Council's determination shall consider the financial assistance guidelines outlined in Addendum A of the "Economic Development Policies, Strategies, and Actions for the City of Iowa City".

Exclusion from Property Taxation During Construction Process. At the City Council's discretion, and as permitted by *Iowa Code*, Chapter 403.6, Subsection 18, qualifying projects may be eligible for the exclusion from taxation of value added to real estate during the process of construction for development or redevelopment. The value added during the construction shall not be eligible for exclusion from taxation for more than two years and the exclusion shall not be applied to a facility which has been more than eighty percent completed as of the most recent date of assessment. This subsection permits the elimination only of those taxes which are levied against assessments made during the construction of the development or redevelopment. Qualifying projects shall be determined by the City Council. The Council's determination shall consider the financial assistance guidelines outlined in Addendum A of the "Economic Development Policies, Strategies, and Actions for the City of Iowa City".

Section 5 - Conformance with Land Use Policy and Zoning Ordinance

Comprehensive Plan

The Urban Renewal Project Area is part of the area identified in the 1997 Iowa City Comprehensive Plan as part of the downtown planning district. The Comprehensive Plan identifies five economic well-being goals. To achieve one of the community's goals, the Comprehensive Plan lists as a strategy to continue and enhance downtown revitalization. This strategy has been more specifically carried out through the actions outlined in the Downtown Strategy and Proposed Action Plan, 1997, and through the Near Southside Neighborhood Redevelopment Plan, January 1992.

Current Zoning

Three development areas comprise the Plan Area (identified on the Land-Use Plan Map, Addendum 2). The current zoning within each of these areas is as follows:

Area 1: Central Business District Core. Area 1 contains two zoning classifications: Central Business (CB-10) Zone & Public (P) Zone.

The Central Business Zone is intended to be the high density, compact, pedestrian-oriented shopping, office, service and entertainment area in Iowa City. Because of the proximity to the University of Iowa, residential development above the ground floor in this district is allowed as a provisional use.

Development and redevelopment of this Zone should occur in compact groupings, in order to intensify the density of usable commercial spaces, while increasing the availability of open spaces, plazas or pedestrianways. The Zone is intended to accommodate a wide range of retail, service, office, and residential uses. Auto-oriented uses are not permitted except as otherwise provided. Consolidated off-street loading and service facilities should be provided wherever practical with access provided from public service alleys or courts. It is intended that off-street parking facilities be publicly provided and off-street accessory parking be allowed only as a special exception. For specific information on allowed uses and other zoning requirements in the Central Business Zone see the Iowa City Zoning Ordinance.

The Public Zone is intended to provide reference to public uses of land on the Zoning Map. Land owned or otherwise controlled by the Federal government, the State, the County, the City and the Iowa City Community School District will be designated a Public Zone. This designation serves a notice function to those owning or buying land in proximity to the publicly owned land, which is not ordinarily subject to the regulations of the Zoning Ordinance. For specific information on allowed uses and other zoning requirements in the Public Zone see the Iowa City Zoning Ordinance.

Area 2: Central Business Support Area. Area 2 contains two zoning classifications. This area is predominately zoned Central Business (CB-5) Support Zone, while a smaller portion is zoned High Density Multi-Family Residential (RM-44) Zone.

The Central Business Support Zone is intended to allow for the orderly expansion of the Central Business District of Iowa City, to serve as a transition between the intense land uses located in the Central Business District and adjoining areas and to enhance the pedestrian orientation of the central area of the City. This Zone is intended to accommodate mixed land uses and requires a lesser intensity of use than that permitted in the CB-10 Zone. The mixture of land uses permitted in this Zone requires special consideration of building and site design. To control traffic and provide for the most efficient use of land and parking facilities, special consideration of the amount and location of parking areas is also required. To encourage developments which contain features providing a public benefit, a bonus in floor area ratio or dwelling unit density may be granted. For specific information on allowed uses and other zoning requirements in the Central Business Zone see the Iowa City Zoning Ordinance.

The High Density Multi-Family Residential Zone is intended to establish areas for the development of high density multi-family dwellings and group living quarters. This Zone shall be located near an arterial street for proper access. Due to the different types of uses permitted in the Zone, careful attention to site design and development is expected to assure

that all uses are mutually compatible. For specific information on allowed uses and other zoning requirements in the High Density Multi-Family Residential Zone see the Iowa City Zoning Ordinance.

Area 3: University Area. Area 3 contains two zoning classifications. This area is predominately zoned Public (P) Zone, while a very small portion is zoned Central Business Service (CB-2) Zone.

Regarding the Public Zone description, please see the description under Area 1. The Central Business Service Zone is intended to allow for the orderly expansion of the Central Business District and to act as a transition between the intense land uses located in the Central Business District and adjoining areas. For specific information on allowed uses and other zoning requirements in the Central Business Service Zone see the Iowa City Zoning Ordinance.

Additional Controls and Objectives. Three development areas comprise the Plan Area (identified on the Land-Use Plan Map, Addendum 2). Additional controls and objectives for each development area include:

Area 1: Central Business District Core

The development of this area should:

- Enlarge and strengthen the function of the Central Business District Core as a shopping, business, and entertainment center.
- Provide for redevelopment in compact groupings, in order to intensify the density of usable commercial spaces, while increasing the availability of open spaces, pedestrian ways, and plazas.
- Improve the attractiveness and convenience of the shopping environment.
- Provide a public plaza in the heart of the Central Business District Core, which serves as an identifiable civic symbol and focal point and functions as a center for pedestrian movement.
- Provide for the expansion and new development of retail, office, and service activities which will be complimentary to existing activities in use, scale and quality of materials and surfaces.
- Provide for at least one department store to serve as primary retail generator.
- Provide for publicly owned off-street parking facilities.
- Provide for specialty retail and service uses orientated to the pedestrian -ways to accommodate the needs of students, faculty, employees, shoppers, and visitors.
- Prohibit any new off-street parking unless granted by special exception, and in that event, for accessory parking only.
- Provide for a floor area ratio of up to ten times the development area.

- Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened public service alleys or courts.
- Allow for one or two hotel-conference centers designed to meet the demands for transient housing in downtown Iowa City, and to be readily accessible to commercial and office activity, the University of Iowa campus, and the medical complex.
- Provide for the development of an expanded public library along College Street between Linn and Dubuque Streets.
- Provide for a 800+ seat live performance space.
- Provide the necessary mechanisms to preserve and protect buildings that for reasons of age, history, architecture, or significance are listed or are eligible for listing on the National Register of Historic Places.
- Provide for public art, including such items as murals, sculptures, and other works of art.
- Improve access to businesses and the area for persons with disabilities.
- Provide supportive business development facilities that create an environment for existing and new businesses to succeed.

Area 2: Central Business Support Area

The development of this area should:

- Provide for the orderly expansion of the central business district by permitting such activities as retail, office, and multi-family residential uses
- Provide space for structured parking to meet the long-term parking needs for employers, employees, residents, and customers; such parking to be in proper relationship to Burlington Street and the established traffic pattern, so as to divert traffic from residential streets.
- Provide for consolidation of off-street loading and service facilities wherever practicable; access to be provided from screened public or private alleys.
- Allow for one hotel-conference center designed to meet the demands for transient housing in downtown Iowa City, and to be readily accessible to commercial and office activity, the University of Iowa campus, and the medical complex.
- Provide for a floor area ratio of up to five times the development area.
- Provide the necessary mechanisms to preserve and protect buildings that for reasons of age, history, architecture, or significance are listed or are eligible for listing on the National Register of Historic Places.

- Provide for public art, including such items as murals, sculptures, and other works of art.
- Improve access to businesses and the area for persons with disabilities.
- Provide supportive business development facilities that create an environment for existing and new businesses to succeed.

Area 3: University Area

The development of this area should:

- Provides sites for the orderly establishment and expansion of The University of Iowa, including but not limited to classrooms, research facilities, faculty offices, academic support facilities such as libraries, museums, student and administrative offices, and auxiliary facilities such as off-street parking, physical plant, and services facilities.

Initiation and Duration of Land-Use Provision and Requirements

The above-stated land-use objectives, provisions and requirements shall be in full force and effect for a period 25 years from the date of original City Council approval of the Urban Renewal Plan and shall automatically extend for five year periods thereafter, unless changed by the City Council.

Applicability of Land-Use Objectives, Provisions and Requirements to Real Property not to be Acquired

Every effort will be made by the City of Iowa City to apply the above land-use objectives, provisions, and requirements to real property not to be acquired. These objectives, provisions, and requirements shall be applicable to property in the urban renewal area that is not designated for acquisition but is acquired in conjunction with a designated acquisition parcel.

Current and Proposed Land Uses

The entire area is developed and is used for the following types of uses: commercial (including office and retail), residential, off-street private and public parking, not-for-profit, governmental, and religious uses.

The proposed land uses shall be consistent with the zoning of the Urban Renewal Area.

Section 6 - Project Proposal

Land Acquisition

Property Proposed to be Acquired. The real property to be acquired in the City-University Project area is identified on Land Acquisition Plan Map, Addendum 3. Properties are identified for acquisition for the following purposes:

- (1) To remove buildings which are structurally substandard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to, the following:
 - (a) Inadequate street layout
 - (b) Incompatible uses or land-use relationships.
 - (c) Overcrowding of buildings on the land.
 - (d) Excessive dwelling unit density.
 - (e) Obsolete buildings not suitable for improvement or conversion.
- (3) To provide sites for needed public improvements or facilities in proper relationship to the project demand for such facilities and in accordance with accepted design criteria for such facilities.
- (4) To clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan. Acquisition of such basically sound buildings will take place only when the objectives of this Urban Renewal Plan cannot be met through rehabilitation.
- (5) To purchase vacant land in order to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan.

Conditions Under Which Property not Designated for Acquisition may be Acquired. Property not designated for acquisition may be acquired by the City of Iowa City if such property is not made to conform to the Urban Renewal Plan and local codes and ordinances, or if the acquisition of such property is necessary for one or more of the purposes set forth in the "Land Acquisition" section of this Urban Renewal Plan.

Conditions Under Which Property Identified to be Acquired may be Exempted from Acquisition. Properties presently designated for acquisition in the Urban Renewal Plan and which are not otherwise necessary to accomplish the objectives of this Urban Renewal Plan may be exempted from acquisition by the City of Iowa City if the owner or owners enter into suitable agreements with the City demonstrating conclusively that the proposed redevelopment of such

a property, or the rehabilitation of the building situated thereon, conforms in all respects with the design objectives and land-use provisions of this Urban Renewal Plan.

Properties presently designated for acquisition in the Urban Renewal Plan may be deleted at any time, without entering into any agreement with the owner(s), if such deletion is determined by the City Council to be in the best interest of the Project.

Rehabilitation and Conservation

The Urban Renewal Plan has set forth specific planning proposals which will improve the environment in the Project Area and encourage the physical rehabilitation of buildings designated to remain.

A continuous and vigilant enforcement of existing laws, codes, ordinances, and regulations of the City of Iowa City and the State of Iowa will be in effect and in force within the City-University Project Area (Iowa R-14).

Redeveloper's Requirements

The Redeveloper will be required by contractual agreement to observe the land-use and building requirements and general design objectives of this Urban Renewal Plan. The contract and other disposition documents will set forth in detail the provision, standards, and criteria for achieving the objectives and requirements outlined in the Urban Renewal Plan. The City of Iowa City will select redevelopers on the basis of their proposals, their ability to carry out such proposals, and the conformance of the proposals to the Urban Renewal Plan. This may be through fixed price offerings, minimum price offering, or by other means which, in the determination of the City of Iowa City, will best assure the attainment of the development and design objectives of this Urban Renewal Plan, in accordance with State law.

Disposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, utilities, and driveways.

In addition the following provisions will be included in each Agreement:

- a. That the Redeveloper will submit to the City of Iowa City a plan and schedule for the proposed development.
- b. That the purchase of the land is for the purpose of redevelopment and not for speculation.
- c. That the land will be built upon and improved in conformity with the objectives and the provision of the Urban Renewal Plan.
- d. That the construction of improvements will be commenced and completed within a reasonable time.
- e. That the Redeveloper and successor or assign agree that there will be no discrimination against any person or group of persons on account of age, color, creed, disability, gender identity, marital status, national origin, race, religion, sex or sexual orientation, in the sale,

lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed, nor will the Redeveloper, or anyone claiming under or through the Redeveloper, establish or permit such practice or practices of discrimination or segregation with reference to the selection, leases, sublease, or vendees premises therein conveyed.

Underground Utilities

Existing and proposed utility distribution lines shall be placed underground wherever feasible.

Section 7 - Relocation of Families

The City has considered provisions for the relocation of persons, including families, and others who could be displaced as a result of improvements to be made in this Urban Renewal Area. Upon such consideration, the following shall be provided under this Urban Renewal Plan:

Benefits

Qualified tenants in this Urban Renewal 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 due to actions take under this Urban Renewal Plan. 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.

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.

Eligibility

"Qualified tenant" means the legal displaced occupant of a residential dwelling unit which is located within this Urban Renewal Area where the person or family has occupied the same dwelling unit continuously for twelve (12) months prior to the City's adoption of this Urban Renewal Plan. There are no relocation provisions made for displacement from commercial units.

Section 8 - Current Debt and Proposed Indebtedness

List of Current General Obligation Debt

General Obligation Debt by Issue

<u>Issue Date</u>	<u>Original Amount</u>	<u>Interest Rates</u>	<u>Final Maturity</u>	<u>6-30-01 Principal Outstanding</u>	<u>Notes</u>
1991	\$2,340,000	5.4%-5.6%	6/02	\$225,000	(1)
1992	4,870,000	4.45%-5.50%	6/02	490,000	(2)
1992	3,450,000	4.75%-5.20%	6/07	1,680,000	(3)
1994	7,370,000	4.6%-4.7%	6/04	2,175,000	(4)
1995	8,500,000	4.8%-5.125%	6/07	4,240,000	(5)
1996	6,100,000	3.6%-5.5%	6/15	5,000,000	(6)
1997	5,200,000	4.5%-4.7%	6/07	3,100,000	
1997	5,540,000	4.875%-5.0%	6/17	4,700,000	(7)
1998	8,500,000	4.35%-4.75%	6/13	6,775,000	
1999	9,000,000	4.125-4.75%	6/18	8,075,000	
2000	14,310,000	4.375-5.50%	6/18	13,605,000	
2001	11,500,000	4.00-4.90%	6/16	11,500,000	
Total				<u>\$61,565,000</u>	

(1) 9.40% abated by sewer revenues.

(2) 8.68% abated by special assessment revenue. 10.73% abated by water revenue. 2.94% abated by airport revenue.

(3) 100% abated by parking revenue.

(4) 32.1% abated by sewer revenues and 20.5% abated by water revenues.

(5) 23.88% abated by sewer revenues and 57.88% abated by water revenues.

(6) 72.89% abated by water revenues.

(7) 100% abated by 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

As July 1, 2001

Total Assessed Actual Valuation	\$2,852,283,890
Legal Debt Limit of 5% of 2001 Assessed Actual Value	\$142,614,195
Debt Chargeable Against Limit	\$61,565,000
Legal Debt Limit Available	\$81,049,195

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 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, including loans, advances, indebtedness, or bonds which qualify could equal as much as \$20 million over the life of the Urban Renewal Plan.

Section 9

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: Resolution setting dates of a consultation and a public hearing on a proposed amendment to the Urban Renewal Plan.

- * A resolution setting dates of a consultation and public hearing on a proposed amendment to the Urban Renewal Plan was adopted by the City Council on September 25, 2001.

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

- * The City of Iowa City adopted the Iowa City Comprehensive Plan – 1997 on December 2001

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

- * The Planning and Zoning Commission recommendation was forwarded to the City Council on October 23, 2001

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 October 4, 2001. The notice was hand delivered or mailed by regular mail on September 27, 2001.

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 October 11, 2001, which was seven days following the date of the consultation.

- * On October 16, 2001, at least seven days prior to the public hearing on the urban renewal plan, the representative of the municipality did not need to submit a written response to the affected taxing entities because the affected taxing districts did not submit written recommendations regarding the proposed division of revenue.

Provision: A public hearing on the 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 October 23, 2001. The public notice was published October 10, 2001, 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.
- * The plan includes a feasible method for relocating families.

On _____, 2001, 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.

Section 10 - 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

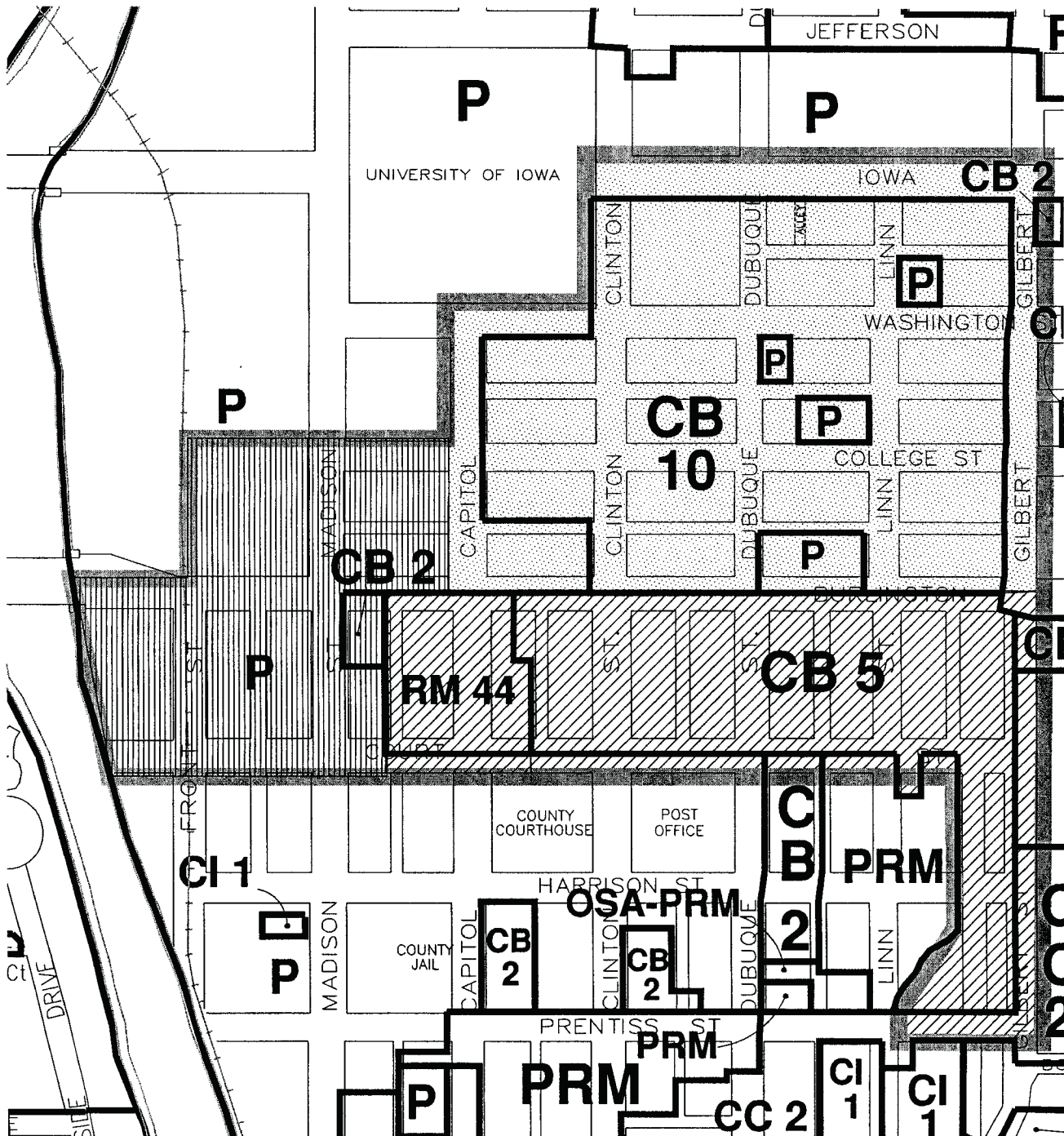
Consisting of a tract of land described as follows:





Beginning at the intersection of the centerline of Linn Street and the south right-of-way line of Court Street; thence in a northerly direction along said centerline to the intersection of said centerline and the centerline of Washington Street; thence in a westerly direction along the centerline of Washington Street to the intersection of said centerline and the westerly right-of-way line of Clinton Street extended; thence northerly along said right-of-way line extended to the northerly right-of-way line of Washington Street; thence in a westerly direction to the northwest corner of Washington Street and Capitol Street; thence in a southerly direction along the west right-of-way of Capitol Street to the northwest corner of College Street and Capitol Street; thence in a westerly direction along the north right-of-way of College Street to the east line of the Cedar Rapids-Iowa City Railway right-of-way; thence in a southerly direction along the said Railway right-of-way to the intersection of the north right-of-way line of Burlington Street; thence in a westerly direction along the north right-of-way of Burlington Street to the Iowa River; thence in a southerly direction along the Iowa River to the south right-of-way line of Court Street as extended to the Iowa River; thence in an easterly direction along said line to the point of beginning;

AND

Beginning at the intersection of the centerline of Linn Street and the south right-of-way line of Court Street; thence in a northerly direction along said centerline to the intersection of said centerline and the centerline of Washington Street; thence in a westerly direction along the centerline of Washington Street to the intersection of said centerline and the westerly right-of-way line of Clinton Street extended; thence northerly along the westerly right-of-way line of Clinton Street to the intersection of said right-of-way line and the northerly right-of-way line of Iowa Avenue extended; thence easterly along the northerly right-of-way line of Iowa Avenue to the intersection of said right-of-way line and the easterly right-of-way line of Gilbert Street; thence southerly along the easterly right-of-way line of Gilbert Street to the intersection of said right-of-way line and the southerly right-of-way line of Prentiss Street extended; thence westerly along the southerly right-of-way line of Prentiss Street to the intersection of said right-of-way line and the easterly right-of-way line of Linn Street; thence northerly along the easterly right-of-way line of Linn Street to the intersection of the said right-of-way line and the waterway known as Ralston Creek; thence northeasterly along Ralston Creek to the intersection of Ralston Creek and the westerly right-of-way line of Maiden Lane; thence northerly along the westerly right-of-way line of Maiden Lane to the intersection of said right-of-way and the southerly right-of-way line of Court Street; thence westerly along said line to the point of beginning.

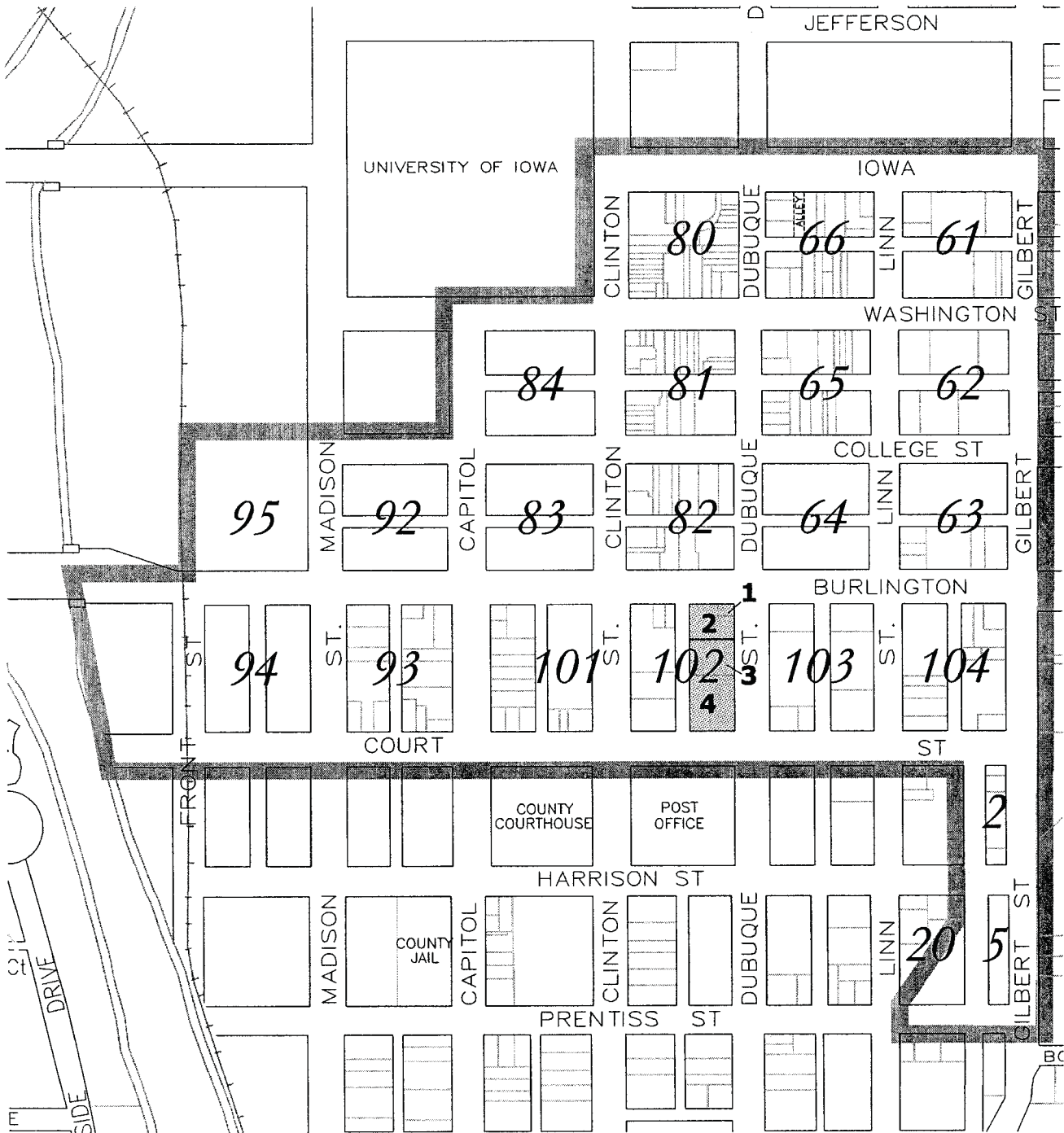
Addendum No. 2
City-University Project Urban Renewal Project Area Map





-  Urban renewal area boundary
-  Area 1, Central Business District core
-  Area 2, Central Business support area
-  Area 3, University area



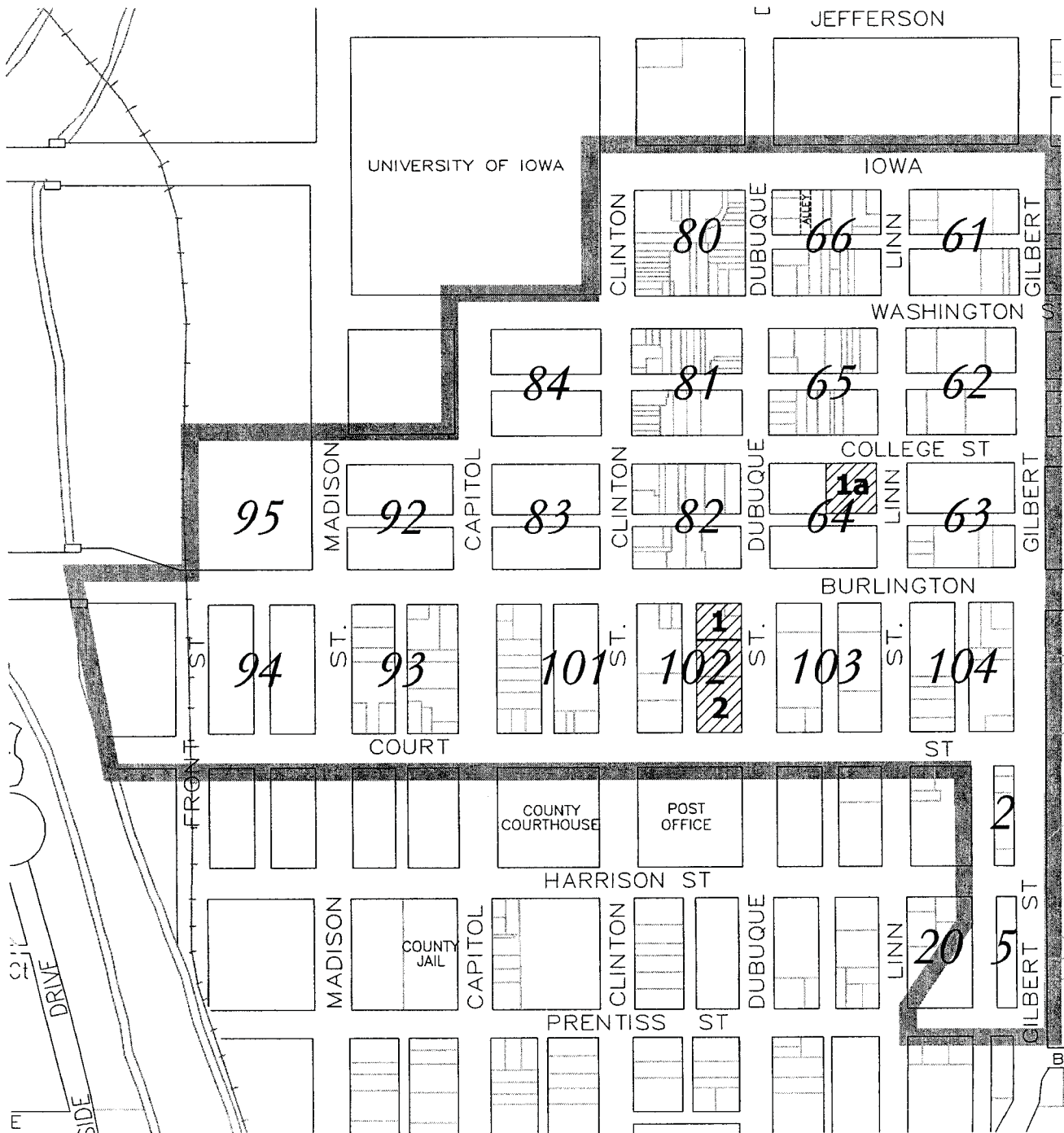
Addendum No. 3
Land Acquisition Plan Map


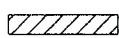


 *Urban renewal area boundary*
 *Acquisition parcels*



Addendum No. 4
Land Disposition Plan Map



-  *Urban renewal area boundary*
-  *Disposition parcels*



November 13, 2001

The City Council of Iowa City, Iowa, met in special session, in Emma J. Harvat Hall, Civic Center, Iowa City, Iowa, at 7:00 o'clock P.M. on the above date. There were present Mayor Lehman, in the Chair, and the following named Council Members:

Champion, Kanner, Lehman, O'Donnell, Pfab,

Vanderhoef, Wilburn

Absent: None

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment to the City-University Project I (Project No. IA R-14) Urban Renewal Plan and Plan Area, the Mayor first asked for the report of David Schoon, Economic Development Coordinator, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that no written recommendations were received from affected taxing entities. The report of David Schoon, Economic Development Coordinator, with respect to the consultation was placed on file for consideration by the Council.

The Council also was informed that the proposed Amendment had been approved by the Planning and Zoning Commission as being in conformity with the general plan for development of the City as a whole, as set forth in the minutes or report of said Commission previously placed on file for consideration by the Council.

A record was made with respect to Code Section 403.16 as to personal interests in properties within the proposed urban renewal project area, as follows:

[Attach Summary]

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Amendment, and the City Clerk reported that no written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the proposed Amendment to the City-University Project I (Project No. IA R-14) Urban Renewal Plan and none were made. The public hearing was then closed.

[Attach summary of objections here]

17

Council Member Wilburn 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 AN AMENDMENT TO THE CITY-UNIVERSITY PROJECT I (PROJECT NO. IA R-14) URBAN RENEWAL PLAN AND PLAN AREA THEREFOR" and moved that the same be adopted. Council Member Vanderhoef seconded the motion to adopt. The roll was called and the vote was,

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

NAYS: Pfab, Kanner

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

RESOLUTION NO. 01-366

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 AN AMENDMENT TO THE CITY-UNIVERSITY PROJECT I (PROJECT NO. IA R-14) URBAN RENEWAL PLAN AND PLAN AREA THEREFOR

WHEREAS, by Resolution No. 01-201 adopted September 25, 2001, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the

Amended City-University Project I (Project No. IA R-14) Urban Renewal Plan of the City of Iowa City, Iowa (the "Plan") for the Urban Renewal Area described as follows:

2001 Additional Urban Renewal Area

Beginning at the intersection of the centerline of Linn Street and the south right-of-way line of Court Street; thence in a northerly direction along said centerline to the intersection of said centerline and the centerline of Washington Street; thence in a westerly direction along the centerline of Washington Street to the intersection of said centerline and the westerly right-of-way line of Clinton Street extended; thence northerly along the westerly right-of-way line of Clinton Street to the intersection of said right-of-way line and the northerly right-of-way line of Iowa Avenue extended; thence easterly along the northerly right-of-way line of Iowa Avenue to the intersection of said right-of-way line and the easterly right-of-way line of Gilbert Street; thence southerly along the easterly right-of-way line of Gilbert Street to the intersection of said right-of-way line and the southerly right-of-way line of Prentiss Street extended; thence westerly along the southerly right-of-way line of Prentiss Street to the intersection of said right-of-way line and the easterly right-of-way line of Linn Street; thence northerly along the easterly right-of-way line of Linn Street to the intersection of the said right-of-way line and the waterway known as Ralston Creek; thence northeasterly along Ralston Creek to the intersection of Ralston Creek and the westerly right-of-way line of Maiden Lane; thence northerly along the westerly right-of-way line of Maiden Lane to the intersection of said right-of-way and the southerly right-of-way line of Court Street; thence westerly along said line to the point of beginning.

WHEREAS, a proposed Amendment to the Plan has been prepared, which proposed Amendment is on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to set forth and include within the Plan to modify certain goals and actions permissible under the Plan, to provide for tax increment financing and to add certain land to the Plan Area; and

WHEREAS, it is desirable that these areas be redeveloped as part of the overall redevelopment area covered by said Plan;

WHEREAS, the Iowa statutes require the City Council to submit the proposed Amendment to the City-University Project I (Project No. IA R-14) 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 thereof; and

WHEREAS, adoption of Amendment to the City University Project I (Project No. IA R-14) Urban Renewal Plan 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 and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on September 25, 2001, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment to the City-University Project I (Project No. IA R-14) Urban Renewal Plan and the division of revenue described therein, and that notice of said consultation and a copy of the proposed Amendment to the City-University Project I (Project No. IA R-14) 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 David Schoon, 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 Amendment to the City-University Project I (Project No. IA R-14) 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 Amendment to the City-University Project I (Project No. IA R-14) Urban Renewal 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 Plan and the Amendment thereto concerning the area of the City of Iowa City, Iowa described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects 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 Amended City-University Project I (Project No. IA R-14) Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;
- b. The Plan and Amendment to the Amended City-University Project I (Project No. IA R-14) Urban Renewal Plan of the City of Iowa City, Iowa, conform to the general plan for the development of the City as a whole; and
- c. As to those areas of open land included within the Amended City-University Project I (Project No. IA R-14) Urban Renewal Area to be acquired by the City:
 - 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, the City Council hereby determines that 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.

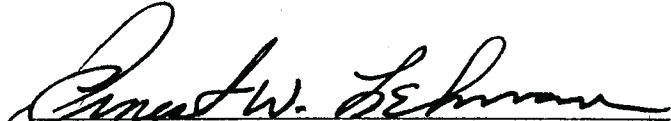
Section 3. That the Amended City-University Project I (Project No. IA R-14) Urban Renewal Area is contains a blighted area (the "Original Urban Renewal Plan Area") as determined by Resolution 2157, adopted October 2, 1969, and an economic development area (the "2001 Additional Urban Renewal Area") within the meaning of Iowa Code Chapter 403; that such combined 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 Amended City-University Project I (Project No. IA R-14) Urban Renewal Plan of the City of Iowa City, Iowa be and the same is hereby approved and adopted as an Urban Renewal Plan for the City of Iowa City, Iowa, and the City Clerk is hereby directed to file a certified copy of said Amended Plan with the proceedings of this meeting.

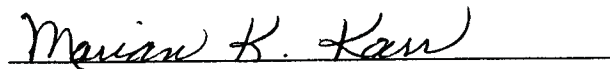
Section 5. That the Plan, as so amended, for the Amended City-University Project I (Project No. IA R-14) Urban Renewal Area shall be in full force and effect from the date of this Resolution until the later of the date of termination set forth in the Plan as so amended, or the date on which payment of all obligations issued or advances made to carry out the purposes thereof shall be fully provided for. Said Amended City-University Project I (Project No. IA R-14) 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.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment thereto, as well as Resolution No. 2157 previously adopted by this City Council on October 2, 1969, be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 13th day of November, 2001.


Mayor

ATTEST:


City Clerk

PGOODRICH\294935\1\10714068

CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF JOHNSON)

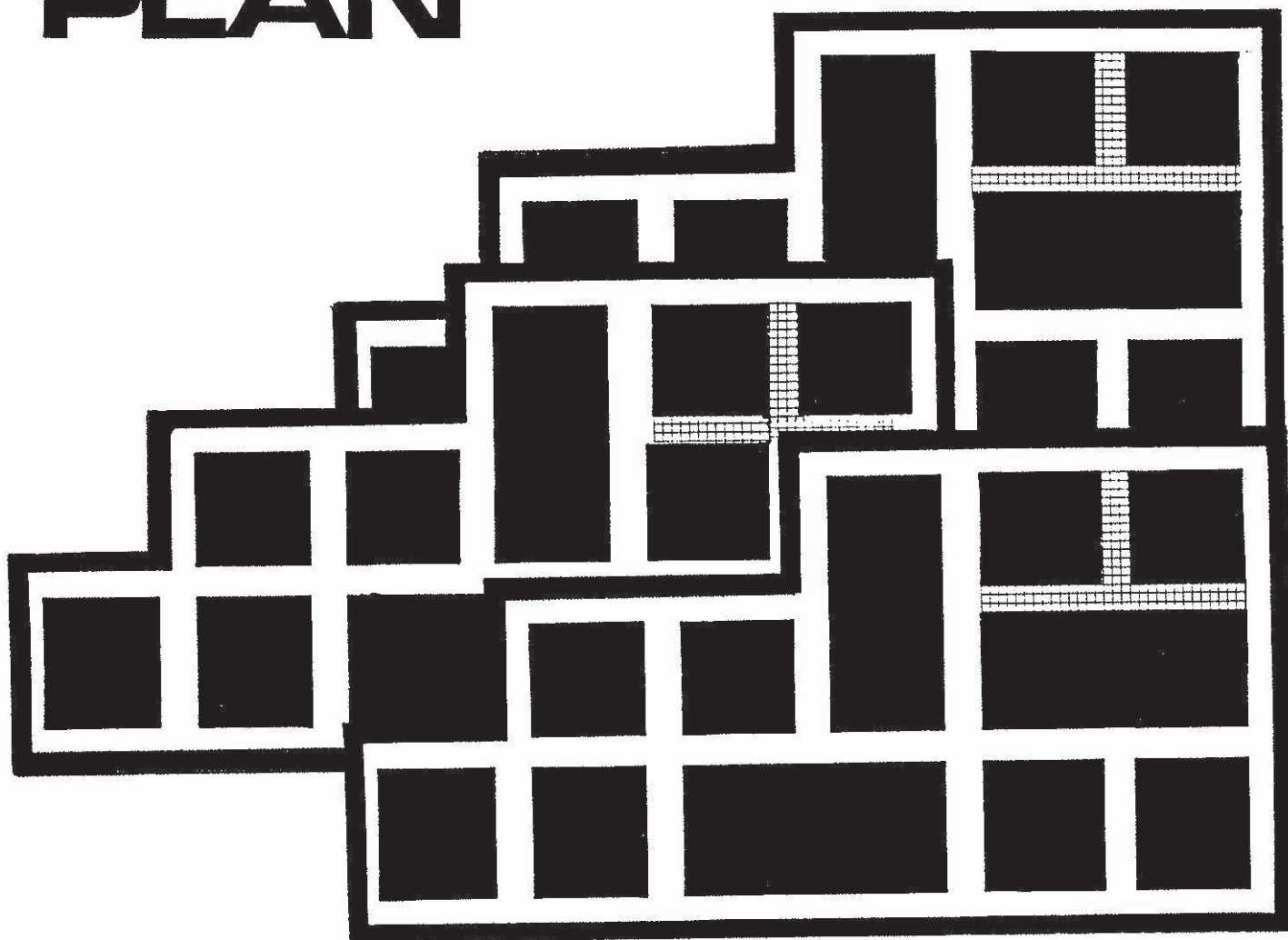
I, the undersigned City Clerk of Iowa City, Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of said Municipality showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council (a copy of the face sheet of said agenda being attached hereto) pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in said proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of said Municipality hereto affixed this
13th day of November, 2001.

Marianne K. Kaur
City Clerk, Iowa City, Iowa

SEAL

URBAN RENEWAL PLAN



IOWA CITY, IOWA

**DEPT. OF PLANNING &
PROGRAM DEVELOPMENT**

Modified 4/72, 5/73, 9/73,
9/76, 5/77, 8/79,
8/84, 6/87

THE URBAN RENEWAL PLAN
CITY-UNIVERSITY PROJECT I

PROJECT NO. IA. R-14
IOWA CITY, IOWA

TABLE OF CONTENTS

	<u>Page No.</u>
Table of Contents	
A. Introduction	1
B. Description of Urban Renewal Area	
1. Boundaries of Urban Renewal Area	1
2. Urban Renewal Plan Objectives	1
3. Types of Proposed Urban Renewal Action	3
C. Land-Use Plan	
1. Land-Use Map	4
2. Land-Use Provisions and Building Requirements	4
a. Permitted Land-Uses	4
b. Additional Controls and Objectives	6
c. Initiation and Duration of Land-Use Provision and Building Requirements	9
d. Applicability of Land-Use Provisions and Building Requirements to Real Property Not to be Acquired	9
D. Project Proposals	
1. Land Acquisition	10
2. Rehabilitation and Conservation	11
3. Redevelopers' Requirements	18
4. Underground Utility Lines	19
E. Other Provisions Necessary to Meet State and Local Requirements	19
F. Procedures for Changes in Approved Plan	21

Urban Renewal Plan

A. INTRODUCTION

The continued stability and vitality of the heart of Iowa City as the center for business, governmental, institutional and cultural activities is endangered by blight, deterioration and obsolescence. Recognizing this danger, and considering the community pride and achievement focused on this area, the City of Iowa City, through its Department of Planning and Program Development, has initiated a program of Urban Renewal action in its Central Business District.

This Urban Renewal Plan was prepared with the assistance of the Federal government. The primary objectives of the plan are to stimulate, through public action and commitments, private investments in redevelopment and in rehabilitation. In order to achieve the objectives of the City-University Project, the City of Iowa City shall undertake the Urban Renewal actions specified in this Plan, pursuant to the powers granted to it under chapter 403 of the 1975 Code of Iowa, as amended.

B. DESCRIPTION OF URBAN RENEWAL AREA

1. Boundaries of Urban Renewal Area

Beginning at the intersection of the centerline of Linn Street and the south right-of-way line of Court Street; thence in a northerly direction along said centerline to the intersection of said centerline and the centerline of Washington Street; thence in a westerly direction along the centerline of Washington Street to the intersection of said centerline and the westerly right-of-way line of Clinton Street extended; thence northerly along said right-of-way line extended to the northerly right-of-way line of Washington Street; thence in a westerly direction to the northwest corner of Washington Street and Capitol Street; thence in a southerly direction along the west right-of-way line of Capitol Street to the northwest corner of College Street and Capitol Street; thence in a westerly direction along the north right-of-way line of College Street to the east line of the Cedar Rapids-Iowa City Railroad right-of-way; thence in a southerly direction along the said Railway right-of-way to the intersection of the north right-of-way line of Burlington Street; thence in a westerly direction along the north right-of-way line of Burlington Street to the Iowa River; thence in a southerly direction along the Iowa River to the south right-of-way line of Court Street as extended to the Iowa River; thence in an easterly direction along said line to the point of beginning.

2. Urban Renewal Plan Objectives

The following objectives have been established for the redevelopment and rehabilitation of the City-University Project:

- a. To eliminate substandard buildings, blighting influences, and environmental deficiencies in this important section of the City of Iowa City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.
- b. To strengthen central Iowa City as the retail trade business, financial, administrative, governmental, educational, and cultural center of the area.
- c. To strengthen the economic well-being of the central area and the City by increasing retail activity, taxable values, and job opportunities.
- d. To establish a pattern of land use activities arranged in compact, compatible grouping so as to enhance their efficiency of operation and economic inter-relationships.
- e. To provide for the orderly physical and economic growth of the central area through controlled redevelopment and rehabilitation.
- f. To provide safe, efficient and attractive public and private vehicular access to central Iowa City.
- g. To provide a safe, efficient and attractive circulation system which minimizes conflicts between different forms of traffic such as pedestrians, bicycles, automobiles, transit and service vehicles.
- h. To encourage coordinated development of parcels and structures in order to achieve efficient building design, multi-purpose use of sites, unified off-street parking, trucking and service, and internal pedestrian linkages.
- i. To provide for off-street parking facilities in locations easily accessible from major thoroughfares and central area destinations alike including long-term parking facilities on the periphery of the central area, and including existing off-street parking outside the project area boundaries.
- j. To improve the appearance of buildings, rights-of-way and open spaces, and to encourage high standards of design.
- k. To aid the University of Iowa to expand in an orderly way, so the University and the Business District can each perform its own function with minimum conflict and mutual benefit.
- l. To provide for open spaces and pedestrian ways, which reinforce the pedestrian orientation of downtown Iowa City.
- m. To provide for residential development within the project area, in order to enhance housing opportunities, especially for the low income, elderly, and handicapped in downtown Iowa City.

- n. To provide an environment which improves the attractiveness of public transit in Iowa City, and which reinforces the viability of the public transit systems.
- o. To encourage the restoration and rehabilitation of structures within downtown Iowa City which are of architectural and/or historic significance.

3. Types of Proposed Renewal Action

Proposed renewal action will consist of a combination of clearance and redevelopment, rehabilitation, and the provision of public facilities and improvements.

a. Clearance and Redevelopment

Property identified on the Land Acquisition Plan Map, Exhibit R-213-D1 attached hereto and made a part hereof, will be acquired by the Local Public Agency, cleared of all improvements and either (1) sold or leased for private redevelopment, or (2) sold, leased or dedicated for construction of public improvements or facilities. Properties are identified for acquisition, clearance and redevelopment for one of the following reasons:

- (1) To remove buildings which are structurally substandard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to the following:
 - (a) Inadequate street layout.
 - (b) Incompatible uses or land-use relationships.
 - (c) Overcrowding of buildings on the land.
 - (d) Excessive dwelling unit density.
 - (e) Obsolete buildings not suitable for improvement or conversion.
- (3) To provide sites for needed public improvements or facilities. Such sites and facilities shall be so located as to meet projected needs, and shall be designed to enhance the downtown area as a whole.
- (4) To clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan. Acquisition of such buildings will take place only when the objectives of this Urban Renewal Plan cannot be met through rehabilitation.

b. Rehabilitation

Rehabilitation activities will include:

- (1) Enforcement of "Property Rehabilitation Standards," as set forth in Section D-2 of this Urban Renewal Plan.
- (2) Provision of technical assistance to property owners to facilitate and stimulate achievement of rehabilitation standards and objectives.

c. Public Improvements and Facilities

The entire Urban Renewal Plan area will be adequately served by public improvements and facilities including:

- (1) Installation of new street improvements, utilities, parking facilities, sidewalks, landscaping and other physical features necessary to serve and improve the Project Area.
- (2) Provisions for achieving high standards of design construction and improvements consistent with the design and development objectives of this Urban Renewal Plan.

C. LAND-USE PLAN

1. Land-Use Map

The Land-Use Map Plan Map, Exhibit R-213-B, attached hereto and made a part hereof, identifies proposed land-uses and public rights-of-way. Major land-use categories included within the development areas are retail, office, service, civic and cultural, medium and high density residential, institutional, public, and retail service. All thoroughfares and street rights-of-way are shown on the Land-Use Plan Map. Their locations are subject to minor modifications.

2. Land-Use Provisions and Building Requirements

a. Permitted Land-Uses

Central Business Zone

- (1) The central business zone is intended to be the high density, compact, pedestrian-oriented shopping, office, service, and entertainment area in Iowa City. Development and redevelopment within this zone should occur in compact groupings in order to intensify the density of usable commercial spaces, while increasing the availability of open spaces, plazas, or pedestrian ways. The zone is intended to accommodate a wide range of retail, service, office and residential uses.

Permitted Uses: A broad range of compatible retail/service uses, including:

- (a) Retail Trade. Those retail uses which serve the county-wide market by virtue of their variety, quality, or specialization of merchandise, including food, drugs and liquor; eating establishments and eating and drinking establishments, general merchandise; apparel and accessories, furniture, furnishings and appliances; hardware; art dealers, antiques; books, stationery and art supplies; sporting goods; toy and hobby shops; jewelry stores; florists; camera and photographic supply; optical goods; cigar stores, news dealers; gift, novelty and souvenir stores; other stores; and other pedestrian-oriented similar and compatible retail uses.
- (b) Services. Those appropriate activities which serve the daily convenience needs of employees, students, faculty, and shoppers, including banks and other financial institutions; photographic studios; beauty and barber shops, shoe repair shops; instructional services; watch and jewelry repair; hotels; transportation depots; theaters; travel bureaus; indoor recreational facilities (such as bowling alleys); blue-printing and photostating; and other similar and compatible service uses.
- (c) Offices, business, and professional. Administrative offices and office headquarters; insurance, finance, and real estate offices; professional (e.g., legal, dental, and medical); business services; and other similar and compatible uses.
- (d) Dwelling units, above the ground floor only.
- (e) Off-street public parking.
- (f) Institutional uses above the second floor only.

For specific information on permitted uses in the central business zone, see Section 36-21 of the Zoning Ordinance.

(2) Central Business Service Zone

The central business service zone is intended to allow for the orderly expansion of the central business district of Iowa City, to serve as a transition between the intense land uses located in the central business district and adjoining areas, and to enhance the pedestrian orientation of the central business district by providing suitable, peripheral locations for auto-oriented commercial and service uses. This zone is intended to accommodate mixed land uses and requires that the intensity of use be less than that permitted in the central business zone.

Also permitted in this district are multi-family residential uses at the ground floor level and above.

For specific information on permitted uses in the central business service zone, see Section 36-20 of the Zoning Ordinance.

(3) University Area

The University Area will be limited to the development of the academic core and supporting activities of the State University of Iowa.

Permitted Uses: Classrooms, laboratories, meeting rooms, faculty and administrative offices, research facilities, service facilities and off-street parking.

b. Additional Controls and Objectives

There are three development areas comprising the Plan Area (identified on the Land-Use Plan Map, Exhibit R-213B). Additional controls and objectives for each development area include:

Central Business Core

Area 1

The development of this area should:

- Enlarge and strengthen the function of the Central Business District Core as a shopping, business, and entertainment center.
- Provide for redevelopment in compact groupings, in order to intensify the density of usable commercial spaces, while increasing the availability of open spaces, pedestrian ways, and plazas.
- Improve the attractiveness and convenience of the shopping environment.
- Provide a public plaza in the heart of the Central Business District Core to be constructed largely on and adjacent to the right-of-way of Dubuque Street at College Street, which will serve as an identifiable civic symbol and focal point and function as a center for pedestrian movement.
- Provide for the expansion and new development of retail, office, and service activities which will be complimentary to existing activities in use, scale and quality of materials and surfaces.

- Provide sites for either one or two new or expanded department stores to serve as primary retail generators.
- Provide for the restricting of Dubuque Street from Washington Street to the alley between College and Burlington Streets, in order to facilitate pedestrian circulation, to allow for emergency vehicles between Washington and College Streets, and to allow the crossing by delivery vehicles at the alley between Washington and College Streets.
- Provide an attractive public pedestrian link between the public plaza and the activities and uses oriented to Burlington Street, to be constructed parallel and adjacent to the closed right-of-way of Dubuque Street.
- Provide for publicly-owned off-street parking facilities to accommodate approximately 1300 to 2000 cars.
- Provide for specialty retail and service uses oriented to the pedestrian-ways to accommodate the needs of students, faculty, employees, shoppers, and visitors.
- Provide for the retention of private off-street accessory parking, now utilized in conjunction with and as part of existing private uses; such parking areas to be provided with buffering, screening, and/or planting as is deemed appropriate to make them visually attractive to passersby and parkers.
- Prohibit any new off-street parking unless granted by special use permit by the City Council, and in that event, for accessory parking only.
- Provide for up to 100 percent lot coverage of all private development parcels, and a floor area ratio of up to ten times the development area.
- Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened public service alleys or courts.
- Provide for a pedestrian linkage connecting the University and Central Business District Core areas, to be constructed largely on the closed right-of-way of College Street.
- Provide for the closing of College Street between Capitol and Clinton Streets in order to permit land assembly for private development.
- Allow for a hotel-conference center designed to meet the demands for transient housing in downtown Iowa City, and to be readily accessible to commercial and office activity, the University of Iowa campus, and the medical complex.

- Provide for the restricting of College Street from Clinton Street to Linn Street in order to facilitate pedestrian circulation, to allow for emergency vehicles, and to allow for goods delivery where no alternate access is available.
- Provide for the restricting of Washington Street from Capitol Street to Clinton Street to be designed with emphasis on transit and pedestrian traffic, but allowing limited automobile traffic if possible.
- Provide for the development of a new public library at the intersection of College and Linn Streets.

University Area

Area 2

The development of this area should:

- Provide sites for the orderly establishment and expansion of the State University of Iowa: such uses north of Burlington Street to be limited to classroom teaching and research facilities, faculty offices, and academic support facilities such as library, museum, student and administrative services. Uses south of Burlington Street are limited to those uses permitted north of Burlington Street, and auxiliary facilities such as off-street parking, physical plant, services, and research facilities.
- Provide for the closing of College Street between Madison and Capitol Streets in order to facilitate pedestrian circulation.
- Provide for an internal pedestrian circulation network to be constructed largely on the closed right-of-way of College Street.
- Provide for reinforcement of the linear quality of the Capitol Street pedestrian way and its axial view to the Old Capitol Building by use of strong, dominant University buildings and appropriate tree planting.
- Provide for multi-level development which utilizes the sloping topography between Capitol and Madison Streets.
- Restrict building height to a maximum of eight stories, with landscaped set-backs to be guided by existing University development to the north.
- Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened service alleys or courts.

Central Business Service Area

Area 3

The development of this area should:

- Provide for the orderly expansion of the central business district by permitting such activities as retail, office, and multi-family residential uses.
- Provide for the expansion or development of auto-oriented activities.
- Provide space for either surface or structure parking to meet the needs for employer and employee long-term parking; such parking to be in proper relationship to Burlington Street and the established traffic pattern, so as to divert traffic from residential streets.
- Provide for consolidation of off-street loading and service facilities wherever practicable; access to be provided from screened public source alleys or courts.
- Provide for up to 100 percent lot coverage of all parcels of less than 15,000 square feet; and up to 80 percent lot coverage on all parcels larger than 15,000 square feet; and a floor ratio of up to two times the development area.
- Provide for the closing of Capitol Street from Burlington Street to Court Street in order to permit land assembly for private development.

c. Initiation and Duration of Land-Use Provision and Requirements

The above-stated land-use objectives, provisions and requirements shall be in full force and effect for a period of 25 years from the date of original City Council approval of the Urban Renewal Plan and shall automatically extend for five year periods thereafter, unless changed by the City Council.

d. Applicability of Land-Use Objectives, Provisions and Requirements to Real Property not to be Acquired

Every effort will be made by the City of Iowa City to apply the above land-use objectives, provisions, and requirements to real property not to be acquired. These objectives, provisions, and requirements shall be applicable to property in the clearance area which is not to be acquired when the owner thereof acquires project land.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Property Proposed to be Acquired

The real property to be acquired in the City University Project area is identified on Land Acquisition Plan Map, Exhibit R-213D1. Properties are identified for acquisition for the following purposes:

- (1) To remove buildings which are structurally substandard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to, the following:
 - (a) Inadequate street layout.
 - (b) Incompatible uses or land-use relationships.
 - (c) Overcrowding of buildings on the land.
 - (d) Excessive dwelling unit density.
 - (e) Obsolete buildings not suitable for improvement or conversion.
- (3) To provide sites for needed public improvements or facilities in proper relationship to the project demand for such facilities and in accordance with accepted design criteria for such facilities.
- (4) To clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan. Acquisition of such basically sound buildings will take place only when the objectives of this Urban Renewal Plan cannot be met through rehabilitation.
- (5) To purchase vacant land in order to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan.

b. Conditions Under Which Property not Designated for Acquisition may be Acquired

Property not designated for acquisition may be acquired by the City of Iowa City if such property is not made to conform to the Urban Renewal Plan, Property Rehabilitation Standards, and local

codes and ordinances, or if the acquisition of such property is necessary for one or more of the purposes set forth in Paragraph D.1.(a) of the Urban Renewal Plan.

c. Conditions Under Which Property Identified to be Acquired may be Exempted from Acquisition

Properties presently designated for acquisition in the Urban Renewal Plan and which are not otherwise necessary to accomplish the objectives of this Urban Renewal Plan may be exempted from acquisition by the City of Iowa City if the owner or owners enter into suitable agreements with the City demonstrating conclusively that the proposed redevelopment of such property, or the rehabilitation of the building situated thereon, conforms in all respects with the design objectives, land-use provisions, and Property Rehabilitation Standards of this Urban Renewal Plan.

Properties presently designated for acquisition in the Urban Renewal Plan may be delegated at any time, without entering into any agreement with the owner(s), if such deletion is determined by the governing body of the Local Public Agency to be in the best interest of the Project.

2. Rehabilitation and Conservation

- a. The Urban Renewal Plan has set forth specific planning proposals which will improve the environment in the Project Area and encourage the physical rehabilitation of buildings designated to remain.
- b. A continuous and vigilant enforcement of existing laws, codes, ordinances, and regulations of the City of Iowa City and the State of Iowa will be in effect and in force within the City University Project Area (Iowa R-14). These include, but are not limited to:

Zoning Ordinance - adopted July, 1962, as subsequently amended.

Minimum Housing Standards - adopted March, 1957, as subsequently amended.

Uniform Building Code, International Conference of Building Officials, as modified, adopted July, 1956, as subsequently amended.

The National Electrical Code; National Fire Protection Association, as modified, adopted January, 1970, as subsequently amended.

Plumbing Code, adopted October, 1957, as subsequently amended.

Fire Protection and Fire Prevention Codes including the Uniform Fire Code; International Conference of Building Officials, as modified, adopted July, 1962, as subsequently amended.

Subdivision Regulations, adopted January, 1964, as subsequently amended.

Signs and Billboards Ordinance, (see Zoning Ordinance).

Garbage and Refuse Code, adopted April, 1953, as subsequently amended.

Industrial Revenue Bond Policy, adopted October, 1980, and subsequently amended.

City Plaza Ordinance, adopted May, 1978, as subsequently amended.

- c. Structures which do not meet applicable codes and ordinances and whose owners refuse to bring, or are incapable of bringing, them into compliance, may be acquired by the City of Iowa City.

Upon the acquisition of such property, the City of Iowa City may sell such property to a private purchaser(s) at its fair market value, subject to its being rehabilitated to the Property Rehabilitation Standards, or the City of Iowa City will demolish the structure(s) thereon and dispose of the land, in accordance with the Urban Renewal Plan, at its fair market value to a developer for redevelopment.

- d. There will be no acquisition of parcels for the purpose of demonstrating the kinds and methods of rehabilitation suitable for this area.
- e. The standards for the rehabilitation of all existing structures to remain in the project area are the achievement of not less than the minimum Property Rehabilitation Standards established for this project. Subject standards include applicable provisions of existing local codes and ordinance, as heretofore identified.

In addition to the requirements of applicable codes and ordinances, the following specific requirements shall be in effect as Property Rehabilitation Standards for the City-University Urban Renewal Project.

The provisions of local codes and ordinances will be enforced as the basic rehabilitation standards for the project area. In addition, the following standards have been incorporated into the Urban Renewal Plan as minimum requirements for properties remaining in the project:

(1) Non-Residential Rehabilitation Requirements -- Premises Improvement and Maintenance

(a) Exterior Public Areas

All public walks, steps, porches, drives, and parking areas, for convenient all-weather access shall be so constructed and maintained as to assure safety and

reasonable durability. If any such area by virtue of its state of repair constitutes a danger to health or safety, it shall be replaced.

(b) Enclosure of Storage

All storage, except permitted "limited" display, shall be in completely enclosed buildings or obscured from public view by a solid fence or wall not less than eight (8) feet in height. "Limited" display shall be construed to mean immediate inventory goods or products intended for sale on the premises and necessary for sales stimulation.

(c) Surfaces and Store Fronts

Except where essential to the architectural design of the building, all exposed surfaces with unsightly appearance shall be painted or otherwise treated to retard deterioration and improve the appearance.

(d) Overhanging Structures

All canopies, marquees, signs, metal awnings, exterior stairways, fire escapes, standpipes, exhaust ducts, and similar overhang extensions shall be maintained in good repair and be properly anchored; and they shall be protected from the elements and against decay and rust by the periodic application of weather-coating material such as paint or other protective treatment.

The use of combustible plastics in signs and other advertising devices shall be limited to letters and decorations (not structure or structural trim).

All deteriorated overhanging structures shall be removed or so repaired as to ensure adequate anchorage.

(e) Windows

All windows exposed to public view shall be kept clean and in a state of good repair. No storage of materials, stock, or inventory shall be permitted in window display areas or other areas ordinarily exposed to public view by drapes, venetian blinds, or other rendering of such windows opaque to public view. All screening of interiors shall be maintained, clean and in good state of repair.

(f) Air-Conditioning -- Outside Elements

All air conditioners and heating units shall be maintained in a safe mechanical and electrical condition.

All exterior air conditioners which are installed and operated directly over a public sidewalk shall be equipped with proper devices for the prevention of condensation drainage upon the sidewalk.

(g) Site Improvements

Open space shall be so designed and located as to: (1) provide for the immediate diversion of water away from buildings and disposal of the lot; (2) prevent soil saturation detrimental to structures and lot use; and (3) provide appropriate paved walks, parking areas, driveways, steps, landscaping.

All unpaved areas shall be provided with vegetation or other suitable cover to prevent erosion and improve appearance. Bushes, shrubs, trees, and grass shall be trimmed when necessary and removed when dead.

All fences and retaining walls shall be kept in good structural repair, removed, or replaced. All fences shall be periodically treated with chemicals or paints so as to retard deterioration and improve the appearance.

All deteriorated accessory buildings shall be removed or rehabilitated. All accessory buildings to remain shall provide usable space and shall not harbor rodents, termites or other vermin.

All unsightly alleys, rears of buildings, or other areas which may have a deteriorating effect on surrounding properties or public areas shall be screened from view by a fence, wall, or compact shrubbery, at least 50% opaque between two feet and seven feet above ground level.

(2) Rehabilitation Requirements for Dwelling Units

(a) Sewage Disposal

All plumbing fixtures shall be drained to an approved sewage drainage system connected to a public sewer or other approved system.

Substances which will clog pipes, produce explosive mixtures, destroy pipes or their joints, or interfere with disposal process shall not be discharged into the system unless provided with approved intercepting devices.

Each fixture shall be equipped with a water seal trap.

Adequate circulation of air shall be provided for in all vent piping to avoid the loss of trap seal.

Vent terminals shall be maintained so as to minimize clogging, frost closure, return of foul air, or nuisance to neighbors.

Adequate air breaks shall be provided in sanitary drains to prevent contamination from sewage backup.

(b) Fixture Conditions

Complete bathing and sanitary facilities shall be provided within each dwelling unit, consisting of a water closet, a tub or shower, or a lavatory. There shall be provided an adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. The bathtub shall not be less than four feet, six inches long. Shower, if provided, should have a least dimension of not less than 30 inches. all fixtures shall be located and spaced for reasonable accessibility and should be of smooth, non-absorbent surfaces.

(c) Doors and Access Openings (Exterior)

Existing doors in sound condition and to remain should approximate in size the following, and the minimum size of new doors in new openings shall be:

	<u>Width</u>	<u>Height</u>
Main Entrance Door	3'0"*	6'6"
Service Doors	2'6"	6'6"

*Where serving 5 or more dwelling units - 3'4" minimum.

Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

All exterior doors shall have safe locks.

(d) Doors and Access Openings (Interior)

A door shall be provided for each opening to a bedroom, bathroom, or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

Existing doors in sound conditions and to remain shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- 1-a. Habitable rooms, 2'6" wide.
- 1-b. Bathrooms, toilet compartments and closets other than linen and broom, 2'0" wide.
- 1-c. Service stair doors, 2'6" wide.
- 1-d. Cased openings, 2'6" wide.
- 1-e. To public stairway enclosures, single door = 3'0" wide; double door = 2'4" wide.
- 1-f. Height of all interior doors, 6'6".

Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

(e) Closet Space

Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first bedroom plus 6 sq. ft. for each additional bedroom. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly from a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchens.

Where separate closets for each existing bedroom area not possible, a closet elsewhere within the dwelling unit is acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

Clothes closets shall have a shelf and rod.

Within each dwelling unit, a total shelf area or built-in drawer space of at least eight sq. ft. should be provided for linens. This space should be appropriately increased for dwelling units having three or four bedrooms.

(f) Light and Ventilation

Habitable Rooms

All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 percent of the floor area shall be provided for new or remodeled rooms, or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below a total of 10 percent of the floor area.

An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 percent of the floor area of the space shall be provided.

Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms or spaces.

An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

Kitchens

Artificial light shall be provided, and distributed so as to give effective illumination throughout.

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door or permanent screen, mechanical ventilation shall be provided for the kitchen.

Bathrooms and Toilet Compartments

Artificial light shall be provided.

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1-1/2 sq. ft., or by mechanical ventilations or by gravity-type ventilation equipped with a winddriven roof ventilator above the roof level.

Public Spaces

General

Adequate artificial light shall be provided for all public spaces.

Public Entrance Spaces to Building

- a. All public entrance space should have natural light provided by window, doorway or equivalent glass area of at least 10 percent of the floor area.

- b. Either natural ventilation of at least 4 percent of floor area or mechanical ventilation shall be provided.

Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilations (at least 4 percent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 sq. ft. of glass area, or its equivalent, for each floor so served.
- c. Enclosed stairways shall be ventilated by a mechanical or gravity system to provide approximately 4 air changes per hour.

Habitable Rooms of Living Units Below Grade

For habitable rooms below grade, the depth of the finish floor below its adjacent outside grade level shall not exceed 4 ft. 0 in. Natural light and ventilation standards for habitable rooms above grade shall apply.

Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

Ventilation of Structural Spaces

Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided with openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

All exterior ventilation openings shall be effectively and appropriately screened where determined needed by the City of Iowa City.

3. Redeveloper's Requirements

The Redeveloper will be required by contractual agreement to observe the Land-Use and Building Requirements and General Design Objectives of this Urban Renewal Plan. The contract and other disposition documents will set forth in detail the provisions, standards, and

criteria for achieving the objectives and requirements outlined in the Urban Renewal Plan. The City of Iowa City will select redevelopers on the basis of their proposals, their ability to carry out such proposals, and the conformance of the proposals to the Urban Renewal Plan. This may be through fixed price offerings, minimum price offering, or by other means which, in the determination of the City of Iowa City, will best assure the attainment of the development and design objectives of this Urban Renewal Plan, in accordance with State and Federal law.

Deposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, utilities, and driveways.

In addition, the following provisions will be included in each Agreement:

- a. That the Redeveloper will submit to the City of Iowa City a plan and schedule for the proposed development.
- b. That the purchase of the land is for the purpose of redevelopment and not for speculation.
- c. That the land will be built upon and improved in conformity with the objectives and the provisions of the Urban Renewal Plan.
- d. That the construction of improvements will be commenced and completed within a reasonable time.
- e. That the Redeveloper and successor or assign agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed, nor will the Redeveloper, or any claiming under or through the Redeveloper, establish or permit such practice or practices of discrimination or segregation with reference to the selection, leases, subleases, or vendees in the premises therein conveyed.

4. Underground Utilities

Existing and proposed utility distribution lines shall be placed underground wherever feasible.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Chapter 403 of the 1975 Code of Iowa, as amended, authorized cities to exercise "urban renewal project powers" and certain other powers for the rehabilitation and redevelopment of blighted areas. Certain provisions are to be fulfilled in order to exercise these powers. These requirements are underlined, followed by the method of satisfying the requirement.

1. Resolution of Necessity Finding that Slum or Blighted Areas Exist in the Community and that Rehabilitation, Conservation, Redevelopment or a Combination Thereof is Necessary.

The Resolution of Necessity was adopted by the City Council on September 2, 1969.

2. Resolution Determining that the Urban Renewal Project Area is a Slum or Blighted Area or a Combination Thereof and Appropriate for an Urban Renewal Project.

The Resolution designating the area as a slum or blighted area and appropriate for an Urban Renewal Project was passed by the City Council on September 2, 1969.

3. A General Plan for the Municipality

This constitutes that Comprehensive Plan and Comprehensive Plan Update for the City of Iowa City as adopted by the City Council. The General Plan is continually under review, with updating of major plan elements on a systematic basis. The Workable Program for Community Improvement was most recently certified on June 1, 1973.

4. Planning Commission Recommendations as to Conformity of the Urban Renewal Plan with the General Plan.

The Planning Commission recommendations were forwarded to the City Council on September 5, 1967.

5. Public Hearing on the Urban Renewal Project After Public Notice Thereof.

Public Hearings pursuant to State and local law were held on September 23, 1969, May 1, 1973, September 21, 1976, and May 10, 1977, August 14, 1979, and July 31, 1984.

6. Approval of the Urban Renewal Project by the Local Governing Body After a Finding That:

- a. A feasible method exists for relocating families

All families and individuals from the area will be offered decent, safe and sanitary accommodations within their means and without undue hardship to such families.

- b. The Urban Renewal Plan conforms to the general plan of the municipality

The Urban Renewal Plan conforms and follows from the Comprehensive Plan and Comprehensive Plan Update of the City of Iowa City.

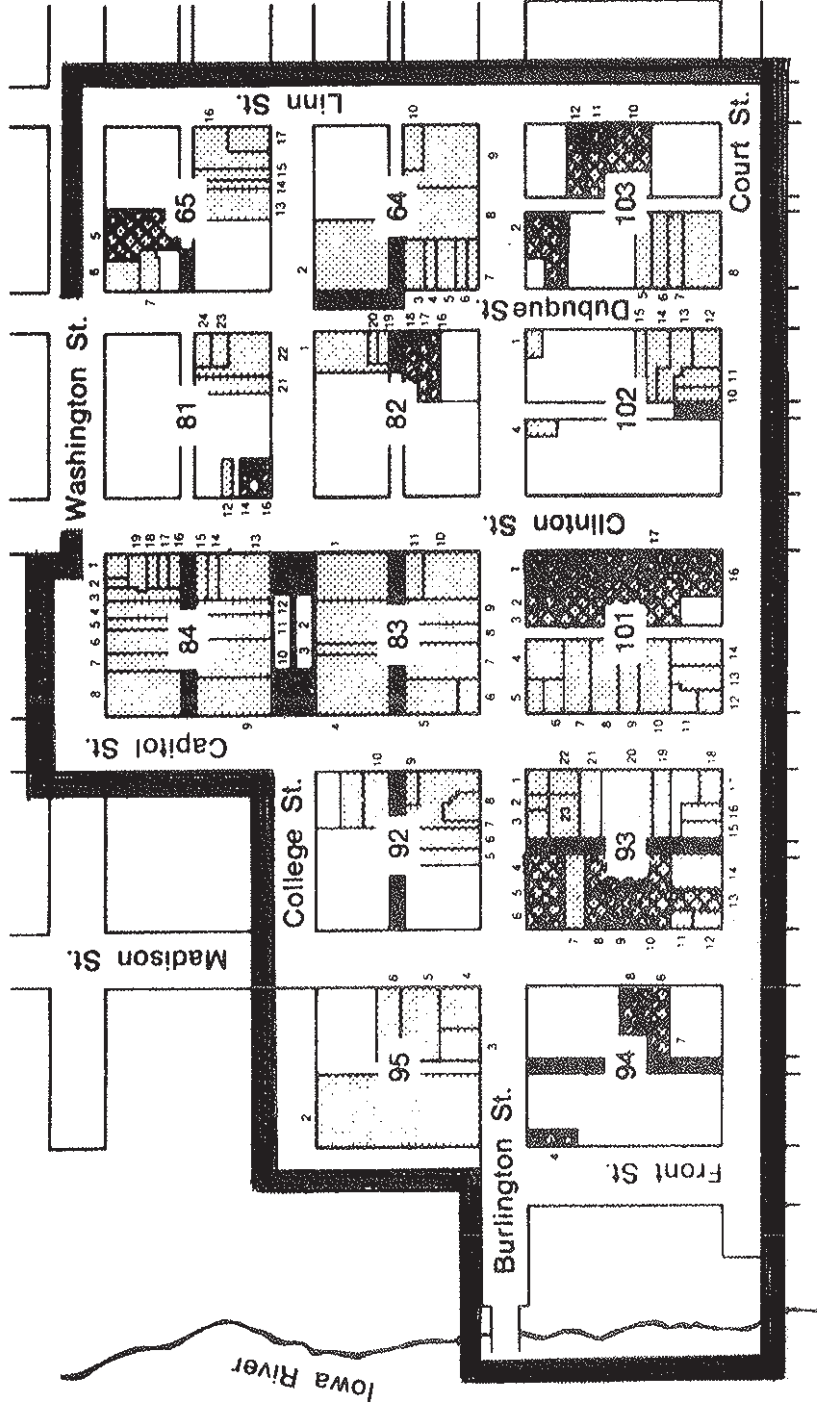
The Resolution approving of the Urban Renewal Project was passed by the City Council on October 2, 1969.

F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

If the City desires to modify this plan, it may do so after holding a public hearing on the proposed change in accordance with applicable State and local Law.

Any change affecting any property or contractual right can be effectuated only in accordance with applicable State and local Law.

Land Acquisition Plan



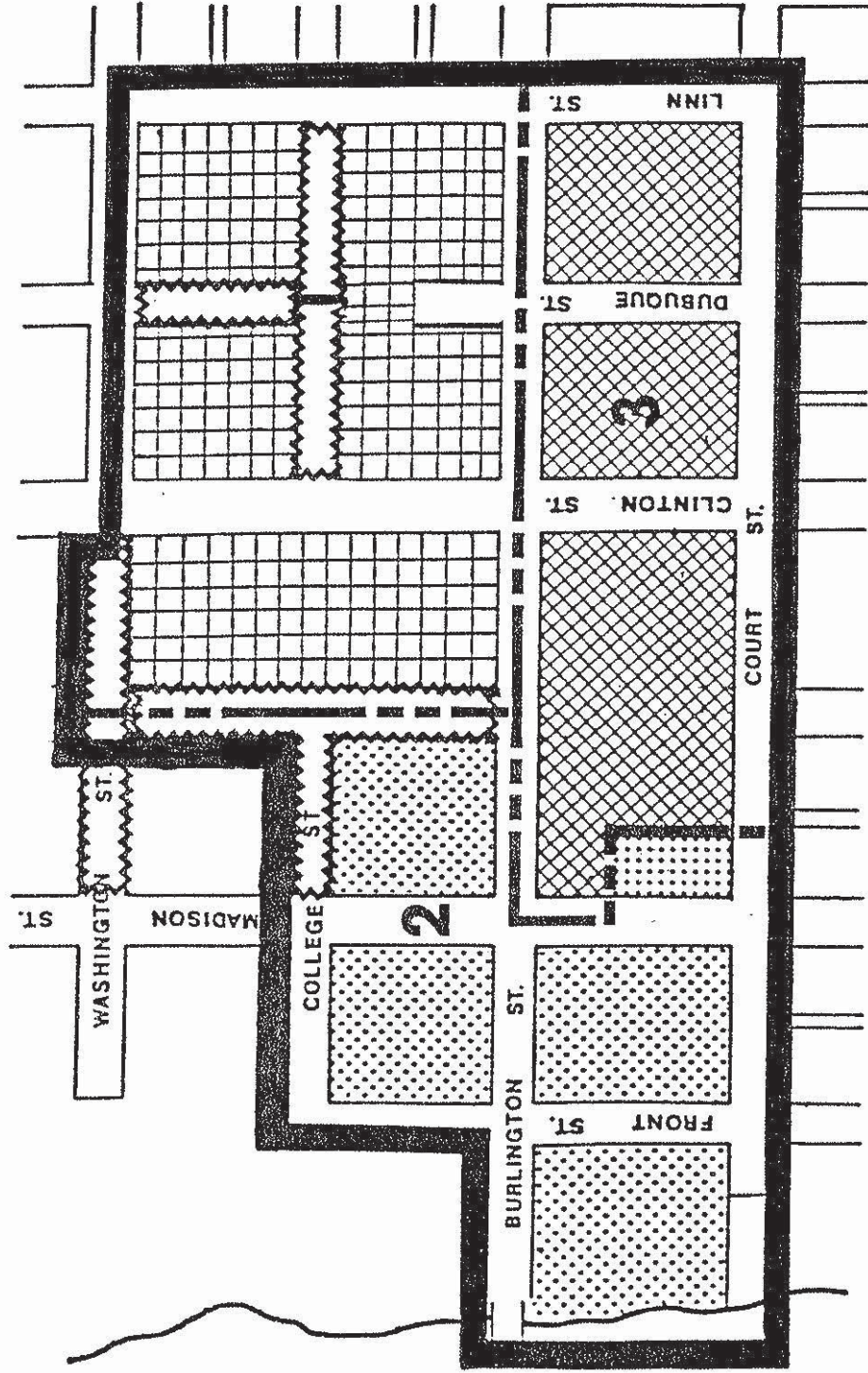
Legend

Block Number	100
Parcel Number	10
Rights-of-Way Vacated	
Parcels To Be Acquired	
Project Boundary	
Not To Be Acquired	



Prepared By: City-University Project
 Department of Project Number Iowa R-14
 Community Development City of Iowa City, Iowa
 1972
 Exhibit R-213-D1

PROPOSED LAND USE



LEGEND

CENTRAL BUSINESS
DISTRICT CORE



UNIVERSITY AREA



CENTRAL BUSINESS
SERVICE AREA



DEVELOPMENT AREA
BOUNDARY



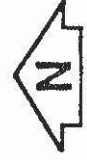
PROJECT AREA
BOUNDARY



DEVELOPMENT AREA
NUMBER

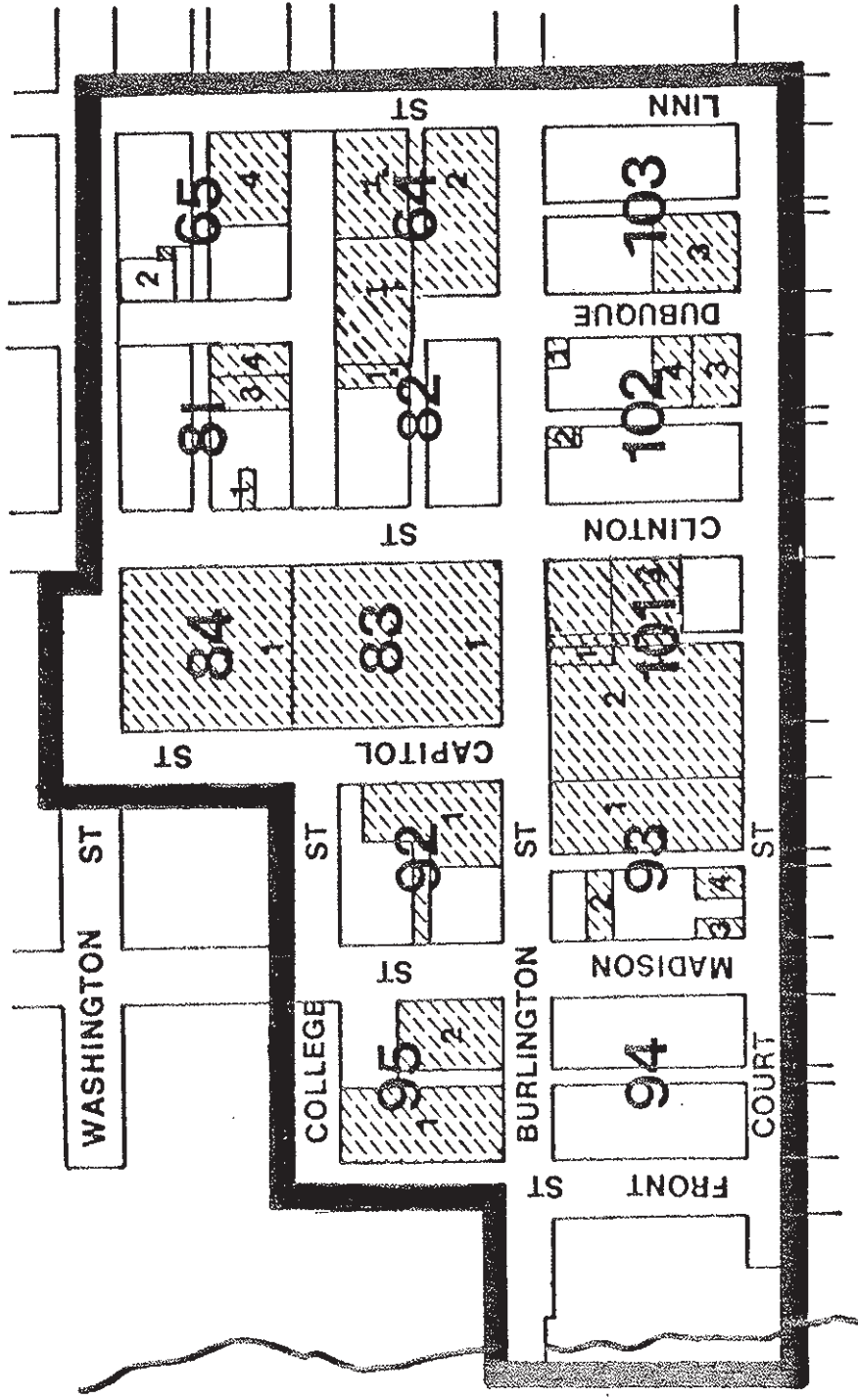
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RESTRICTED STREETS



City-University Project
Project Number Iowa R-14
City of Iowa City, Iowa
June 1987

LAND DISPOSITION PLAN



LEGEND

BLOCK NUMBER	
PARCEL NUMBER	
DISPOS. PARCEL	



City-University Project
 Project Number R-14
 City of Iowa City
 July 1984

RESOLUTION MODIFYING THE URBAN RENEWAL PLAN FOR PROJECT IOWA R-14
(SEVENTH RESOLUTION).

WHEREAS, the City of Iowa City, Iowa, acting as the Local Public Agency, hereinafter referred to as the LPA, has entered into a contract for a Loan and Grant with the United States of America for the implementation of a Urban Renewal Project known as Project No. Iowa R-14; and

WHEREAS, the City of Iowa City has reached financial settlement of said Project Iowa R-14 and is continuing said project as part of the Community Development Program; and

WHEREAS, the City Council of Iowa City, Iowa has previously adopted and approved an Urban Renewal Plan for said project by Resolution No. 2156 on October 2, 1969, and which Plan has been modified and amended thereafter; and

WHEREAS, certain further modifications of said Urban Renewal Plan have been proposed and a public hearing has been held by the City Council of Iowa City, Iowa, on the desirability of said proposed modifications; and

WHEREAS, the LPA deems it desirable, necessary and in the public interest that the Urban Renewal Plan be modified as follows:

1. Provide for disposition of certain real property.
2. Amend the Land Disposition Plan to present uses.
3. Revise text for corrections and insertion of up-dated material.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF IOWA CITY, IOWA acting as the Local Public Agency that the Urban Renewal Plan for the City of Iowa City, Iowa for Urban Renewal Project No. Iowa R-14 be modified further as follows:

1. The Urban Renewal Plan be modified as per Attachment A.
2. The Urban Renewal Plan read as contained in Attachment B.

It was moved by Erdahl and seconded by Strait the Resolution be adopted, and upon roll call there were:

AYES:

X
X
X
X
X
X

NAYS:

ABSENT:

 AMBRISCO
 BAKER
 DICKSON
 ERDAHL
 MCDONALD
 STRAIT
X ZUBER

Passed and approved this 14th day of August, 1984.

John McDonald
MAYOR

ATTEST:

Marianne K. Kerr
CITY CLERK

OK - J. Hurl
8-9-84
825

ATTACHMENT A

<u>Page</u>	<u>Change</u>
1	1. Change Department of Community Development to Department of Planning and Program Development to reflect departmental title change.
1	2. Add word "line" when referencing a right-of-way in legal description.
3	Add "and/" to objective 0 so it will now read: "To encourage the restoration and rehabilitation of structures within downtown Iowa City which are of architectural and/or historic significance."
4	Delete the explanatory paragraph under Central Business Zone and replace with language contained in the present Zoning Ordinance for this zone.
5	Deletion of explanatory paragraph under Central Business Service Zone and replace with language contained in the present Zoning Ordinance.
7	1) Delete ";" from the objective which states "Provide sites for either one or two new or expanded department stores to serve the primary retail generators." This correction is typographical.
7	2) Addition of the phrase "...between Washington and College Streets" in second objective listed on page 7 which will now read: "Provide for the restricting of Dubuque Street from Washington Street to the alley between College and Burlington Streets in order to facilitate pedestrian foot circulation, to allow for emergency vehicles between Washington and College Streets, and to allow the crossing by delivery vehicles at the alley between Washington and College Streets."
7	3) Addition of the word "an" to the public pedestrian link objective. This is a typographical correction.
7	4) Change the floor area ratio to bring it in compliance with the Zoning Ordinance. This objective will now read "Provide for up to 100% block coverage of all private development parcels, and a floor area ratio of up to ten times the development area." Delete: "Floor area ratios may be granted for the inclusion of plazas, open space, street arcades, internal arcades, canopies, passenger loading and consolidated freight loading facilities." because such provision does not exist in the Zoning Ordinance.
7	5) Deletion of the following objective because it was not enacted: "Provide for the restricting of Capitol Street from Washington Street to Burlington Street (consistent with the objectives for Area 1) in order to facilitate pedestrian circulation and to provide access to contiguous development."
8	1) Addition of the words "which will be" to the hotel-conference center objective so it will read: "Allow for a hotel-conference center designed to meet the demands for transient housing in

Page Change

downtown Iowa City which will be readily accessible to commercial and office activity, the University of Iowa campus, and the medical complex."

- 8 2) Deletion of the following objective because it was not enacted: "Provide for the restricting of Capitol Street from Washington Street to Burlington Street (consistent with the objectives for Area 2) in order to facilitate pedestrian circulation, and to provide access to contiguous development."
- 8 3) Deletion of the words "and Capitol" so the objective will read: "Provide for an internal pedestrian circulation network to be constructed largely on the closed right-of-way to College Street." The Capitol Street right-of-way was not closed and is used for motorized circulation.
- 8 4) Deletion of the following objective: "Provide for the restricting of Washington Street from Madison Street to Capitol Street to be designed with emphasis on transit and pedestrian traffic, but allowing limited automobile traffic." This restriction was never enacted.
- 9 1) Change the floor area ratio to bring the objective into compliance with the present Zoning Ordinance. This objective will now read: "Provide for up to 100% lot coverage of all parcels of less than 15,000 square feet; and up to 80% lot coverage on all parcels larger than 15,000 square feet; and a floor area ratio of up to two times the development area."
- 9 2) Deletion of the provision which reads: "Floor area ratio premiums may be allowed for inclusion of private, open space, street arcades, canopies, passenger loading, and freight loading facilities." because such provision does not exist in the Zoning Ordinance.
- 10 Deletion of quotation marks as a typographical correction for objective five.
- 11 Correction of the citation in the first paragraph on page 11 so it now reads Paragraph D-1(a).
- 12 Addition of the Industrial Revenue Bond Policy and the City Plaza ordinance as existing laws, codes, ordinances, and regulations which affect the urban renewal area.
- 14 Placement at end of sentence of phrase "where needed" in the first paragraph in Site Improvements for clarity.
- 19 Deletion of gender reference ("his") from paragraph E.

Map Revisions made to reflect changes in disposition: Parcel 65-2 (Blackhawk Minipark); Parcel 101-3 (Iowa State Bank); and Parcel 64-1 (hotel and former department store).

ATTACHMENT B
URBAN RENEWAL PLAN

URBAN RENEWAL PLAN

IOWA CITY, IOWA

Dept. of Planning &
Program Development

THE URBAN RENEWAL PLAN
CITY-UNIVERSITY PROJECT I

PROJECT NO. IA. R-14
IOWA CITY, IOWA

TABLE OF CONTENTS

	<u>Page No.</u>
Table of Contents	
A. Introduction	1
B. Description of Urban Renewal Area	
1. Boundaries of Urban Renewal Area	1
2. Urban Renewal Plan Objectives	1
3. Types of Proposed Urban Renewal Action	3
C. Land-Use Plan	
1. Land-Use Map	4
2. Land-Use Provisions and Building Requirements	4
a. Permitted Land-Uses	4
b. Additional Controls and Objectives	6
c. Initiation and Duration of Land-Use Provision and Building Requirements	9
d. Applicability of Land-Use Provisions and Building Requirements to Real Property Not to be Acquired	9
D. Project Proposals	
1. Land Acquisition	10
2. Rehabilitation and Conservation	11
3. Redevelopers' Requirements	18
4. Underground Utility Lines	19
E. Other Provisions Necessary to Meet State and Local Requirements	19
F. Procedures for Changes in Approved Plan	21

Urban Renewal Plan

A. INTRODUCTION

The continued stability and vitality of the heart of Iowa City as the center for business, governmental, institutional and cultural activities is endangered by blight, deterioration and obsolescence. Recognizing this danger, and considering the community pride and achievement focused on this area, the City of Iowa City, through its Department of Planning and Program Development, has initiated a program of Urban Renewal action in its Central Business District.

This Urban Renewal Plan was prepared with the assistance of the Federal government. The primary objectives of the plan are to stimulate, through public action and commitments, private investments in redevelopment and in rehabilitation. In order to achieve the objectives of the City-University Project, the City of Iowa City shall undertake the Urban Renewal actions specified in this Plan, pursuant to the powers granted to it under chapter 403 of the 1975 Code of Iowa, as amended.

B. DESCRIPTION OF URBAN RENEWAL AREA

1. Boundaries of Urban Renewal Area

Beginning at the intersection of the centerline of Linn Street and the south right-of-way line of Court Street; thence in a northerly direction along said centerline to the intersection of said centerline and the centerline of Washington Street; thence in a westerly direction along the centerline of Washington Street to the intersection of said centerline and the westerly right-of-way line of Clinton Street extended; thence northerly along said right-of-way line extended to the northerly right-of-way line of Washington Street; thence in a westerly direction to the northwest corner of Washington Street and Capitol Street; thence in a southerly direction along the west right-of-way line of Capitol Street to the northwest corner of College Street and Capitol Street; thence in a westerly direction along the north right-of-way line of College Street to the east line of the Cedar Rapids-Iowa City Railroad right-of-way; thence in a southerly direction along the said Railway right-of-way to the intersection of the north right-of-way line of Burlington Street; thence in a westerly direction along the north right-of-way line of Burlington Street to the Iowa River; thence in a southerly direction along the Iowa River to the south right-of-way line of Court Street as extended to the Iowa River; thence in an easterly direction along said line to the point of beginning.

2. Urban Renewal Plan Objectives

The following objectives have been established for the redevelopment and rehabilitation of the City-University Project:

- a. To eliminate substandard buildings, blighting influences, and environmental deficiencies in this important section of the City of Iowa City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.
- b. To strengthen central Iowa City as the retail trade business, financial, administrative, governmental, educational, and cultural center of the area.
- c. To strengthen the economic well-being of the central area and the City by increasing retail activity, taxable values, and job opportunities.
- d. To establish a pattern of land use activities arranged in compact, compatible grouping so as to enhance their efficiency of operation and economic inter-relationships.
- e. To provide for the orderly physical and economic growth of the central area through controlled redevelopment and rehabilitation.
- f. To provide safe, efficient and attractive public and private vehicular access to central Iowa City.
- g. To provide a safe, efficient and attractive circulation system which minimizes conflicts between different forms of traffic such as pedestrians, bicycles, automobiles, transit and service vehicles.
- h. To encourage coordinated development of parcels and structures in order to achieve efficient building design, multi-purpose use of sites, unified off-street parking, trucking and service, and internal pedestrian linkages.
- i. To provide for off-street parking facilities in locations easily accessible from major thoroughfares and central area destinations alike including long-term parking facilities on the periphery of the central area, and including existing off-street parking outside the project area boundaries.
- j. To improve the appearance of buildings, rights-of-way and open spaces, and to encourage high standards of design.
- k. To aid the University of Iowa to expand in an orderly way, so the University and the Business District can each perform its own function with minimum conflict and mutual benefit.
- l. To provide for open spaces and pedestrian ways, which reinforce the pedestrian orientation of downtown Iowa City.
- m. To provide for residential development within the project area, in order to enhance housing opportunities, especially for the low income, elderly, and handicapped in downtown Iowa City.

- n. To provide an environment which improves the attractiveness of public transit in Iowa City, and which reinforces the viability of the public transit systems.
- o. To encourage the restoration and rehabilitation of structures within downtown Iowa City which are of architectural and/or historic significance.

3. Types of Proposed Renewal Action

Proposed renewal action will consist of a combination of clearance and redevelopment, rehabilitation, and the provision of public facilities and improvements.

a. Clearance and Redevelopment

Property identified on the Land Acquisition Plan Map, Exhibit R-213-D1 attached hereto and made a part hereof, will be acquired by the Local Public Agency, cleared of all improvements and either (1) sold or leased for private redevelopment, or (2) sold, leased or dedicated for construction of public improvements or facilities. Properties are identified for acquisition, clearance and redevelopment for one of the following reasons:

- (1) To remove buildings which are structurally substandard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to the following:
 - (a) Inadequate street layout.
 - (b) Incompatible uses or land-use relationships.
 - (c) Overcrowding of buildings on the land.
 - (d) Excessive dwelling unit density.
 - (e) Obsolete buildings not suitable for improvement or conversion.
- (3) To provide sites for needed public improvements or facilities. Such sites and facilities shall be so located as to meet projected needs, and shall be designed to enhance the downtown area as a whole.
- (4) To clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan. Acquisition of such buildings will take place only when the objectives of this Urban Renewal Plan cannot be met through rehabilitation.

b. Rehabilitation

Rehabilitation activities will include:

- (1) Enforcement of "Property Rehabilitation Standards," as set forth in Section D-2 of this Urban Renewal Plan.
- (2) Provision of technical assistance to property owners to facilitate and stimulate achievement of rehabilitation standards and objectives.

c. Public Improvements and Facilities

The entire Urban Renewal Plan area will be adequately served by public improvements and facilities including:

- (1) Installation of new street improvements, utilities, parking facilities, sidewalks, landscaping and other physical features necessary to serve and improve the Project Area.
- (2) Provisions for achieving high standards of design construction and improvements consistent with the design and development objectives of this Urban Renewal Plan.

C. LAND-USE PLAN

1. Land-Use Map

The Land-Use Map Plan Map, Exhibit R-213-B, attached hereto and made a part hereof, identifies proposed land-uses and public rights-of-way. Major land-use categories included within the development areas are retail, office, service, civic and cultural, medium and high density residential, institutional, public, and retail service. All thoroughfares and street rights-of-way are shown on the Land-Use Plan Map. Their locations are subject to minor modifications.

2. Land-Use Provisions and Building Requirements

a. Permitted Land-Uses

Central Business Zone

- (1) The central business zone is intended to be the high density, compact, pedestrian-oriented shopping, office, service, and entertainment area in Iowa City. Development and redevelopment within this zone should occur in compact groupings in order to intensify the density of usable commercial spaces, while increasing the availability of open spaces, plazas, or pedestrian ways. The zone is intended to accommodate a wide range of retail, service, office and residential uses.

Permitted Uses: A broad range of compatible retail/service uses, including:

- (a) Retail Trade. Those retail uses which serve the county-wide market by virtue of their variety, quality, or specialization of merchandise, including food, drugs and liquor; eating establishments and eating and drinking establishments, general merchandise; apparel and accessories, furniture, furnishings and appliances; hardware; art dealers, antiques; books, stationery and art supplies; sporting goods; toy and hobby shops; jewelry stores; florists; camera and photographic supply; optical goods; cigar stores, news dealers; gift, novelty and souvenir stores; other stores; and other pedestrian-oriented similar and compatible retail uses.
- (b) Services. Those appropriate activities which serve the daily convenience needs of employees, students, faculty, and shoppers, including banks and other financial institutions; photographic studios; beauty and barber shops, shoe repair shops; instructional services; watch and jewelry repair; hotels; transportation depots; theaters; travel bureaus; indoor recreational facilities (such as bowling alleys); blue-printing and photostating; and other similar and compatible service uses.
- (c) Offices, business, and professional. Administrative offices and office headquarters; insurance, finance, and real estate offices; professional (e.g., legal, dental, and medical); business services; and other similar and compatible uses.
- (d) Dwelling units, above the ground floor only.
- (e) Off-street public parking.
- (f) Institutional uses above the second floor only.

For specific information on permitted uses in the central business zone, see Section 36-21 of the Zoning Ordinance.

(2) Central Business Service Zone

The central business service zone is intended to allow for the orderly expansion of the central business district of Iowa City, to serve as a transition between the intense land uses located in the central business district and adjoining areas, and to enhance the pedestrian orientation of the central business district by providing suitable, peripheral locations for auto-oriented commercial and service uses. This zone is intended to accommodate mixed land uses and requires that the intensity of use be less than that permitted in the central business zone.

Also permitted in this district are multi-family residential uses at the ground floor level and above.

For specific information on permitted uses in the central business service zone, see Section 36-20 of the Zoning Ordinance.

(3) University Area

The University Area will be limited to the development of the academic core and supporting activities of the State University of Iowa.

Permitted Uses: Classrooms, laboratories, meeting rooms, faculty and administrative offices, research facilities, service facilities and off-street parking.

b. Additional Controls and Objectives

There are three development areas comprising the Plan Area (identified on the Land-Use Plan Map, Exhibit R-213B). Additional controls and objectives for each development area include:

Central Business Core

Area 1

The development of this area should:

- Enlarge and strengthen the function of the Central Business District Core as a shopping, business, and entertainment center.
- Provide for redevelopment in compact groupings, in order to intensify the density of usable commercial spaces, while increasing the availability of open spaces, pedestrian ways, and plazas.
- Improve the attractiveness and convenience of the shopping environment.
- Provide a public plaza in the heart of the Central Business District Core to be constructed largely on and adjacent to the right-of-way of Dubuque Street at College Street, which will serve as an identifiable civic symbol and focal point and function as a center for pedestrian movement.
- Provide for the expansion and new development of retail, office, and service activities which will be complimentary to existing activities in use, scale and quality of materials and surfaces.

- Provide sites for either one or two new or expanded department stores to serve as primary retail generators.
- Provide for the restricting of Dubuque Street from Washington Street to the alley between College and Burlington Streets, in order to facilitate pedestrian circulation, to allow for emergency vehicles between Washington and College Streets, and to allow the crossing by delivery vehicles at the alley between Washington and College Streets.
- Provide an attractive public pedestrian link between the public plaza and the activities and uses oriented to Burlington Street, to be constructed parallel and adjacent to the closed right-of-way of Dubuque Street.
- Provide for publicly-owned off-street parking facilities to accommodate approximately 1300 to 2000 cars.
- Provide for specialty retail and service uses oriented to the pedestrian-ways to accommodate the needs of students, faculty, employees, shoppers, and visitors.
- Provide for the retention of private off-street accessory parking, now utilized in conjunction with and as part of existing private uses; such parking areas to be provided with buffering, screening, and/or planting as is deemed appropriate to make them visually attractive to passersby and parkers.
- Prohibit any new off-street parking unless granted by special use permit by the City Council, and in that event, for accessory parking only.
- Provide for up to 100 percent lot coverage of all private development parcels, and a floor area ratio of up to ten times the development area.
- Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened public service alleys or courts.
- Provide for a pedestrian linkage connecting the University and Central Business District Core areas, to be constructed largely on the closed right-of-way of College Street.
- Provide for the closing of College Street between Capitol and Clinton Streets in order to permit land assembly for private development.
- Allow for a hotel-conference center designed to meet the demands for transient housing in downtown Iowa City, and to be readily accessible to commercial and office activity, the University of Iowa campus, and the medical complex.

- Provide for the restricting of College Street from Clinton Street to Linn Street in order to facilitate pedestrian circulation, to allow for emergency vehicles, and to allow for goods delivery where no alternate access is available.
- Provide for the restricting of Washington Street from Capitol Street to Clinton Street to be designed with emphasis on transit and pedestrian traffic, but allowing limited automobile traffic if possible.
- Provide for the development of a new public library at the intersection of College and Linn Streets.

University Area

Area 2

The development of this area should:

- Provide sites for the orderly establishment and expansion of the State University of Iowa: such uses north of Burlington Street to be limited to classroom teaching and research facilities, faculty offices, and academic support facilities such as library, museum, student and administrative services. Uses south of Burlington Street are limited to those uses permitted north of Burlington Street, and auxiliary facilities such as off-street parking, physical plant, services, and research facilities.
- Provide for the closing of College Street between Madison and Capitol Streets in order to facilitate pedestrian circulation.
- Provide for an internal pedestrian circulation network to be constructed largely on the closed right-of-way of College Street.
- Provide for reinforcement of the linear quality of the Capitol Street pedestrian way and its axial view to the Old Capitol Building by use of strong, dominant University buildings and appropriate tree planting.
- Provide for multi-level development which utilizes the sloping topography between Capitol and Madison Streets.
- Restrict building height to a maximum of eight stories, with landscaped set-backs to be guided by existing University development to the north.
- Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened service alleys or courts.

Central Business Service Area

Area 3

The development of this area should:

- Provide for the orderly expansion of the central business district by permitting such activities as retail, office, and multi-family residential uses.
- Provide for the expansion or development of auto-oriented activities.
- Provide space for either surface or structure parking to meet the needs for employer and employee long-term parking; such parking to be in proper relationship to Burlington Street and the established traffic pattern, so as to divert traffic from residential streets.
- Provide for consolidation of off-street loading and service facilities wherever practicable; access to be provided from screened public source alleys or courts.
- Provide for up to 100 percent lot coverage of all parcels of less than 15,000 square feet; and up to 80 percent lot coverage on all parcels larger than 15,000 square feet; and a floor ratio of up to two times the development area.
- Provide for the closing of Capitol Street from Burlington Street to Court Street in order to permit land assembly for private development.

c. Initiation and Duration of Land-Use Provision and Requirements

The above-stated land-use objectives, provisions and requirements shall be in full force and effect for a period of 25 years from the date of original City Council approval of the Urban Renewal Plan and shall automatically extend for five year periods thereafter, unless changed by the City Council.

d. Applicability of Land-Use Objectives, Provisions and Requirements to Real Property not to be Acquired

Every effort will be made by the City of Iowa City to apply the above land-use objectives, provisions, and requirements to real property not to be acquired. These objectives, provisions, and requirements shall be applicable to property in the clearance area which is not to be acquired when the owner thereof acquires project land.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Property Proposed to be Acquired

The real property to be acquired in the City University Project area is identified on Land Acquisition Plan Map, Exhibit R-213D1. Properties are identified for acquisition for the following purposes:

- (1) To remove buildings which are structurally substandard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to, the following:
 - (a) Inadequate street layout.
 - (b) Incompatible uses or land-use relationships.
 - (c) Overcrowding of buildings on the land.
 - (d) Excessive dwelling unit density.
 - (e) Obsolete buildings not suitable for improvement or conversion.
- (3) To provide sites for needed public improvements or facilities in proper relationship to the project demand for such facilities and in accordance with accepted design criteria for such facilities.
- (4) To clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan. Acquisition of such basically sound buildings will take place only when the objectives of this Urban Renewal Plan cannot be met through rehabilitation.
- (5) To purchase vacant land in order to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan.

b. Conditions Under Which Property not Designated for Acquisition may be Acquired

Property not designated for acquisition may be acquired by the City of Iowa City if such property is not made to conform to the Urban Renewal Plan, Property Rehabilitation Standards, and local

codes and ordinances, or if the acquisition of such property is necessary for one or more of the purposes set forth in Paragraph D.1.(a) of the Urban Renewal Plan.

c. Conditions Under Which Property Identified to be Acquired may be Exempted from Acquisition

Properties presently designated for acquisition in the Urban Renewal Plan and which are not otherwise necessary to accomplish the objectives of this Urban Renewal Plan may be exempted from acquisition by the City of Iowa City if the owner or owners enter into suitable agreements with the City demonstrating conclusively that the proposed redevelopment of such property, or the rehabilitation of the building situated thereon, conforms in all respects with the design objectives, land-use provisions, and Property Rehabilitation Standards of this Urban Renewal Plan.

Properties presently designated for acquisition in the Urban Renewal Plan may be delegated at any time, without entering into any agreement with the owner(s), if such deletion is determined by the governing body of the Local Public Agency to be in the best interest of the Project.

2. Rehabilitation and Conservation

- a. The Urban Renewal Plan has set forth specific planning proposals which will improve the environment in the Project Area and encourage the physical rehabilitation of buildings designated to remain.
- b. A continuous and vigilant enforcement of existing laws, codes, ordinances, and regulations of the City of Iowa City and the State of Iowa will be in effect and in force within the City University Project Area (Iowa R-14). These include, but are not limited to:

Zoning Ordinance - adopted July, 1962, as subsequently amended.

Minimum Housing Standards - adopted March, 1957, as subsequently amended.

Uniform Building Code, International Conference of Building Officials, as modified, adopted July, 1956, as subsequently amended.

The National Electrical Code; National Fire Protection Association, as modified, adopted January, 1970, as subsequently amended.

Plumbing Code, adopted October, 1957, as subsequently amended.

Fire Protection and Fire Prevention Codes including the Uniform Fire Code; International Conference of Building Officials, as modified, adopted July, 1962, as subsequently amended.

Subdivision Regulations, adopted January, 1964, as subsequently amended.

Signs and Billboards Ordinance, (see Zoning Ordinance).

Garbage and Refuse Code, adopted April, 1953, as subsequently amended.

Industrial Revenue Bond Policy, adopted October, 1980, and subsequently amended.

City Plaza Ordinance, adopted May, 1978, as subsequently amended.

- c. Structures which do not meet applicable codes and ordinances and whose owners refuse to bring, or are incapable of bringing, them into compliance, may be acquired by the City of Iowa City.

Upon the acquisition of such property, the City of Iowa City may sell such property to a private purchaser(s) at its fair market value, subject to its being rehabilitated to the Property Rehabilitation Standards, or the City of Iowa City will demolish the structure(s) thereon and dispose of the land, in accordance with the Urban Renewal Plan, at its fair market value to a developer for redevelopment.

- d. There will be no acquisition of parcels for the purpose of demonstrating the kinds and methods of rehabilitation suitable for this area.
- e. The standards for the rehabilitation of all existing structures to remain in the project area are the achievement of not less than the minimum Property Rehabilitation Standards established for this project. Subject standards include applicable provisions of existing local codes and ordinance, as heretofore identified.

In addition to the requirements of applicable codes and ordinances, the following specific requirements shall be in effect as Property Rehabilitation Standards for the City-University Urban Renewal Project.

The provisions of local codes and ordinances will be enforced as the basic rehabilitation standards for the project area. In addition, the following standards have been incorporated into the Urban Renewal Plan as minimum requirements for properties remaining in the project:

(1) Non-Residential Rehabilitation Requirements -- Premises Improvement and Maintenance

(a) Exterior Public Areas

All public walks, steps, porches, drives, and parking areas, for convenient all-weather access shall be so constructed and maintained as to assure safety and

reasonable durability. If any such area by virtue of its state of repair constitutes a danger to health or safety, it shall be replaced.

(b) Enclosure of Storage

All storage, except permitted "limited" display, shall be in completely enclosed buildings or obscured from public view by a solid fence or wall not less than eight (8) feet in height. "Limited" display shall be construed to mean immediate inventory goods or products intended for sale on the premises and necessary for sales stimulation.

(c) Surfaces and Store Fronts

Except where essential to the architectural design of the building, all exposed surfaces with unsightly appearance shall be painted or otherwise treated to retard deterioration and improve the appearance.

(d) Overhanging Structures

All canopies, marquees, signs, metal awnings, exterior stairways, fire escapes, standpipes, exhaust ducts, and similar overhang extensions shall be maintained in good repair and be properly anchored; and they shall be protected from the elements and against decay and rust by the periodic application of weather-coating material such as paint or other protective treatment.

The use of combustible plastics in signs and other advertising devices shall be limited to letters and decorations (not structure or structural trim).

All deteriorated overhanging structures shall be removed or so repaired as to ensure adequate anchorage.

(e) Windows

All windows exposed to public view shall be kept clean and in a state of good repair. No storage of materials, stock, or inventory shall be permitted in window display areas or other areas ordinarily exposed to public view by drapes, venetian blinds, or other rendering of such windows opaque to public view. All screening of interiors shall be maintained, clean and in good state of repair.

(f) Air-Conditioning -- Outside Elements

All air conditioners and heating units shall be maintained in a safe mechanical and electrical condition.

All exterior air conditioners which are installed and operated directly over a public sidewalk shall be equipped with proper devices for the prevention of condensation drainage upon the sidewalk.

(g) Site Improvements

Open space shall be so designed and located as to: (1) provide for the immediate diversion of water away from buildings and disposal of the lot; (2) prevent soil saturation detrimental to structures and lot use; and (3) provide appropriate paved walks, parking areas, driveways, steps, landscaping.

All unpaved areas shall be provided with vegetation or other suitable cover to prevent erosion and improve appearance. Bushes, shrubs, trees, and grass shall be trimmed when necessary and removed when dead.

All fences and retaining walls shall be kept in good structural repair, removed, or replaced. All fences shall be periodically treated with chemicals or paints so as to retard deterioration and improve the appearance.

All deteriorated accessory buildings shall be removed or rehabilitated. All accessory buildings to remain shall provide usable space and shall not harbor rodents, termites or other vermin.

All unsightly alleys, rears of buildings, or other areas which may have a deteriorating effect on surrounding properties or public areas shall be screened from view by a fence, wall, or compact shrubbery, at least 50% opaque between two feet and seven feet above ground level.

(2) Rehabilitation Requirements for Dwelling Units

(a) Sewage Disposal

All plumbing fixtures shall be drained to an approved sewage drainage system connected to a public sewer or other approved system.

Substances which will clog pipes, produce explosive mixtures, destroy pipes or their joints, or interfere with disposal process shall not be discharged into the system unless provided with approved intercepting devices.

Each fixture shall be equipped with a water seal trap.

Adequate circulation of air shall be provided for in all vent piping to avoid the loss of trap seal.

Vent terminals shall be maintained so as to minimize clogging, frost closure, return of foul air, or nuisance to neighbors.

Adequate air breaks shall be provided in sanitary drains to prevent contamination from sewage backup.

(b) Fixture Conditions

Complete bathing and sanitary facilities shall be provided within each dwelling unit, consisting of a water closet, a tub or shower, or a lavatory. There shall be provided an adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. The bathtub shall not be less than four feet, six inches long. Shower, if provided, should have a least dimension of not less than 30 inches. all fixtures shall be located and spaced for reasonable accessibility and should be of smooth, non-absorbent surfaces.

(c) Doors and Access Openings (Exterior)

Existing doors in sound condition and to remain should approximate in size the following, and the minimum size of new doors in new openings shall be:

	<u>Width</u>	<u>Height</u>
Main Entrance Door	3'0"*	6'6"
Service Doors	2'6"	6'6"

*Where serving 5 or more dwelling units - 3'4" minimum.

Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

All exterior doors shall have safe locks.

(d) Doors and Access Openings (Interior)

A door shall be provided for each opening to a bedroom, bathroom, or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

Existing doors in sound conditions and to remain shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- 1-a. Habitable rooms, 2'6" wide.
- 1-b. Bathrooms, toilet compartments and closets other than linen and broom, 2'0" wide.
- 1-c. Service stair doors, 2'6" wide.
- 1-d. Cased openings, 2'6" wide.
- 1-e. To public stairway enclosures, single door = 3'0" wide; double door = 2'4" wide.
- 1-f. Height of all interior doors, 6'6".

Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

(e) Closet Space

Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first bedroom plus 6 sq. ft. for each additional bedroom. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly from a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchens.

Where separate closets for each existing bedroom area not possible, a closet elsewhere within the dwelling unit is acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

Clothes closets shall have a shelf and rod.

Within each dwelling unit, a total shelf area or built-in drawer space of at least eight sq. ft. should be provided for linens. This space should be appropriately increased for dwelling units having three or four bedrooms.

(f) Light and Ventilation

Habitable Rooms

All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 percent of the floor area shall be provided for new or remodeled rooms, or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below a total of 10 percent of the floor area.

An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 percent of the floor area of the space shall be provided.

Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms or spaces.

An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

Kitchens

Artificial light shall be provided, and distributed so as to give effective illumination throughout.

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door or permanent screen, mechanical ventilation shall be provided for the kitchen.

Bathrooms and Toilet Compartments

Artificial light shall be provided.

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1-1/2 sq. ft., or by mechanical ventilations or by gravity-type ventilation equipped with a winddriven roof ventilator above the roof level.

Public Spaces

General

Adequate artificial light shall be provided for all public spaces.

Public Entrance Spaces to Building

- a. All public entrance space should have natural light provided by window, doorway or equivalent glass area of at least 10 percent of the floor area.

- b. Either natural ventilation of at least 4 percent of floor area or mechanical ventilation shall be provided.

Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilations (at least 4 percent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 sq. ft. of glass area, or its equivalent, for each floor so served.
- c. Enclosed stairways shall be ventilated by a mechanical or gravity system to provide approximately 4 air changes per hour.

Habitable Rooms of Living Units Below Grade

For habitable rooms below grade, the depth of the finish floor below its adjacent outside grade level shall not exceed 4 ft. 0 in. Natural light and ventilation standards for habitable rooms above grade shall apply.

Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

Ventilation of Structural Spaces

Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided with openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

All exterior ventilation openings shall be effectively and appropriately screened where determined needed by the City of Iowa City.

3. Redeveloper's Requirements

The Redeveloper will be required by contractual agreement to observe the Land-Use and Building Requirements and General Design Objectives of this Urban Renewal Plan. The contract and other disposition documents will set forth in detail the provisions, standards, and

criteria for achieving the objectives and requirements outlined in the Urban Renewal Plan. The City of Iowa City will select redevelopers on the basis of their proposals, their ability to carry out such proposals, and the conformance of the proposals to the Urban Renewal Plan. This may be through fixed price offerings, minimum price offering, or by other means which, in the determination of the City of Iowa City, will best assure the attainment of the development and design objectives of this Urban Renewal Plan, in accordance with State and Federal law.

Deposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, utilities, and driveways.

In addition, the following provisions will be included in each Agreement:

- a. That the Redeveloper will submit to the City of Iowa City a plan and schedule for the proposed development.
- b. That the purchase of the land is for the purpose of redevelopment and not for speculation.
- c. That the land will be built upon and improved in conformity with the objectives and the provisions of the Urban Renewal Plan.
- d. That the construction of improvements will be commenced and completed within a reasonable time.
- e. That the Redeveloper and successor or assign agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed, nor will the Redeveloper, or any claiming under or through the Redeveloper, establish or permit such practice or practices of discrimination or segregation with reference to the selection, leases, subleases, or vendees in the premises therein conveyed.

4. Underground Utilities

Existing and proposed utility distribution lines shall be placed underground wherever feasible.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Chapter 403 of the 1975 Code of Iowa, as amended, authorized cities to exercise "urban renewal project powers" and certain other powers for the rehabilitation and redevelopment of blighted areas. Certain provisions re to be fulfilled in order to exercise these powers. These requirements are underlined, followed by the method of satisfying the requirement.

1. Resolution of Necessity Finding that Slum or Blighted Areas Exist in the Community and that Rehabilitation, Conservation, Redevelopment or a Combination Thereof is Necessary.

The Resolution of Necessity was adopted by the City Council on September 2, 1969.

2. Resolution Determining that the Urban Renewal Project Area is a Slum or Blighted Area or a Combination Thereof and Appropriate for an Urban Renewal Project.

The Resolution designating the area as a slum or blighted area and appropriate for an Urban Renewal Project was passed by the City Council on September 2, 1969.

3. A General Plan for the Municipality

This constitutes that Comprehensive Plan and Comprehensive Plan Update for the City of Iowa City as adopted by the City Council. The General Plan is continually under review, with updating of major plan elements on a systematic basis. The Workable Program for Community Improvement was most recently certified on June 1, 1973.

4. Planning Commission Recommendations as to Conformity of the Urban Renewal Plan with the General Plan.

The Planning Commission recommendations were forwarded to the City Council on September 5, 1967.

5. Public Hearing on the Urban Renewal Project After Public Notice Thereof.

Public Hearings pursuant to State and local law were held on September 23, 1969, May 1, 1973, September 21, 1976, and May 10, 1977, August 14, 1979, and July 31, 1984.

6. Approval of the Urban Renewal Project by the Local Governing Body After a Finding That:

- a. A feasible method exists for relocating families

All families and individuals from the area will be offered decent, safe and sanitary accommodations within their means and without undue hardship to such families.

- b. The Urban Renewal Plan conforms to the general plan of the municipality

The Urban Renewal Plan conforms and follows from the Comprehensive Plan and Comprehensive Plan Update of the City of Iowa City.

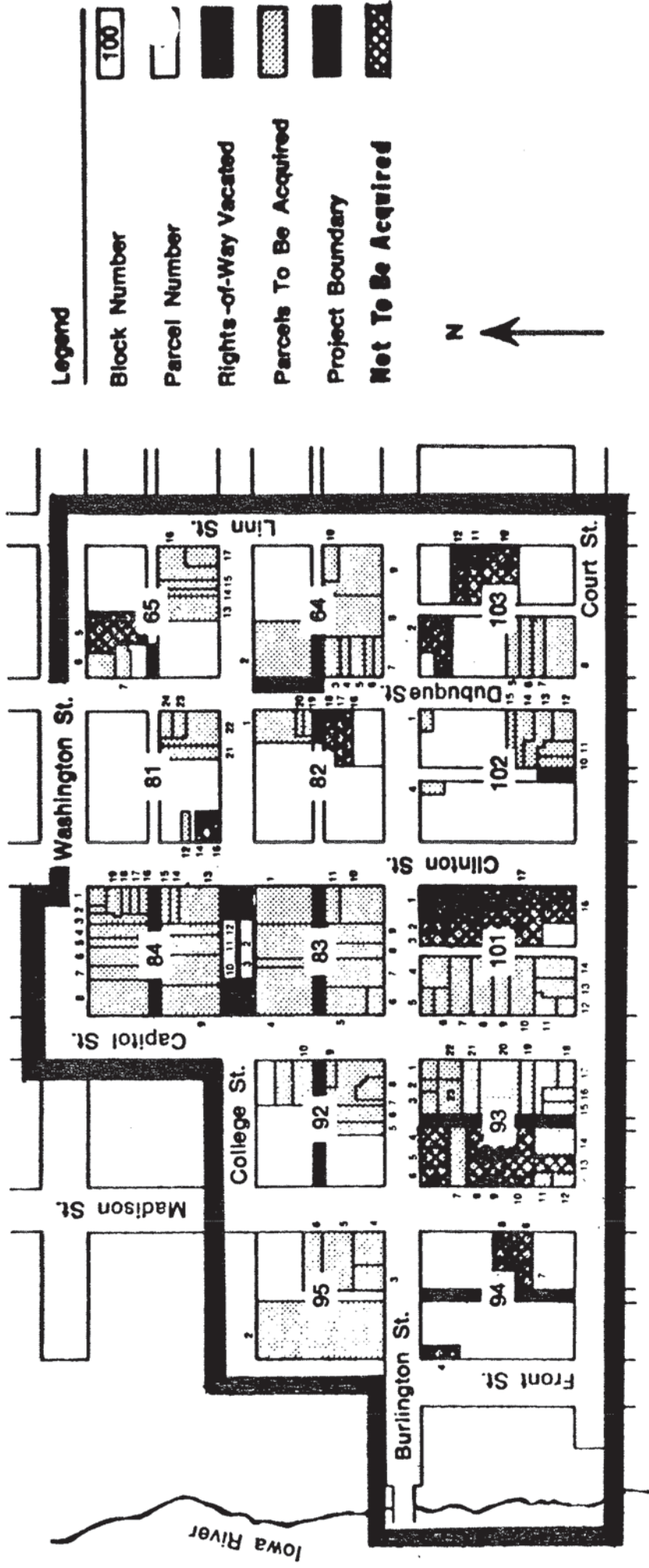
The Resolution approving of the Urban Renewal Project was passed by the City Council on October 2, 1969.

F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

If the City desires to modify this plan, it may do so after holding a public hearing on the proposed change in accordance with applicable State and local Law.

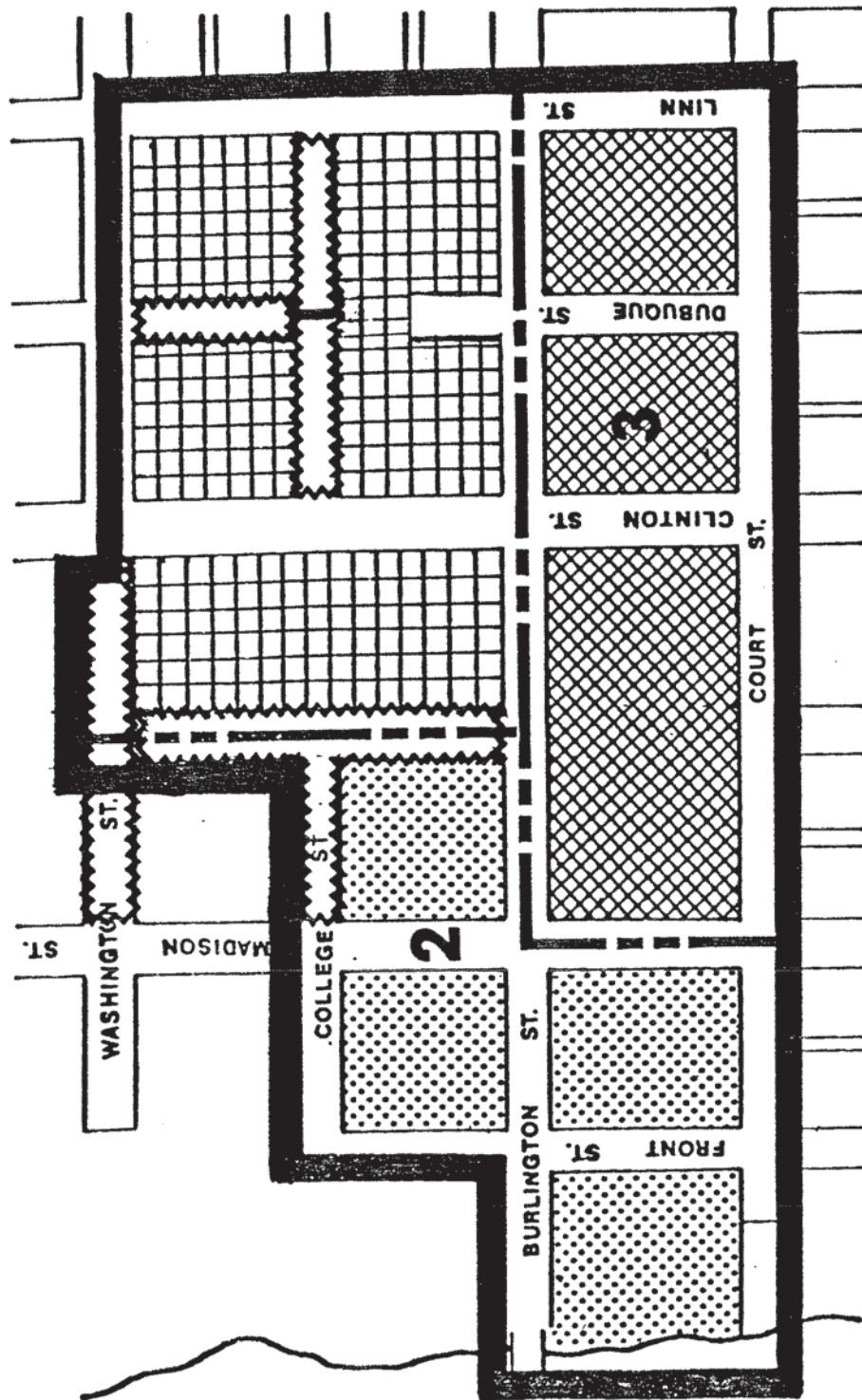
Any change affecting any property or contractual right can be effectuated only in accordance with applicable State and local Law.

Land Acquisition Plan










Prepared By: City-University Project
 Department of Project Number Iowa R-14
 Community Development City of Iowa City, Iowa
 1972
 Exhibit R-213-D1

PROPOSED LAND USE



LEGEND

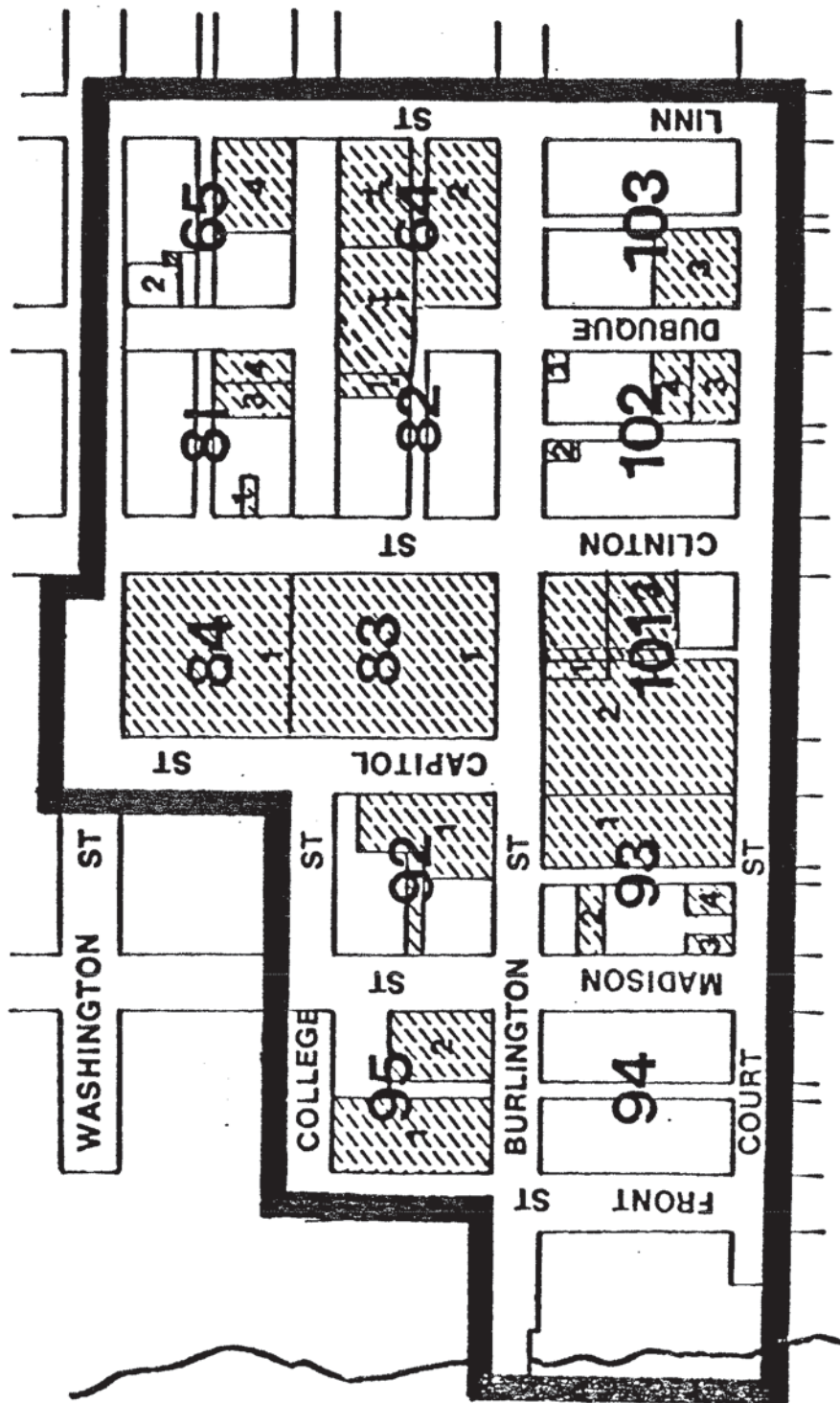
-  CENTRAL BUSINESS DISTRICT CORE
-  UNIVERSITY AREA
-  CENTRAL BUSINESS SERVICE AREA
-  DEVELOPMENT AREA BOUNDARY
-  PROJECT AREA BOUNDARY
-  DEVELOPMENT AREA NUMBER
-  RESTRICTED STREETS



City-University Project
Project Number Iowa R-14
City of Iowa City, Iowa
July 1984

Exhibit R-213-B

LAND DISPOSITION PLAN



LEGEND

BLOCK NUMBER

PARCEL NUMBER

DISPOS. PARCEL



City-University Project
Project Number R-14
City of Iowa City
July 1984

#6?

RESOLUTION NO. 79-10

RESOLUTION APPROVING PRELIMINARY AND FINAL
LARGE SCALE NON-RESIDENTIAL DEVELOPMENT FOR
OLD CAPITOL CENTER

WHEREAS, the owner, Old Capitol Center Partners, has filed with the City Clerk of Iowa City, Iowa, an application for approval for a large scale non-residential development for the following described premises located in Iowa City, Johnson County, Iowa, to-wit:

Beginning at the Northeast corner of Block 84, Original Town, Iowa City, Johnson County, Iowa, as shown on plat recorded in Johnson County Recorder's Office, Book 1, Page 116, said point being the intersection of the existing westerly right-of-way line of Clinton Street with the existing southerly right-of-way line of Washington Street;
thence south 527.60 feet along said existing westerly right-of-way line of Clinton Street to a point (this is an assumed bearing for purposes of this description only);
thence west 341.89 feet to a point of intersection with a line parallel with and measured in a westerly direction 20.00 feet perpendicularly from the existing easterly right-of-way line of Capitol Street;
thence north 548.16 feet along said line parallel with and measured in a westerly direction 20.00 feet perpendicularly from the existing easterly right-of-way line of Capitol Street to a point of intersection with a line parallel with and measured in a northerly direction 20.00 feet perpendicularly from the existing southerly right-of-way line of Washington Street;
thence south 89° 54' 20" east 210.00 feet along said line parallel with and measured in a northerly direction 20.00 feet perpendicularly from the existing southerly right-of-way line of Washington Street to a point;
thence south 0° 05' 40" west 20.00 feet to a point of intersection with said existing southerly right-of-way line of Washington Street;
thence south 89° 54' 20" east 131.93 feet along said existing southerly right-of-way line of Washington Street to the point of beginning;
and subject to easements of record,
and containing 184,581 sq. ft. more or less.

WHEREAS, said property is owned by the above-named party and no dedications are required; and,

WHEREAS, the Department of Planning and Program Development and the Public Works Department have examined the proposed large scale non-residential development and have approved the same; and,

Received & Approved
By The Legal Department

1-4-78 NK

42

Resolution No. 79-10
Page 2

WHEREAS, the said large scale non-residential development has been examined by the Planning and Zoning Commission and after due deliberation said Commission has recommended that it be accepted and approved.

WHEREAS, said large scale non-residential development is found to conform with requirements of the City ordinances of the City of Iowa City, Iowa.

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

1. That the said plan is hereby approved as a large scale non-residential development.
2. That the said large scale non-residential development shall conform with all the requirements of the City of Iowa City, Iowa, pertaining to large scale non-residential developments.
3. That the City Clerk of the City of Iowa City, Iowa, is hereby authorized and directed to certify a copy of this resolution to the Office of the County Recorder of Johnson County, Iowa, after final passage and approval as authorized by law.

Passed and approved this 9th day of January, 1979.

It was moved by Balmer and seconded by Neuhauser that the Resolution as read be adopted, and upon roll call there were:

<u>AYES:</u>	<u>NAYS:</u>	<u>ABSENT:</u>	
<u>X</u>	<u> </u>	<u> </u>	BALMER
<u> </u>	<u> </u>	<u> X </u>	dePROSSE
<u>X</u>	<u> </u>	<u> </u>	ERDAHL
<u>X</u>	<u> </u>	<u> </u>	NEUHAUSER
<u>X</u>	<u> </u>	<u> </u>	PERRET
<u>X</u>	<u> </u>	<u> </u>	ROBERTS
<u>X</u>	<u> </u>	<u> </u>	VEVERA

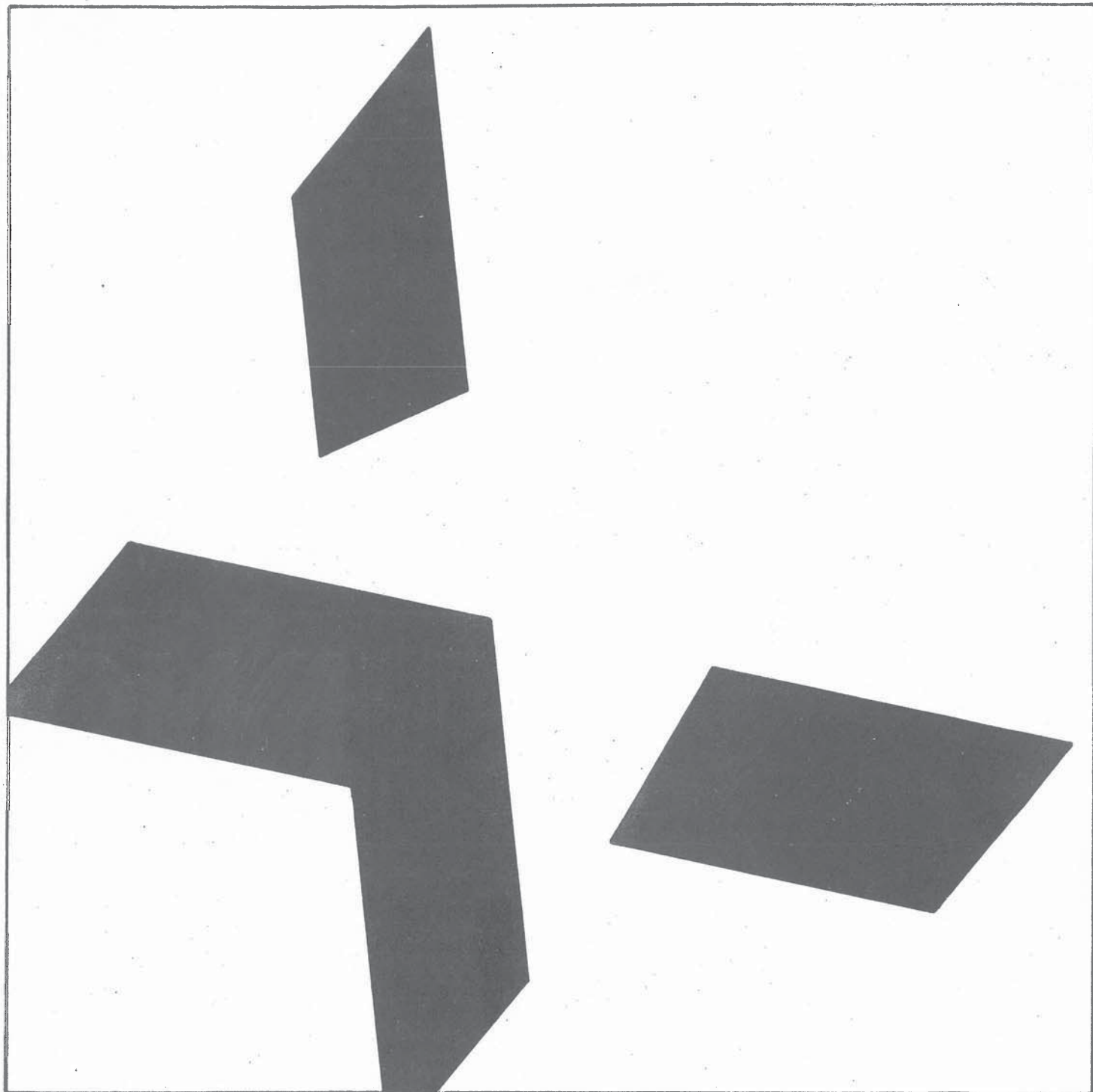

MAYOR

ATTEST: Vicki Q. Bres, Deputy
CITY CLERK

IOWA CITY URBAN RENEWAL PLAN PLAN

*includes
amendment #1*

1977



DEPARTMENT OF COMMUNITY DEVELOPMENT

THE URBAN RENEWAL PLAN
CITY-UNIVERSITY PROJECT I

PROJECT NO. IA. R-14
IOWA CITY, IOWA

TABLE OF CONTENTS

	<u>Page No.</u>
Table of Contents	--
A. Introduction	1
B. Description of Urban Renewal Area	1
1. Boundaries of Urban Renewal Area	1
2. Urban Renewal Plan Objectives	1
3. Types of Proposed Urban Renewal Action	3
C. Land-Use Plan	4
1. Land-Use Map	4
2. Land-Use Provisions and Building Requirements	5
a. Permitted Land-Uses	5
b. Additional Controls and Objectives	6
c. Initiation and Duration of Land-Use Provision and Building Requirements	10
d. Applicability of Land-Use Provisions and Building Requirements to Real Property not to be Acquired	10
D. Project Proposals	10
1. Land Acquisition	10
2. Rehabilitation and Conservation	12
3. Redevelopers' Obligations	19
4. Underground Utility Lines	20
E. Other Provisions Necessary to Meet State and Local Requirements	20
F. Procedures for Changes in Approved Plan	21

Urban Renewal Plan

A. Introduction

The continued stability and vitality of the heart of Iowa City as the center for business, governmental, institutional, and cultural activities is endangered by blight, deterioration and obsolescence. Recognizing this danger, and considering the community pride and achievement focused on this area, the City of Iowa City, through its Department of Community Development, has initiated a program of Urban Renewal action in its Central Business District.

This Urban Renewal Plan was prepared with the assistance of the Federal government. The primary objectives of the plan are to stimulate, through public action and commitments, private investments in redevelopment and in rehabilitation. In order to achieve the objectives of the City-University Project, the City of Iowa City shall undertake the Urban Renewal actions specified in this Plan, pursuant to the powers granted to it under Chapter 403 of the 1975 Code of Iowa, as amended.

B. Description of Urban Renewal Area

1. Boundaries of Urban Renewal Area

Beginning at the intersection of the centerline of Linn Street and the south right-of-way of Court Street; thence in a northerly direction along said centerline to the intersection of said centerline and the centerline of Washington Street; thence in a westerly direction along the centerline of Washington Street to the intersection of said centerline and the westerly right-of-way line of Clinton Street extended; thence northerly along said right-of-way line extended to the northerly right-of-way line of Washington Street; thence in a westerly direction to the northwest corner of Washington Street and Capitol Street; thence in a southerly direction along the west right-of-way of Capitol Street to the northwest corner of College Street and Capitol Street; thence in a westerly direction along the north right-of-way of College Street to the east line of the Cedar Rapids-Iowa City Railroad right-of-way; thence in a southerly direction along the said Railway right-of-way to the intersection of the north right-of-way line of Burlington Street; thence in a westerly direction along the north right-of-way of Burlington Street to the Iowa River; thence in a southerly direction along the Iowa River to the south right-of-way line of Court Street as extended to the Iowa River; thence in an easterly direction along said line to the point of beginning.

2. Urban Renewal Plan Objectives

The following objectives have been established for the redevelopment and rehabilitation of the City-University Project:

- a. To eliminate substandard buildings, blighting influences, and environmental deficiencies in this important section of the City of Iowa City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.
- b. To strengthen central Iowa City as the retail trade business, financial, administrative, governmental, educational, and cultural center of the area.
- c. To strengthen the economic well-being of the central area and the City by increasing retail activity, taxable values, and job opportunities.
- d. To establish a pattern of land use activities arranged in compact, compatible groupings so as to enhance their efficiency of operation and economic inter-relationships.
- e. To provide for the orderly physical and economic growth of the central area through controlled redevelopment and rehabilitation.
- f. To provide safe, efficient, and attractive public and private vehicular access to central Iowa City.
- g. To provide a safe, efficient and attractive circulation system which minimizes conflicts between different forms of traffic such as pedestrians, bicycles, automobiles, transit and service vehicles.
- h. To encourage coordinated development of parcels and structures in order to achieve efficient building design, multi-purpose use of sites, unified off-street parking, trucking and service, and internal pedestrian linkages.
- i. To provide for off-street parking facilities in locations easily accessible from major thoroughfares and central area destinations alike including long-term parking facilities on the periphery of the central area, and including existing off-street parking outside the project area boundaries.
- j. To improve the appearance of buildings, rights-of-way and open spaces, and to encourage high standards of design.
- k. To aid the University of Iowa to expand in an orderly way, so the University and the Business District can each perform its own function with minimum conflict and mutual benefit.
- l. To provide for open spaces and pedestrian ways, which reinforce the pedestrian orientation of downtown Iowa City.

- m. To provide for residential development within the project area, in order to enhance housing opportunities, especially for the low income, elderly, and handicapped in downtown Iowa City.
- n. To provide an environment which improves the attractiveness of public transit in Iowa City, and which reinforces the viability of the public transit systems.
- o. To encourage the restoration and rehabilitation of structures within downtown Iowa City which are of architectural or historic significance.

3. Types of Proposed Renewal Action

Proposed renewal action will consist of a combination of clearance and redevelopment, rehabilitation, and the provision of public facilities and improvements.

a. Clearance and Redevelopment

Property identified on the Land Acquisition Plan Map, Exhibit R-213-D1 attached hereto and made a part hereof, will be acquired by the Local Public Agency, cleared of all improvements and either (1) sold or leased for private redevelopment, or (2) sold, leased or dedicated for construction of public improvements or facilities. Properties are identified for acquisition, clearance and redevelopment for one of the following reasons:

- (1) To remove buildings which are structurally substandard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to the following:
 - (a) Inadequate street layout.
 - (b) Incompatible uses or land-use relationships.
 - (c) Overcrowding of buildings on the land.
 - (d) Excessive dwelling unit density.
 - (e) Obsolete buildings not suitable for improvement or conversion.
- (3) To provide sites for needed public improvements or facilities. Such sites and facilities shall be so located as to meet projected needs, and shall be designed to enhance the downtown area as a whole.

- (4) To clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan. Acquisition of such buildings will take place only when the objectives of this Urban Renewal Plan cannot be met through rehabilitation.

b. Rehabilitation

Rehabilitation activities will include:

- (1) Enforcement of "Property Rehabilitation Standards", as set forth in Section D-2 of this Urban Renewal Plan.
- (2) Provision of technical assistance to property owners to facilitate and stimulate achievement of rehabilitation standards and objectives.

c. Public Improvements and Facilities

The entire Urban Renewal Plan area will be adequately served by public improvements and facilities including:

- (1) Installation of new street improvements, utilities, parking facilities, sidewalks, landscaping and other physical features necessary to serve and improve the Project Area.
- (2) Provisions for achieving high standards of design construction and improvements consistent with the design and development objectives of this Urban Renewal Plan.

C. LAND-USE PLAN

1. Land-Use Map

The Land-Use Map Plan Map, Exhibit R-213-B, attached hereto and made a part hereof, identifies proposed land-uses and public rights-of-way. Major land-use categories included within the development areas are retail, office, service, civic and cultural, medium and high density residential, institutional, public, and retail service. All throughfares and street rights-of-way are shown on the Land-Use Plan Map. Their locations are subject to minor modifications.

2. Land-Use Provisions and Building Requirements

a. Permitted Land-Uses

(1) Central Business District Core

The central business district core is the high density, compact, pedestrian-oriented shopping, office, and entertainment area in the heart of central Iowa City.

Permitted Uses: A broad range of compatible retail service uses, including:

- (a) Retail Trade. Those retail uses which serve the county-wide market by virtue of their variety, quality, or specialization of merchandise, including food, drugs and liquor; eating establishments and eating and drinking establishments, general merchandise; apparel and accessories, furniture, furnishings and appliances; hardware; art dealers, antiques; books, stationery and art supplies; sporting goods; toy and hobby shops; jewelry stores; florists; camera and photographic supply; optical goods; cigar stores, news dealers; gift, novelty and souvenir stores; and other stores; and other pedestrian-oriented similar and compatible retail uses.
- (b) Services. Those appropriate activities which serve the daily convenience needs of employees, students, faculty, and shoppers, including banks and other financial institutions; photographic studios; beauty and barber shops, shoe repair shops; instructional services; watch and jewelry repair; hotels; transportation depots; theaters; travel bureaus; indoor recreational facilities (such as bowling alleys); blue-printing and photostating; and other similar and compatible service uses.
- (c) Offices, business, and professional. Administrative offices and office headquarters; insurance, finance, and real estate offices; professional (e.g., legal, dental, and medical); business services; and other similar and compatible uses.
- (d) Dwelling units, above the ground floor only.
- (e) Off-street parking.
- (f) Institutional uses above the second floor only.

(2) Central Business Service Area

The central business service area is intended to allow for the orderly expansion of the central business district, and to provide space for supporting retail and auto-oriented uses.

Permitted Uses: All uses otherwise permitted in the Central Business District Core will be allowed in the Central Business Service Area. In addition, auto-oriented activities will be allowed, including auto repair garages, auto service stations, parking lots or garages, transportation depots, car wash establishments, motor vehicle sales, and other similar and compatible supporting retail and auto-oriented uses.

Also permitted in the CBS district are multi-family residential uses at the ground floor level and above.

(3) University Area

The University Area will be limited to the development of the academic core and supporting activities of the State University of Iowa.

Permitted Uses: Classrooms, laboratories, meeting rooms, faculty and administrative offices, research facilities, service facilities, and off-street parking.

b. Additional Controls and Objectives

There are three development areas comprising the Plan Area (identified on the Land-Use Plan Map, Exhibit R-213B). Additional controls and objectives for each development area include:

Central Business Core

Area 1

The development of this area should:

- Enlarge and strengthen the function of the Central Business District Core as a shopping, business, and entertainment center.
- Provide for redevelopment in compact groupings, in order to intensify the density of usable commercial spaces, while increasing the availability of open spaces, pedestrian ways, and plazas.
- Improve the attractiveness and convenience of the shopping environment.
- Provide a public plaza in the heart of the Central Business District Core to be constructed largely on and adjacent to the right-of-way of Dubuque Street at College Street, which will serve as an identifiable civic symbol and focal point and function as a center for pedestrian movement.
- Provide for the expansion and new development of retail, office, and service activities which will be complimentary to existing activities in use, scale, and quality of materials and surfaces.
- Provide sites; for either one or two new or expanded department stores to serve as primary retail generators.
- Provide for the restricting of Dubuque Street from Washington Street to the alley between College and Burlington Streets, in order to facilitate pedestrian circulation, to allow for emergency vehicles, and to allow the crossing by delivery vehicles at the alley between Washington and College Streets.
- Provide attractive public pedestrian link between the public plaza and the activities and uses oriented to Burlington Street, to be constructed parallel and adjacent to the closed right-of-way of Dubuque Street.
- Provide for publicly owned off-street parking facilities to accommodate approximately 1300 to 2000 cars.
- Provide for speciality retail and service uses oriented to the pedestrian-ways to accommodate the needs of students, faculty, employees, shoppers, and visitors.
- Provide for the retention of private off-street accessory parking, now utilized in conjunction with and as part of existing private uses; such parking areas to be provided with buffering, screening, and/or planting as is deemed appropriate to make them visually attractive to passersby and parkers.

- Prohibit any new off-street parking unless granted by special use permit by the City Council, and in that event, for accessory parking only.
- Provide for up to 100 percent lot coverage of all private development parcels, and a floor area ratio of up to eight times the development area. Floor area ratio premiums may be granted for the inclusion of plazas, open space, street arcades, internal arcades, canopies, passenger loading and consolidated freight loading facilities.
- Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened public service alleys or courts.
- Provide for a pedestrian linkage connecting the University and Central Business District Core areas, to be constructed largely on the closed right-of-way of College Street.
- Provide for the restricting of Capitol Street from Washington Street to Burlington Street (consistent with the objectives for Area 1) in order to facilitate pedestrian circulation and to provide access to contiguous development.
- Provide for the closing of College Street between Capitol and Clinton Streets in order to permit land assembly for private development.
- Allow for a hotel-conference center designed to meet the demands for transient housing in downtown Iowa City, readily accessible to the commercial and office activity, the University of Iowa campus, and the medical complex.
- Provide for the restricting of College Street from Clinton Street to Linn Street in order to facilitate pedestrian circulation, to allow for emergency vehicles, and to allow for goods delivery where no alternate access is available.
- Provide for the restricting of Washington Street from Capitol Street to Clinton Street to be designed with emphasis on transit and pedestrian traffic, but allowing limited automobile traffic if possible.

University Area

Area 2

The development of this area should:

- Provide sites for the orderly establishment and expansion of the State University of Iowa: such uses north of Burlington Street to be limited to classroom teaching and research facilities, faculty offices, and academic support facilities such as library, museum, student and administrative services. Uses south of Burlington Street are limited to those uses permitted north of Burlington Street, and auxiliary facilities such as off-street parking, physical plant, services, and research facilities.

- Provide for the closing of College Street between Madison and Capitol Streets in order to facilitate pedestrian circulation.
- Provide for the restricting of Capitol Street from Washington Street to Burlington Street (consistent with the objectives for Area 2) in order to facilitate pedestrian circulation, and to provide access to contiguous development.
- Provide for an internal pedestrian circulation network to be constructed largely on the closed rights-of-way of College and Capitol Streets.
- Provide for reinforcement of the linear quality of the Capitol Street pedestrian way and its axial view to the Old Capitol Building by use of strong, dominant University buildings and appropriate tree planting.
- Provide for multi-level development which utilizes the sloping topography between Capitol and Madison Streets.
- Restrict building height to a maximum of eight stories, with landscaped set-backs to be guided by existing University development to the north.
- Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened service alleys or courts.
- Provide for the restricting of Washington Street from Madison Street to Capitol Street, to be designed with emphasis on transit and pedestrian traffic, but allowing limited automobile traffic.

Central Business Service Area

Area 3

The development of this area should:

- Provide for the orderly expansion of the central business district by permitting such activities as retail, office, and multi-family residential uses.
- Provide for the expansion or development of auto-oriented activities.
- Provide space for either surface or structure parking to meet the needs for employer and employee long-term parking; such parking to be in proper relationship to Burlington Street and the established traffic pattern, so as to divert traffic from residential streets.
- Provide for consolidation of off-street loading and service facilities wherever practicable; access to be provided from screened public source alleys or courts.
- Provide for up to 100 percent lot coverage of all parcels of less than 15,000 square feet; and up to 80 percent lot coverage on all parcels larger than 15,000 square feet;

and a floor area ratio of up to five times the development area. Floor area ratio premiums may be allowed for inclusion of plazas, open space, street arcades, canopies, passenger loading, and freight loading facilities.

- Provide for the closing of Capitol Street from Burlington Street to Court Street in order to permit land assembly for private development.

c. Initiation and Duration of Land-Use Provision and Requirements

The above stated land-use objectives, provisions and requirements shall be in full force and effect for a period of 25 years from the date of original City Council approval of the Urban Renewal Plan and shall automatically extend for five year periods thereafter, unless changed by the City Council.

d. Applicability of Land-Use Objectives, Provisions and Requirements to Real Property Not to Be Acquired

Every effort will be made by the City of Iowa City to apply the above land-use objectives, provisions, and requirements to real property not to be acquired. These objectives, provisions, and requirements shall be applicable to property in the clearance area which is not to be acquired when the owner thereof acquires project land.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Property Proposed to be Acquired

The real property to be acquired in the City University Project area is identified on Land Acquisition Plan Map, Exhibit R-213D1. Properties are identified for acquisition for the following purposes:

- (1) To remove buildings which are structurally substandard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to, the following:
 - (a) Inadequate street layout.
 - (b) Incompatible uses or land-use relationships.
 - (c) Overcrowding of buildings on the land.

- (d) Excessive dwelling unit density.
 - (e) Obsolete buildings not suitable for improvement or conversion.
- (3) To provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.
 - (4) To clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan. Acquisition of such basically sound buildings will take place only when the objectives of this Urban Renewal Plan cannot be met through rehabilitation
 - (5) "To purchase vacant land in order to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan."

b. Conditions Under Which Property Not Designated for Acquisition May be Acquired

Property not designated for acquisition may be acquired by the City of Iowa City if such property is not made to conform to the Urban Renewal Plan, Property Rehabilitation Standards, and local codes and ordinances, or if the acquisition of such property is necessary for one or more of the purposes set forth in Paragraph D., 1., a., of the Urban Renewal Plan.

c. Conditions Under Which Property Identified to be Acquired May Be Exempted from Acquisition

Properties presently designated for acquisition in the Urban Renewal Plan and which are not otherwise necessary to accomplish the objectives of this Urban Renewal Plan may be exempted from acquisition by the City of Iowa City if the owner or owners enter into suitable agreements with the city demonstrating conclusively that the proposed redevelopment of such property, or the rehabilitation of the building situated thereon, conforms in all respects with the design objectives, land-use provisions, and Property Rehabilitation Standards of this Urban Renewal Plan.

Properties presently designated for acquisition in the Urban Renewal Plan may be deleted at any time, without entering into any agreement with the owner(s), if such deletion is determined by the governing body of the Local Public Agency to be in the best interest of the Project.

2. Rehabilitation and Conservation

a. The Urban Renewal Plan has set forth specific planning proposals which will improve the environment in the Project Area and encourage the physical rehabilitation of buildings designated to remain.

b. A continuous and vigilant enforcement of existing laws, codes, ordinances, and regulations of the City of Iowa City and the State of Iowa will be in effect and in force within the City University Project Area (Iowa R-14). These include, but are not limited to:

Zoning Ordinance - adopted July, 1962, as subsequently amended

Minimum Housing Standards - adopted March, 1957, as subsequently amended

Uniform Building Code, International Conference of Building Officials, as modified, adopted July, 1956, as subsequently amended

The National Electrical Code; National Fire Protection Association, as modified, adopted January, 1970, as subsequently amended

Plumbing Code, adopted October, 1957, as subsequently amended

Fire Protection and Fire Prevention Codes including the Uniform Fire Code; International Conference of Building Officials, as modified, adopted July, 1962, as subsequently amended

Subdivision Regulations, adopted January, 1964, as subsequently amended

Signs and Billboards Ordinance, (see Zoning Ordinance)

Garbage and Refuse Code, adopted April, 1953, as subsequently amended

- c. Structures which do not meet applicable codes and ordinances and whose owners refuse to bring, or are incapable of bringing, them into compliance, may be acquired by the City of Iowa City.

Upon the acquisition of such property, the City of Iowa City may sell such property to a private purchaser(s) at its fair market value, subject to its being rehabilitated to the Property Rehabilitation Standards, or the City of Iowa City will demolish the structure(s) thereon and dispose of the land, in accordance with the Urban Renewal Plan, at its fair market value to a developer for redevelopment.

- d. There will be no acquisition of parcels for the purpose of demonstrating the kinds and methods of rehabilitation suitable for this area.
- e. The standards for the rehabilitation of all existing structures to remain in the project area are the achievement of not less than the minimum Property Rehabilitation Standards established for this project. Subject standards include applicable provisions of existing local codes and ordinance, as heretofore identified.

In addition to the requirements of applicable codes and ordinances, the following specific requirements shall be in effect as Property Rehabilitation Standards for the City-University Urban Renewal Project:

The provisions of local codes and ordinances will be enforced as the basic rehabilitation standards for the project area. In addition, the following standards have been incorporated into the Urban Renewal Plan as minimum requirements for properties remaining in the project:

(1) Non-Residential Rehabilitation Requirements -- Premises Improvement and Maintenance

(a) Exterior Public Areas

All public walks, steps, porches, drives, and parking areas, for convenient all-weather access shall be so constructed and maintained as to assure safety and reasonable durability. If any such area by virtue of its state of repair constitutes a danger to health or safety, it shall be replaced.

(b) Enclosure of Storage

All storage, except permitted "limited" display, shall be in completely enclosed buildings or obscured from public view by a solid fence or wall not less than eight (8) feet in height. "Limited" display shall be construed to mean immediate inventory goods or products intended for sale on the premises and necessary for sales stimulation.

(c) Surfaces and Store Fronts

Except where essential to the architectural design of the building, all exposed surfaces with unsightly appearance shall be painted or otherwise treated to retard deterioration and improve the appearance.

(d) Overhanging Structures

All canopies, marquees, signs, metal awnings, exterior stairways, fire escapes, standpipes, exhaust ducts, and similar overhang extensions shall be maintained in good repair and be properly anchored; and they shall be protected from the elements and against decay and rust by the periodic application of weather-coating material such as paint or other protective treatment.

The use of combustible plastics in signs and other advertising devices shall be limited to letters and decorations (not structure or structural trim).

All deteriorated overhanging structures shall be removed or so repaired as to insure adequate anchorage.

(e) Windows

All windows exposed to public view shall be kept clean and in a state of good repair. No storage of materials, stock, or inventory shall be permitted in window display areas or other areas ordinarily exposed to public view by drapes, venetian blinds, or other rendering of such windows opaque to public view. All screening of interiors shall be maintained, clean, and in a good state of repair.

(f) Air-Conditioners--Outside Elements

All air conditioners and heating units shall be maintained in a safe mechanical and electrical condition.

All exterior air conditioners which are installed and operated directly over a public sidewalk shall be equipped with proper devices for the prevention of condensation drainage upon the sidewalk.

(g) Site Improvements

Open space shall be so designed and located as to:

(1) provide for the immediate diversion of water away from buildings and disposal of the lot; (2) prevent soil saturation detrimental to structures and lot use and, (3) where needed, provide appropriate paved walks, parking areas, driveways, steps, and landscaping.

All unpaved areas shall be provided with vegetation or other suitable cover to prevent erosion and improve appearance. Bushes, shrubs, trees, and grass shall be trimmed when necessary and removed when dead.

All fences and retaining walls shall be kept in good structural repair, removed, or replaced. All fences shall be periodically treated with chemicals or paints so as to retard deterioration and improve the appearance.

All deteriorated accessory buildings shall be removed or rehabilitated. All accessory buildings to remain shall provide usable space and shall not harbor rodents, termites or other vermin.

All unsightly alleys, rears of buildings, or other areas which may have a deteriorating effect on surrounding properties or public areas shall be screened from view by a fence, wall, or compact shrubbery, at least 50% opaque between two feet and seven feet above ground level.

(2) Rehabilitation Requirements for Dwelling Units

(a) Sewage Disposal

All plumbing fixtures shall be drained to an approved sewage drainage system connected to a public sewer or other approved system.

Substances which will clog pipes, produce explosive mixtures, destroy pipes or their joints, or interfere with disposal process shall not be discharged into the system unless provided with approved intercepting devices.

Each fixture shall be equipped with a water seal trap.

Adequate circulation of air shall be provided for in all vent piping to avoid the loss of trap seal.

Vent terminals shall be maintained so as to minimize clogging, frost closure, return of foul air, or nuisance to neighbors.

Adequate air breaks shall be provided in sanitary drains to prevent contamination from sewage backup.

(b) Fixture Conditions

Complete bathing and sanitary facilities shall be provided within each dwelling unit, consisting of a water closet, a tub or shower, or a lavatory. There shall be provided an adequate supply of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90 degree door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. The bathtub shall not be less than four feet, six inches long. Shower, if provided, should have a least dimension of not less than 30 inches. All fixtures shall be located and spaced for reasonable accessibility and should be of smooth, non-absorbent surfaces.

(c) Doors and Access Openings (Exterior)

Existing doors in sound condition and to remain should approximate in size the following, and the minimum size of new doors in new openings shall be:

	Width	Height
Main Entrance Door	3'0"*	6'6"
Service Doors	2'6"	6'6"

*Where serving 5 or more dwelling units-3'4" minimum.

Where new doors are installed in acceptable existing door openings, the doors should approximate the sizes given above.

All exterior doors shall have safe locks.

(d) Doors and Access Openings (Interior)

A door shall be provided for each opening to a bedroom, bathroom, or toilet compartment. Doors to bathrooms and toilet compartments shall be hinged or sliding and shall have locks.

Existing doors in sound conditions and to remain shall approximate in size the following, and minimum size of new doors installed in new openings shall be:

- 1-a. Habitable rooms, 2'6" wide
- 1-b. Bathrooms, toilet compartments and closets other than linen and broom, 2'0" wide
- 1-c. Service stair doors, 2'6" wide
- 1-d. Cased openings, 2'6" wide

- 1-e. To public stairway enclosures, single door = 3'0" wide; double door = 2'4" wide
- 1-f. Height of all interior doors, 6'6"

Where new doors are installed in acceptable existing openings, the doors should approximate the sizes given above.

(e) Closet Space

Clothes closet space shall be provided within each living unit on the basis of approximately 12 sq. ft. for the first bedroom plus 6 sq. ft. for each additional bedroom. The space provided should be, if possible, divided into separate closets serving each bedroom and having one closet located so as to open directly from a hall or living or dining room. None of the minimum clothes closet space shall be located within the kitchens.

Where separate closets for each existing bedroom are not possible, a closet elsewhere within the dwelling unit is acceptable provided the minimum area is obtained and is reasonably accessible to the bedroom.

Clothes closets shall have a shelf and rod.

Within each dwelling unit, a total shelf area or built-in drawer space of at least eight sq. ft. should be provided for linens. This space should be appropriately increased for dwelling units having three or four bedrooms.

(f) Light and Ventilation

Habitable Rooms

All habitable rooms, except kitchens, shall have natural light, provided by means of windows, glazed doors, or skylights. A glass area of at least 10 percent of the floor area shall be provided for new or remodeled rooms, or other spaces. Existing rooms not disturbed in the rehabilitation shall have a glass area not appreciably below a total of 10 percent of the floor area.

An acceptable means of natural ventilation shall exist or be provided for all habitable spaces, except that for kitchens a mechanical ventilation system may be substituted. A ventilation area of 4 percent of the floor area of the space shall be provided.

Artificial light shall be provided and so distributed as to assure healthful and sanitary conditions in all rooms or spaces.

An interior room not having its own source of natural light and ventilation is acceptable only where the room is adjacent to an outside room which has adequate natural light and ventilation, calculated on the basis of the combined floor area of the two rooms, and where separating wall between the two rooms has a clear horizontal opening approximately 6 feet wide. The interior room shall not be a bedroom.

Kitchens

Artificial light shall be provided, and distributed so as to give effective illumination throughout.

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door or permanent screen, mechanical ventilation shall be provided for the kitchen.

Bathrooms and Toilet Compartments

Artificial light shall be provided.

Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 1 1/2 sq. ft., or by mechanical ventilations, or by gravity-type ventilation equipped with a winddriven roof ventilator above the roof level.

Public Spaces

General

Adequate artificial light shall be provided for all public spaces.

Public Entrance Spaces to Building

- a. All public entrance space should have natural light provided by window, doorway or equivalent glass area of at least 10 percent of the floor area.
- b. Either natural ventilation of at least 4 percent of floor area or mechanical ventilation shall be provided.

Public Hallways and Stairways

- a. Public hallways and unenclosed stairways shall be provided with either natural ventilations (at least 4 percent of floor area) or mechanical ventilation.
- b. Where dependence is placed upon natural light for daytime use of hallways or unenclosed stairways, windows, skylights or the equivalent shall be provided containing at least 10 sq. ft. of glass area, or its equivalent, for each floor so served.
- c. Enclosed stairways shall be ventilated by a mechanical or gravity system to provide approximately 4 air changes per hour.

Habitable Rooms of Living Units Below Grade

For habitable rooms below grade, the depth of the finish floor below its adjacent outside grade level shall not exceed 4 ft 0 in. Natural light and ventilation standards for habitable rooms above grade shall apply.

Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

Ventilation of Structural Spaces

Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided with openings of sufficient size to overcome dampness and minimize the effect of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics.

All exterior ventilation openings shall be effectively and appropriately screened where determined needed by the City of Iowa City.

3. Redeveloper's Requirements

The Redevelopers will be required by contractual agreement to observe the Land-Use and Building Requirements and General Design Objectives of this Urban Renewal Plan. The contract and other disposition documents will set forth in detail the provisions, standards, and criteria for achieving the objectives and requirements outlined in the Urban Renewal Plan. The City of Iowa City will select redevelopers on the basis of their proposals, their ability to carry out such proposals, and the conformance of the proposals to the Urban Renewal Plan. This may be through fixed price offerings, minimum price offering, or by other means which, in the determination of the City of

Iowa City, will best assure the attainment of the development and design objectives of this Urban Renewal Plan, in accordance with State and Federal law.

Deposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, utilities, and driveways.

In addition, the following provisions will be included in each Agreement:

- a. That the Redeveloper will submit to the City of Iowa City a plan and schedule for the proposed development.
- b. That the purchase of the land is for the purpose of redevelopment and not for speculation.
- c. That the land will be built upon and improved in conformity with the objectives and the provisions of the Urban Renewal Plan.
- d. That the construction of improvements will be commenced and completed within a reasonable time.
- e. That the Redeveloper and his successor or assign agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed, nor will the Redeveloper himself, or any claiming under or through him establish or permit such practice or practices of discrimination or segregation with reference to the selection, lessees, subleases, or vendees in the premises therein conveyed.

4. Underground Utilities

Existing and proposed utility distribution lines shall be placed underground wherever feasible.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Chapter 403 of the 1975 Code of Iowa, as amended, authorized cities to exercise "urban renewal project powers" and certain other powers for the rehabilitation and redevelopment of blighted areas. Certain provisions are to be fulfilled in order to exercise these powers. These requirements are underlined, followed by the method of satisfying the requirement.

1. Resolution of Necessity Finding That Slum or Blighted Areas Exist in the Community and That Rehabilitation, Conservation, Redevelopment or a Combination Thereof is Necessary.

The Resolution of Necessity was adopted by the City Council on September 2, 1969.

2. Resolution Determining That the Urban Renewal Project Area is a Slum or Blighted Area or a Combination Thereof and Appropriate for an Urban Renewal Project.

The Resolution designating the area as a slum or blighted area and appropriate for an Urban Renewal Project was passed by the City Council on September 2, 1969.

3. A General Plan for the Municipality

This constitutes that Comprehensive Plan for the City of Iowa City as adopted by the City Council. The General Plan is continually under review, with updating of major plan elements on a systematic basis. The Workable Program for Community Improvement was most recently certified on June 1, 1973.

4. Planning Commission Recommendations as to Conformity of the Urban Renewal Plan with the General Plan.

The Planning Commission recommendations were forwarded to the City Council on September 5th, 1967.

5. Public Hearing on the Urban Renewal Project After Public Notice Thereof

Public Hearings pursuant to State and local law were held on September 23, 1969, May 1, 1973, September 21, 1976, and May 10, 1977.

6. Approval of the Urban Renewal Project by the Local Governing Body After a Finding That:

- a. A feasible method exists for relocating families

All families and individuals from the area will be offered descent, safe and sanitary accommodations within their means and without undue hardship to such families.

- b. The Urban Renewal Plan conforms to the general plan of the municipality

The Urban Renewal Plan conforms and follows from the Comprehensive Plan of the City of Iowa City.

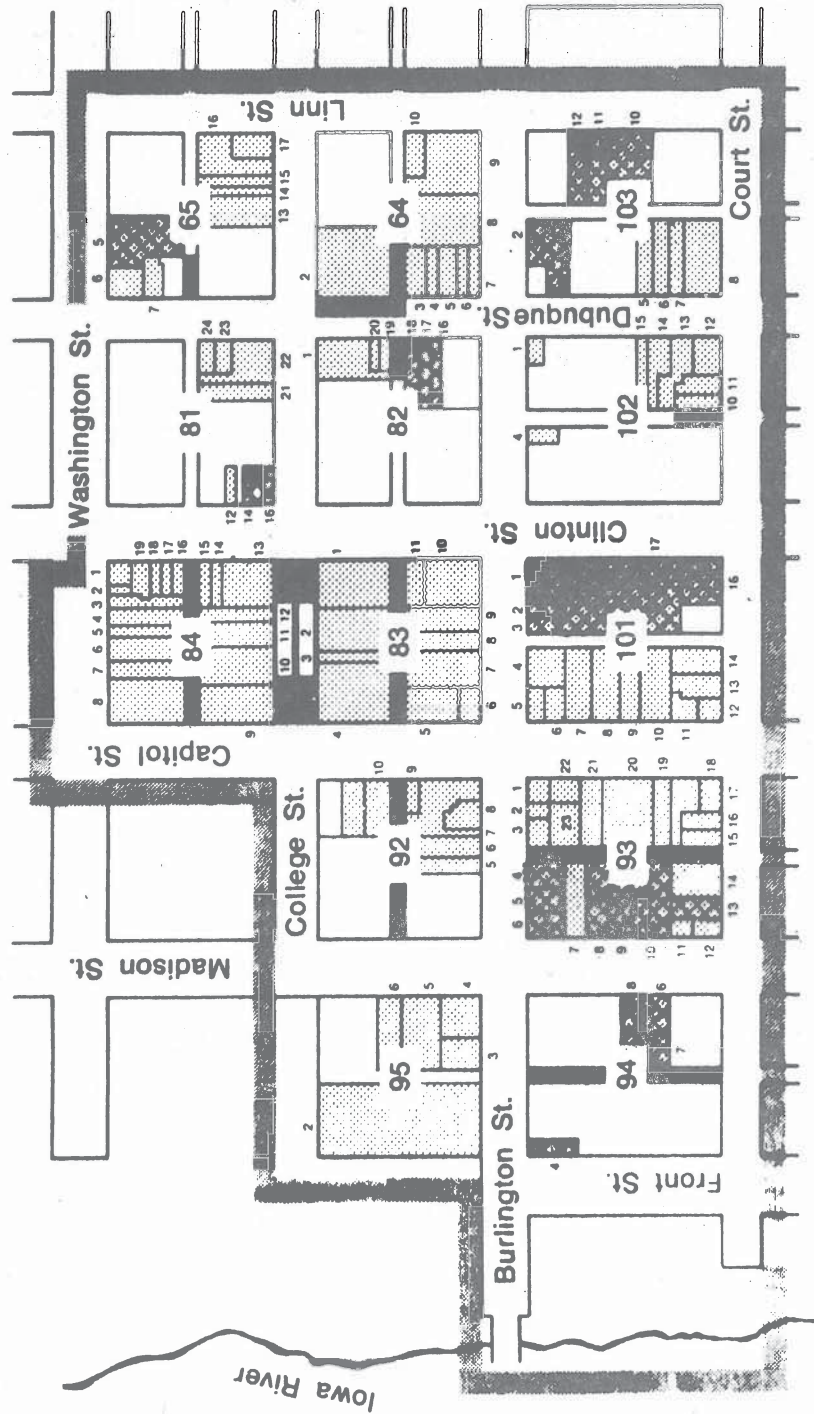
The Resolution approving of the Urban Renewal Project was passed by the City Council on October 2, 1969.

F. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

If the City desires to modify this plan, it may do so after holding a public hearing on the proposed change in accordance with applicable State and local Law.

Any change affecting any property or contractual right can be effectuated only in accordance with applicable State and local Law.

Land Acquisition Plan



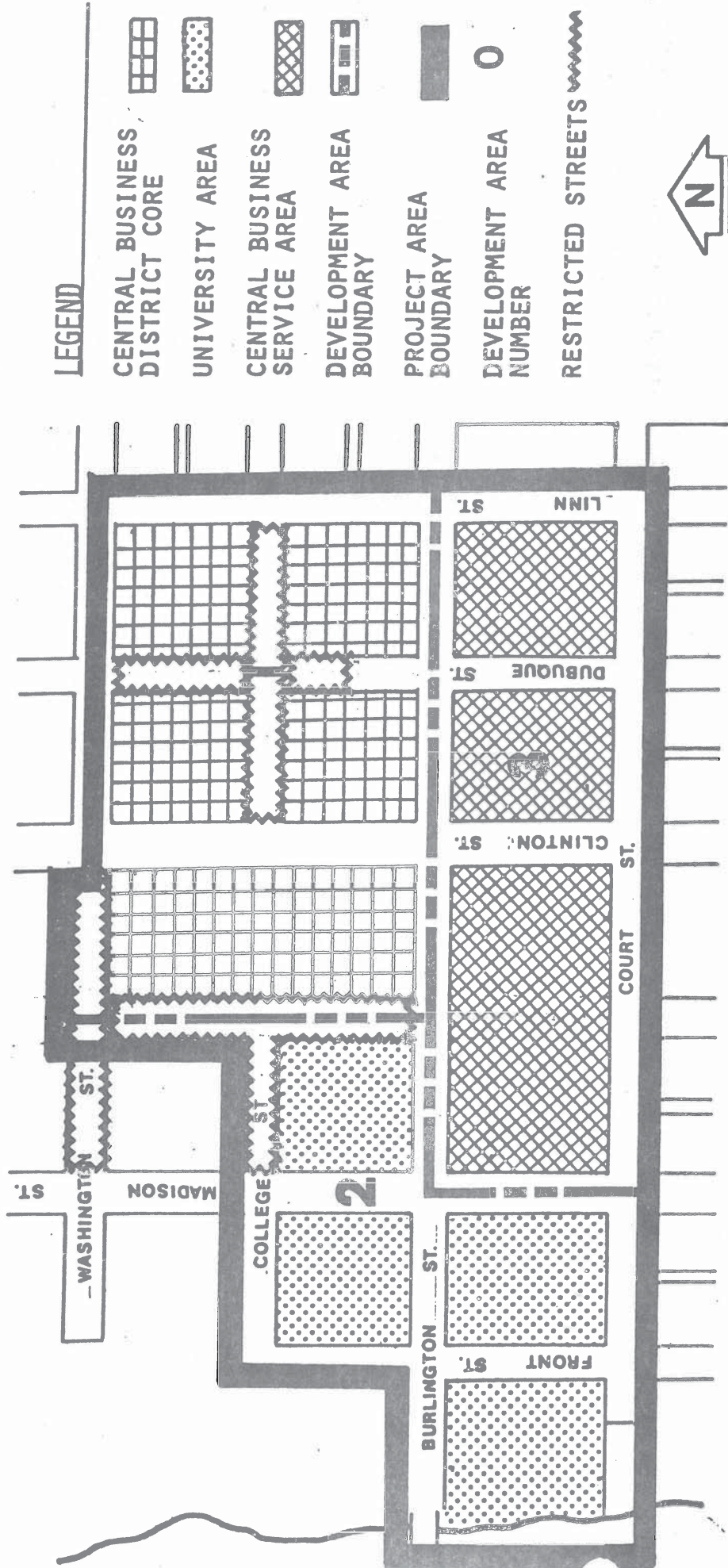
Legend

Block Number	100
Parcel Number	10
Rights-of-Way Vacated	
Parcels To Be Acquired	
Project Boundary	
Not To Be Acquired	



Prepared By: City-University Project
 Department of Project Number Iowa R-14
 Community Development City of Iowa City, Iowa

PROPOSED LAND USE



LEGEND

CENTRAL BUSINESS
DISTRICT CORE



UNIVERSITY AREA



CENTRAL BUSINESS
SERVICE AREA



DEVELOPMENT AREA
BOUNDARY



PROJECT AREA
BOUNDARY



DEVELOPMENT AREA
NUMBER

0

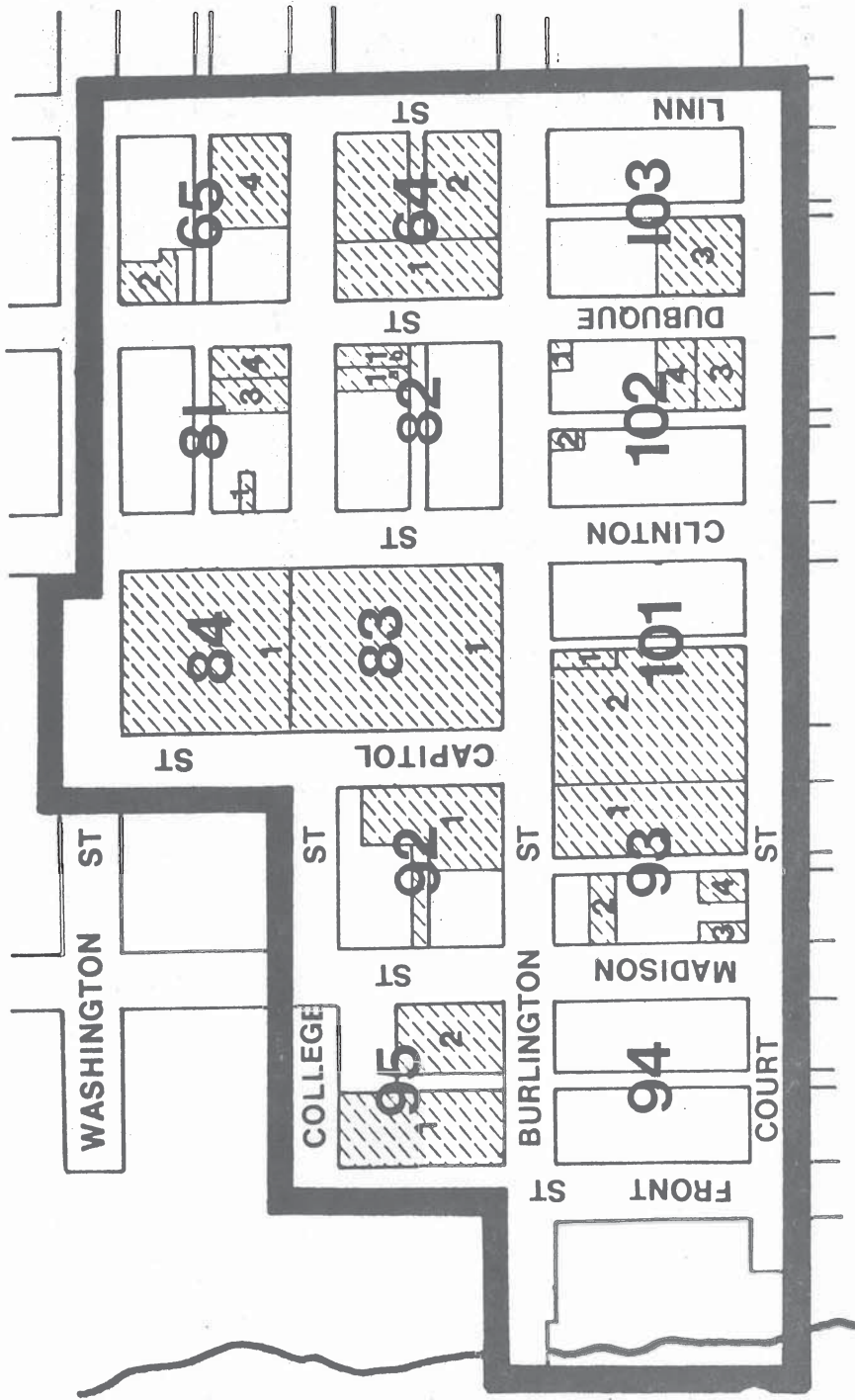
RESTRICTED STREETS



City - University Project
Project Number Iowa R-14
City of Iowa City, Iowa

Exhibit R 213 B
April, 1977

LAND DISPOSITION PLAN



City-University Project
 Project Number Iowa R-14
 City of Iowa City, Iowa
 April, 1977

#4

RESOLUTION "REDEVELOPING" URBAN RENEWAL PLAN
FOR PROJECT IOWA R-14

(Fourth Resolution)

WHEREAS, the City of Iowa City, Iowa, acting as Local Public Agency, hereinafter referred to as the LPA, has entered into a contract for Loan and Grant with the United States of America for the implementation of an Urban Renewal Project known as Project No. Iowa R-14, and

WHEREAS, the City Council of Iowa City, Iowa, has previously adopted and approved an Urban Renewal Plan for said Project, which Urban Renewal Plan was adopted and approved in Resolution No. 2157, passed by the City Council of Iowa City, Iowa, on October 2, 1969, which Plan was modified and amended by Resolution No. 72-159, passed and approved by the City Council of Iowa City, Iowa, on April 18, 1972, which Plan was modified and amended by Resolution 73-172, passed and approved by the City Council of Iowa City, Iowa, on May 1, 1973, which Plan was modified and amended by Resolution 73-420, passed and approved by the City Council of Iowa City, Iowa, on September 25, 1973, which Plan and modifications attached hereto are now on file with the City Clerk of Iowa City, Iowa, as the official plan for Urban Renewal Project Iowa R-14, and

WHEREAS, certain further modifications of said Urban Renewal Plan have been proposed, and

WHEREAS, a public hearing has been held by the City Council of Iowa City, Iowa, on the desirability of said proposed modifications, and

WHEREAS, the LPA deems it desirable, necessary, and in the public interest that the Urban Renewal Plan for Project No. Iowa R-14 be modified as follows:

1. Change the planned land use from four areas to three areas, incorporating the Transition Zone into the Central Business Core,
2. Modify the wording of certain objectives to provide added clarity and reflect updated Council objectives,
3. Add specific statements of Objectives, relating to open space, architectural and historic preservation, residential development, and improved mass transit,
4. Modify the wording of certain proposed actions to provide added clarity,
5. Modify, add, or delete, certain provisions of the Plan setting forth Permitted Uses and Additional Controls and Objectives to provide added clarity and greater re-development flexibility,
6. Update certain citations to other laws, ordinances and actions to reflect changes which have occurred, and,
7. Modify the provisions setting forth Redevelopers Requirements:

Section B, Description of Urban Renewal Area, part 3, Types of Proposed Renewal Action, part a, Clearance and Redevelopment, part (3), is hereby amended by deleting all after the word "facilities" in the second line thereof, and inserting in its place the sentence, "Such sites and facilities shall be so located as to meet projected needs, and shall be designed to enhance the downtown area as a whole."

Section C, Land Use Plan, part 1b(1), University Area, is hereby amended by deleting the word "four" in the second line thereof.

Section C, Land Use Plan, part 1b(1), Central Business District Core, is hereby amended by adding the provision, "Institutional uses above the second floor only," as a new part (f) at the end thereof.

Section C, Land Use Plan, part 2a(2), Central Business Service Area, the paragraph beginning, "Also permitted in the CBS district..." is hereby amended by deleting all after the words "floor level and above."

Section C, Land Use Plan, part 2a(3), University Area, the paragraph beginning "Permitted uses..." is hereby amended by changing said paragraph to read:
"Permitted uses: classrooms, laboratories, meeting rooms, faculty and administrative offices, research facilities, service facilities, and off-street parking."

Section C, Land Use Plan, part 2a(4), Office, Hotel, Institutional, and Special Retail Area, is hereby amended by deleting the entire section.

Section C, Land Use Plan, part 2b, Additional Controls and Objectives, is hereby amended by changing the word "four" to the word "three" in the second line thereof.

Section C, Land Use Plan, part 2b, Additional Controls and Objectives, Central Business Core, is hereby amended by:

- a. deleting the word "regional" from the second line of the first provision thereof.
- b. deleting the second provision, which begins "Intensify the density..." in its entirety and adding the following provision in its place:
--Provide for re-development in compact groupings, in order to intensify the density of usable commercial space, while increasing the availability of open spaces, pedestrian ways, and plazas.
- c. deleting, in its entirety, the provision which begins, "Provide for a pedestrian mall."
- d. deleting, in its entirety the provision which begins, "Provide for a publicly owned...", and adding in its place the following provision:
--Provide for publicly owned off-street parking facilities to accommodate approximately 1600 to 2000 cars."
- e. adding the following provision, immediately after the provision set forth in (d) above:
--Provide for speciality retail and service uses oriented to the pedestrian ways to accommodate the needs of students, faculty, employees, shoppers, and visitors.

...for a hotel, conference center designed to meet the demands for transient housing in downtown Iowa City, readily accessible to the commercial and office activity, the University of Iowa campus, and the medical complex.

- g. deleting in its entirety the provision which begins, "Provide for the closing of Dubuque Street from College..." and inserting in its place the following provision:

--Provide for the closing of Dubuque Street from College Street to the alley between College and Burlington Streets.

Section C, Land Use Plan, part 2b, Additional Controls and Objectives, is hereby amended by deleting in its entirety the section, Office, Hotel, Institutional and Special Retail Area, Area 2.

Section C, Land Use Plan, part 2b, Additional Controls and Objectives, University Area, is hereby amended by changing the phrase "Area 3," to Phrase "Area 2," in the second line thereof.

Section C, Land Use Plan, part 2b, Additional Controls and Objectives, University Area, is hereby amended by deleting the provision which begins, "Provide sites for the..." and adding in its place the following provision:

--Provide sites for the orderly establishment and expansion of the State University of Iowa: such uses North of Burlington Street to be limited to classroom teaching and research facilities, faculty offices, and academic support facilities such as library, museum, student and administrative services. Uses South of Burlington Street are limited to those uses permitted North of Burlington Street, and auxiliary facilities such as off-street parking, physical plant services, and research facilities."

Section C, Land Use Plan, part 2b, Additional Controls and Objectives, University Area, is hereby amended by:

- a. deleting in its entirety the provision which begins, "Provide for a plaza..."
- b. deleting in its entirety the provision which begins, "Provide space south of..."
- c. deleting in its entirety the provision which begins, "Provide for one or more pedestrian overpasses..."

Section C, Land Use Plan, part 2b, Additional Controls and Objectives, Central Business Service Area, is hereby amended by:

- a. changing the words "Area 4" to read "Area 3" in the second line thereof.
- b. deleting from the provision which begins, "Provide for the orderly expansion..." the words "service uses," in the last line thereof, and adding in their place the words, "multi-family residential uses."

Deleting from the provision which begins, "Provide for the expansion or development...", all after the words, "North oriented activities" in the second line thereof.

4. deleting in its entirety the provision which begins, "Provide space for either..." and adding in its place the following provision:

--Provide space for either surface or structure parking to meet the needs for employer and employee long term parking; such parking to be in proper relationship to Burlington Street and the established traffic pattern, so as to divert traffic from residential streets.

- e. delete in its entirety the provision which begins, "Prohibit accessory off-street..."

- f. delete in its entirety the provision which begins, "Provide for up to 100 percent..." and add in its place the following provision:

--Provide for up to 100 percent lot coverage of all parcels of less than 15,000 square feet; and up to 80 percent lot coverage on all parcels larger than 15,000 square feet; and a floor area ratio of up to five times the development area. Floor area ratio premiums may be allowed for inclusion of plazas, open space, street arcades, canopies, passenger loading, and freight loading facilities.

- g. add the following provision at the end of the section thereof:

--Provide for the closing of Capitol Street from Burlington Street to Court Street in order to permit land assembly for private development.

Section D, Project Proposals, part 2, Rehabilitation and Conservation, part b, is hereby amended by deleting in its entirety the list of laws, codes, and ordinances which follows the phrase, "These include:", and adding in its place the following list of laws, codes, and ordinances.

Zoning Ordinance - adopted July, 1962, as subsequently amended

Minimum Housing Standards - adopted March, 1957, as subsequently amended

Uniform Building Code, International Conference of Building Officials, as modified, adopted July, 1956, as subsequently amended

The National Electrical Code, National Fire Protection Association, as modified, adopted January, 1970, as subsequently amended

Plumbing Code, adopted October, 1957, as subsequently amended

Fire Protection and Fire Prevention Codes, including the Uniform Fire Code; International Conference of Building Officials, as modified, adopted July, 1962, as subsequently amended

Ordinance No. 10, adopted January 1, 1974, as amended and
Ordinance No. 11, adopted January 1, 1974, as amended
and Ordinance No. 12, adopted April 1, 1975, as subsequently amended
Section 7, Project Proposals, part 1, Redevelopers Requirements, is hereby
amended by:

- a. deleting from the provision which begins, "The Redevelopers will be required..." the sentence which begins, "This may be through fixed..." in the 10th line thereof, and adding in its place the following sentence: "This may be through fixed price offerings, minimum price offerings, or by other means which in the determination of the City of Iowa City, will best assure the attainment of the development and design objectives of this Urban Renewal Plan, in accordance with State and Federal law,
- b. modifying the provision which begins, "c. That the Redeveloper and his successor or assign..." by adding the word "sex," following the word "color," in the fourth line thereof.

Section E, Other Provisions Necessary to Meet State and Local Requirements, is hereby amended by:

- a. deleting the phrase "1966 Code of Iowa" and inserting in its place the phrase "1975 Code of Iowa."
- b. deleting from part 5, Public Hearing on the Urban Renewal Plan after Public Notice thereof, the fourth line thereof, and adding in its place, "on September 23, 1969, May 1, 1973, and September 21, 1976."

Exhibit R213B, Proposed Land Use, dated May, 1973, is hereby deleted, and exhibit R213B, PROPOSED LAND USE, dated August, 1976, is hereby added in its place.

The City Manager is hereby authorized and directed to make the above modifications in the Urban Renewal Plan and maps.

The above and foregoing modifications of the Urban Renewal Plan and maps are hereby approved and said plan modifications are effective immediately.

The City Manager is further directed to cause a copy of the amendment approved herein to be filed with the City Clerk.

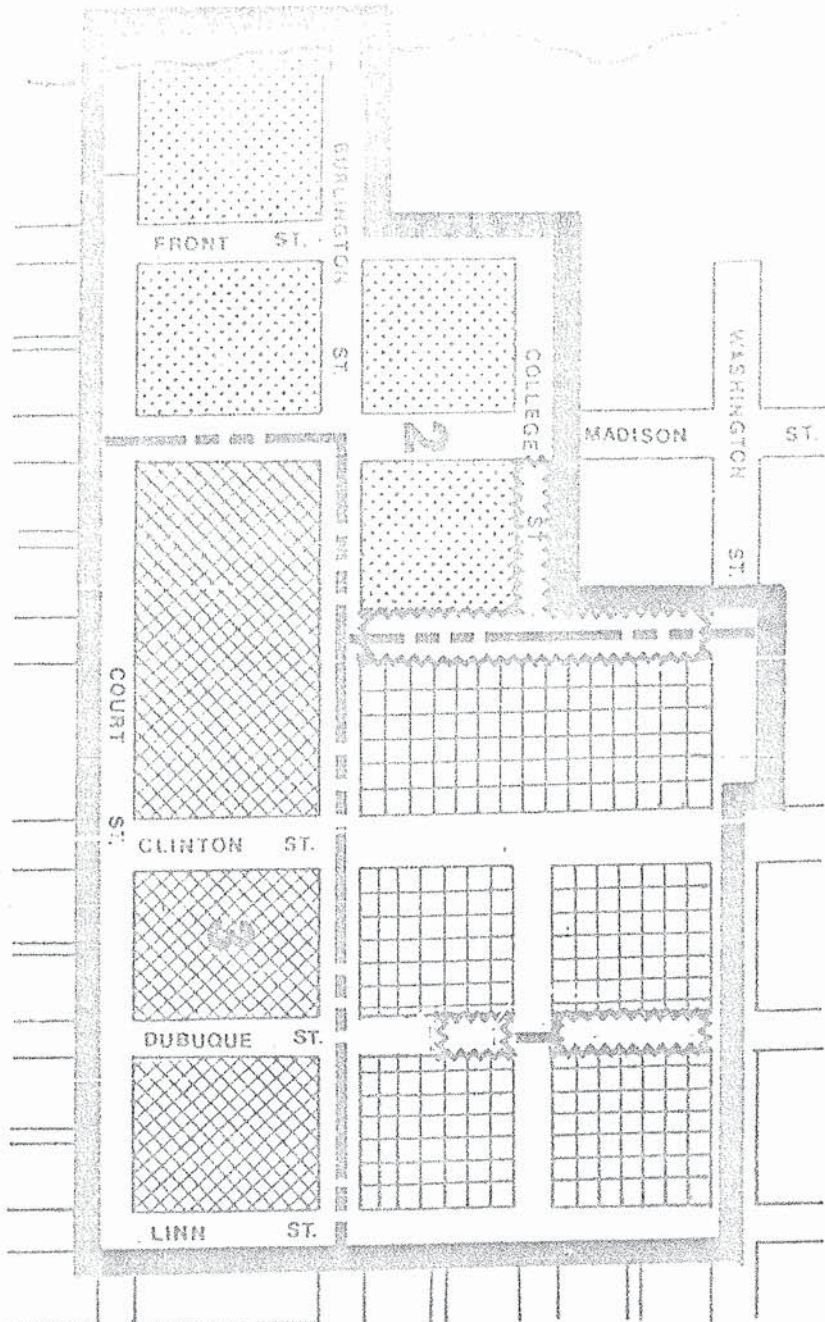
It was moved by deProsse and seconded by Foster
that the Resolution as read be adopted and upon roll call there were:

Passed and approved this 28th day of September, 1976.

Mary C. Henkous
Mayor

ATTEST: Abbie Stalford
City Clerk

PROPOSED LAND USE



City - University Project
 Project Number Iowa R-14
 City of Iowa City, Iowa

Exhibit R 213 B
 August, 1976

LEGEND

RETAIL



UNIVERSITY



COMMERCIAL SERVICES



DEVELOPMENT AREA



BOUNDARY



PROJECT BOUNDARY



DEVELOPMENT AREA



NUMBER



STREETS CLOSED TO TRAFFIC



Added to
Rm 76-352

microfilm
roll 1-65

City-University
Urban Renewal Project 1

The Urban Renewal Project

STATE OF IOWA
CITY UNIVERSITY OF IOWA

PROJECT NO. 1A-14

IOWA CITY, IOWA

TABLE OF CONTENTS

	<u>Page No.</u>
A. Table of Contents	IV-1
Introduction	IV-2
B. Description of Urban Renewal Area	IV-2
1. Boundaries of Urban Renewal Area	IV-2
2. Urban Renewal Plan Objectives	IV-3
3. Types of Proposed Urban Renewal Action	IV-4
C. Land-Use Plan	IV-5
1. Land-Use Map	Exhibit R-213 B
2. Land-Use Provisions and Building Requirements	IV-6
a. Permitted Land-Uses	IV-6
b. Additional Controls and Objectives	IV-8
c. Initiation and Duration of Land-Use Provision and Building Requirements	IV-13
d. Applicability of Land-Use Provisions and Building Requirements to Real Property not to be Acquired	IV-13
D. Project Proposals	IV-13
1. Land Acquisition	IV-13
2. Rehabilitation and Conservation	IV-15
3. Redevelopers' Obligations	IV-23
4. Underground Utility Lines	IV-24
E. Other Provisions Necessary to Meet State and Local Requirements	IV-24
F. Procedures for Changes in Approved Plan	IV-26
G. Modifications	IV-27

Urban Renewal Plan

I. Introduction

The continued stability and vitality of the heart of Iowa City as the center for business, governmental, institutional, and cultural activities is endangered by blight, deterioration and obsolescence. Recognizing this danger, and considering the community pride and achievement focused on this area, the City of Iowa City, through its Department of Planning and Urban Renewal, has initiated a program of Urban Renewal action in its Central Business District.

This Urban Renewal Plan was prepared with the assistance of the Federal government. The primary objectives of the plan are to stimulate, through public action and commitments, private investments in redevelopment and in rehabilitation. In order to achieve the objectives of the City-University Project, the City of Iowa City shall undertake the Urban Renewal actions specified in this Plan, pursuant to the powers granted to it under Chapter 403 of the 1966 Code of Iowa, as amended.

B. Description of Urban Renewal Area

1. Boundaries of Urban Renewal Area

Beginning at the intersection of the centerline of Linn Street and the south right-of-way line of Court Street; thence in a northerly direction along said centerline to the intersection of said centerline and the centerline of Washington Street; thence in a westerly direction along the centerline of Washington Street to the intersection of said centerline and the westerly right-of-way line of Clinton Street extended; thence northerly along said right-of-way line extended to the northerly right-of-way line of Washington Street; thence in a westerly direction to the northwest corner of Washington Street and Capitol Street; thence in a southerly direction along the west right-of-way of Capitol Street to the northwest corner of College Street and Capitol Street; thence in a westerly direction along the north right-of-way of College Street to the east line of the Cedar Rapids-Iowa City Railway right-of-way; thence in a southerly direction along the said Railway right-of-way to the intersection of the north right-of-way line of Burlington Street; thence in a westerly direction along the north right-of-way of Burlington Street to the Iowa River; thence in a southerly direction along the Iowa River to the south right-of-way line of Court Street as extended to the Iowa River; thence in an easterly direction along said line to the point of beginning.

The following objectives have been established for the redevelopment and rehabilitation of the City-University Project

- a. To eliminate substandard buildings, blighting influences, and environmental deficiencies in this important section of the City of Iowa City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.
- b. To strengthen central Iowa City as the retail trade business, financial, administrative, governmental, and cultural center of the area.
- c. To strengthen the economic well-being of the central area and the City by increasing retail activity, taxable values, and job opportunities.
- d. To establish a pattern of land use activities arranged in compact, compatible groupings so as to enhance their efficiency of operation and economic inter-relationships.
- e. To provide for the orderly physical and economic growth of the central area through controlled redevelopment and rehabilitation.
- f. To provide safe, efficient, and attractive vehicular access to central Iowa City from major interstate and regional highways, from neighborhoods and communities throughout the metropolitan area, and from other major centers of business and employment in the region.
- g. To provide a safe, efficient and attractive circulation system which minimizes conflicts between different forms of traffic such as pedestrians, automobiles, transit and service vehicles.
- h. To encourage coordinated development of parcels and structures in order to achieve efficient building design, multi-purpose use of sites, unified off-street parking, trucking and service, and internal pedestrian linkages.
- i. To provide for off-street parking facilities in locations easily accessible from major thoroughfares and central area destinations alike including long-term parking facilities on the periphery of the central area.

1. To improve the appearance of buildings, right-of-way and open spaces, and to encourage high standards of design.
2. To aid the University of Iowa to expand in an orderly way, so the University and the Business District can each perform its own function with minimum conflict and mutual benefit.

3. Types of Proposed Renewal Action

Proposed renewal action will consist of a combination of clearance and redevelopment, rehabilitation, and the provision of public facilities and improvements.

a. Clearance and Redevelopment

Property identified on the Land Acquisition Plan Map, Exhibit R-213-01 attached hereto and made a part hereof, will be acquired by the Local Public Agency, cleared of all improvements and either (1) sold or leased for private redevelopment, or (2) sold, leased or dedicated for construction of public improvements or facilities. Properties are identified for acquisition, clearance and redevelopment for one of the following reasons:

- (1) To remove buildings which are structurally substandard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to the following:
 - (a) Inadequate street layout.
 - (b) Incompatible uses or land-use relationships.
 - (c) Overcrowding of buildings on the land.
 - (d) Excessive dwelling unit density.
 - (e) Obsolete buildings not suitable for improvement or conversion.
- (3) To provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.

b. Rehabilitative services:

(1) Enforcement of "Property Rehabilitation Standards", as set forth in Section D-2 of this Urban Renewal Plan.

- c. Public Improvements and Facilities

(1) Installation of new street improvements, utilities, parking facilities, sidewalks, landscaping and other physical features necessary to serve and improve the Project Area.

- ### C. LAND-USE PLAN

IV-5

Central Business District

The central business district core is the high density, compact, pedestrian-oriented shopping, office, and entertainment area in the heart of central Iowa City.

Permitted Uses: A broad range of compatible retail service uses, including:

- (a) Retail Trade. Those retail uses which serve the county-wide market by virtue of their variety, quality, or specialization of merchandise, including food, drugs and liquor; eating establishments and eating and drinking establishments; general merchandise; apparel and accessories; furniture, furnishings and appliances; hardware; art dealers, antiques; books, stationery and art supplies; sporting goods; toy and hobby shops; jewelry stores; florists; camera and photographic supply; optical goods; cigar stores, news dealers; gift, novelty and souvenir stores; and other pedestrian-oriented similar and compatible retail uses.
- (b) Services. Those appropriate activities which serve the daily convenience needs of employees, students, faculty, and shoppers, including banks and other financial institutions; photographic studios; beauty and barber shops; shoe repair shops; instructional services; watch and jewelry repair; hotels; theaters; travel bureaus; indoor recreational facilities (such as bowling alleys); blue-printing and photostating; and other similar and compatible service uses.
- (c) Offices, business, and professional. Administrative offices and office headquarters; insurance, finance, and real estate offices; professional (e.g. legal, dental, and medical); business services; and other similar and compatible uses.
- (d) Dwelling units, above the ground floor only.
- (e) Off-street parking.

The central business district area is intended to allow for the orderly expansion of the central business district, and to provide space for supporting retail and auto-oriented uses.

Permitted Uses: All uses otherwise permitted in the Central Business District Core will be allowed in the Central Business Service Area. In addition, auto-oriented activities will be allowed, including auto repair garages, auto service stations, parking lots or garages, transportation depots, car wash establishments, motor vehicle sales, and other similar and compatible supporting retail and auto-oriented uses.

(3) University Area

The University Area will be limited to the development of the academic core and supporting activities of the State University of Iowa.

Permitted Uses: Classrooms, lecture halls, meeting rooms, administrative offices, reserved facilities, and off-street parking.

(4) Office, Hotel, Institutional, and Special Retail Area

This area is intended to function as an appropriate transition area between the academic core of the State University of Iowa (west of Capitol Street) and the Central Business District Core Area (east of Clinton Street); activities in this area will be those which would strengthen or support both the academic and retail core areas, etc. which would serve to maintain the functional separation between each core area.

Permitted Uses: Offices; hotels; motels; eating and drinking establishments; entertainment; places of assembly, such as conference halls and auditoria; specialty clothing stores, bookstores, drugstores, and souvenir shops; personal services, such as barber and beauty shops, photographic services, watch repair and jewelry shops; University Administrative uses limited, however, to Capitol Street and Washington Street orientations; and off-street parking.

...the Central Business District Core as a regional shopping, business, and entertainment center.

Central Business District Core

Area

The development of this area should:

- Enlarge and strengthen the function of the Central Business District Core as a regional shopping, business, and entertainment center.
- Intensify the density to retain compactness while adding space.
- Improve the attractiveness and convenience of the shopping environment.
- Provide for a pedestrian mall connecting the public plaza with the activities and uses orienting to Iowa Avenue to be constructed largely in the closed right-of-way of Dubuque Street.
- Provide for the expansion and new development of retail, office, and service activities which will be complimentary to existing activities in use, scale, and quality of materials and surfaces.
- Provide an arcaded public plaza in the heart of the Central Business District Core to be constructed largely on and adjacent to the right-of-way of Dubuque Street at College Street, which will serve as an identifiable civic symbol and focal point and function as a center for pedestrian movement.
- Provide sites; for either one or two new or expanded department stores to serve as primary retail generators.
- Provide for the closing of Dubuque Street from Washington to College Street in order to facilitate pedestrian circulation.
- Provide for the closing of Dubuque Street from College Street to Burlington Street to permit land assembly for private development.

and are oriented to buildings. The parking constructed parallel and adjacent to the closed right-of-way of Bulwer Street.

- Provide for a publicly owned parking facility or facilities (structure) to accommodate approximately 400 to 800 parking spaces.
- Provide for the retention of private off-street accessory parking, now utilized in conjunction with and as part of existing private uses; such parking areas to be provided with buffering, screening, and/or planting as is deemed appropriate to make them visually attractive to passers-by and parkers.
- Prohibit any new off-street parking unless granted by special use permit by the City Council, and in that event, for accessory parking only.
- Provide for up to 100 percent lot coverage of all private development parcels, and a floor area ratio of up to eight times the development area. Floor area ratio premiums may be granted for the inclusion of plazas, open space, street arcades, internal arcades, canopies, passenger loading and consolidated freight loading facilities.
- Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened public service alleys or courts.

Office, Hotel, Institutional, and Special Retail Area

Area 2

The development of this area should:

- Provide for new development which would effectively serve as a transitional area between the Central Business District Core and University Areas.
- Provide for a hotel-convention center which, because of its height, could serve as a focal point of the sky-line.

Provide for office facilities, including
sufficient height to accommodate private
University-related and professional service
office needs.

- Provide for University administration facilities,
to be limited to orientations on Capitol and
Washington Streets.
- Provide for a multi-tiered off-street parking
structure to accommodate 1000 to 1200 parking
spaces, access to be restricted to Clinton,
Washington, and Burlington Streets. Speciality
retail and service uses may be provided at
ground-floor level; private office and hotel-
motel facilities, with meeting and dining
facilities, may be provided above the parking.
- Provide for the closing of College Street be-
tween Capitol and Clinton Streets in order to
facilitate pedestrian circulation.
- Provide for a pedestrian linkage connecting the
University and Central Business District Core
areas, to be constructed largely on the closed
right-of-way of College Street.
- Provide for the closing of Capitol Street from
Washington Street to Burlington Street (consis-
tent with the objectives for Area 4) in order
to facilitate pedestrian circulation.
- Provide for a pedestrian over-pass area,
Burlington Street connecting the University
area with the uses and activities located
south of Burlington Street, to be constructed
in the general area of the intersection of
Burlington and Capitol Streets.
- Provide for up to 70 percent lot coverage of
all development parcels, and a floor area
ratio of up to eight times the development
area. Floor area ratio premiums may be granted
for the inclusion of plazas, open space, street
arcades, internal arcades, canopies, passenger
loading and consolidated freight and loading
facilities.

The development of this area should:

- Provide sites for the orderly establishment and expansion of the State University of Iowa; such uses north of Burlington Street to be limited to classroom and faculty office activities, and academic support facilities such as library, museum, student services, and research relative to teaching. Uses south of Burlington Street are limited to auxiliary facilities such as off-street parking, physical plant services, and research not related to teaching.
- Provide for the closing of College Street between Madison and Capitol Streets in order to facilitate pedestrian circulation.
- Provide for the closing of Capitol Street from Washington Street to Burlington Street (consistent with the objectives for Area 3) in order to facilitate pedestrian circulation.
- Provide for an internal pedestrian circulation network to be constructed largely on the closed rights-of-way of College and Capitol Streets.
- Provide for a plaza in the heart of the academic core to be constructed in the general area of the intersection of College and Capitol Streets, to serve as a University focus and center for pedestrian movement.
- Provide for reinforcement of the linear quality of the Capitol Street pedestrian way and its axial view to the Old Capitol Building by use of strong, dominant University buildings and appropriate tree planting.
- Provide for multi-level development which utilizes the sloping topography between Capitol and Madison Streets

first parking facilities, to be provided for its parking needs, such parking to be provided with direct access to the Burlington Street bypass and access ring.

- Provide for one or more pedestrian overpasses to be constructed over Madison Street north of Burlington Street to effectively unite the campus area and to achieve optimum, conflict-free pedestrian movement.
- Restrict building height to a maximum of eight stories, with landscaped set-backs to be guided by existing University development to the north.
- Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened service alleys or courts.

Central Business Service Area

Area 4

The development of this area should:

- Provide for the orderly expansion of the central business district by permitting such activities as retail, office, and services uses.
- Provide for the expansion or development of auto-oriented activities in proper relationship to the Burlington-Court Street bypass and access ring.
- Provide space for either surface or structure parking to meet the needs of employer and employee long-term parking; such parking to be in proper relationship to the Burlington-Court Street bypass and access ring.
- Prohibit accessory off-street parking for those uses otherwise permitted in the Central Business District Core area, except in such cases where the building floor area is of such size to warrant such parking. Appropriate off-street parking requirements will be in effect where necessary parking is provided for buildings with floor areas of sufficient size to warrant such parking, and for all other activities permitted in this area.

...size lots...
...be provided...
...of places, open space, street arcades, interior
arcades, canopies, passenger loading, and freight
loading facilities.

Provide for consolidation of off-street loading
and service facilities wherever practicable;
access to be provided from screened public
source alleys or courts.

c. Initiation and Duration of Land-Use Provision and Requirements

The above stated land-use objectives, provisions and requirements shall be in full force and effect for a period of 25 years from the date of original City Council approval of the Urban Renewal Plan and shall automatically extend for five year periods thereafter, unless changed by the City Council.

d. Applicability of Land-Use Objectives, Provisions and Requirements to Real Property Not to be Acquired

Every effort will be made by the City of Iowa City to apply the above land-use objectives, provisions, and requirements to real property not to be acquired. These objectives, provisions, and requirements shall be applicable to property in the clearance area which is not to be acquired when the owner thereof acquires project land.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Property Proposed to be Acquired

The real property to be acquired in the City University Project area is identified on Land Acquisition Plan Map, Exhibit R-213⁰¹. Properties are identified for acquisition for the following purposes:

- (1) To remove buildings which are structurally sub-standard.
- (2) To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to, the following:

Also permitted in the CBS district are mutl-family residential uses at the ground floor level and above, between Linn Street and the east half of Block 93.

Subsection C., 2., b., Additional Controls and Objectives, Central Business Service Area, Area 5, the first provision thereof shall read: "...Provide for the orderly expansion..." is hereby amended by deleting "...and..." and "...uses..." from line three and by adding the following phrase at the end of the sentence: "...and multi-family residential uses..." Said paragraph as modified, shall read as follows:

Provide for the orderly expansion of the Central Business District by permitting such activities as retail, office and multi-family residential uses.

The City Manager is hereby authorized and directed to make the above modifications in the Urban Renewal Plan, to cause the proper pro-claimer certificate to be executed, and to notify the federal Department of Housing and Urban Development of the modification.

The above foregoing modifications of the Urban Renewal Plan are hereby approved and said plan modifications are effective immediately.

The City Manager is further directed to cause a copy of the amendment approved herein to be filed with the City Clerk.

It was moved by Butherus and seconded by Hickerson that the resolution as read be adopted, and upon roll call there were:

<u>AYES:</u>	<u>NAYS:</u>	<u>ABSENT:</u>	
<u>X</u>	<u> </u>	<u> </u>	BRANDT
<u>X</u>	<u> </u>	<u> </u>	BUTHERUS
<u>X</u>	<u> </u>	<u> </u>	CZARNECKI
<u>X</u>	<u> </u>	<u> </u>	HICKERSON
<u>X</u>	<u> </u>	<u> </u>	WHITE

Passed and approved this 25th day of September, 1973

CR Brandt
MAYOR

ATTEST: Patricia Steffen
City Clerk

STATE OF IOWA
DEPARTMENT OF REVENUE
DIVISION OF TAXATION

I, _____, Mayor of the City of Iowa City, Iowa, being duly sworn, depose and say that I have personally read and approved the Urban Renewal Plan for the City of Iowa City, Iowa, as amended, and that the statements contained herein are true and correct to the best of my knowledge and belief:

1. Attachment A, attached hereto as part hereof, comprising _____, and dated September 25, 1973, is a true and correct copy of Modifications to the Urban Renewal Plan for Community Development Project 1, Iowa K-14. Such Attachment A reflects all Modifications to the Urban Renewal Plan since October 2, 1969, to date, and the official proceedings respecting the local approval of such modifications is on file in the office of the City Clerk located at the Civic Center, Iowa City, Iowa.

2. A copy of the Urban Renewal Plan as so modified is filed and available for public inspection in the office of the City Clerk located at the Civic Center, Iowa City, Iowa.

3. Documents in the files of the Local Public Agency indicate that the following actions have been completed regarding the amendment of the Urban Renewal Plan as informally concurred in by Iowa representatives Sue Brown and Larry Heeren on June 5, 1973, and as approved by the local governing body of the municipality on September 25, 1973.

a. The modified Urban Renewal Plan has been reviewed by the Local Public Agency and has been found to conform to the objectives, plan, or priorities established in the Workable Program for Community Improvement, and the City Council of Iowa City has concurred in such finding,

a. The major land uses, major circulation system, and major public uses and facilities shown in the modified Urban Renewal Plan have been reviewed by the Local Public Agency and have been found to conform to those in the general plan for the development of the locality as a whole and the City Council of Iowa City has concurred in such finding,

- ... the local governing body and project area committee were provided with written notification of this amendment 14 days prior to the effective date of this change. A copy of the final amendment was provided to the local governing body and Project Area Committee on September 4, 1973.
5. The Plan Modifications did not alter data previously presented on Form HUD-6120, Summary of Project Data. Therefore, a new Form HUD-6120 has not been submitted.
6. All plan modifications have been submitted to the Planning and Zoning Commission. However, no zoning action was necessitated by the modifications.

Any false statement made knowingly herein may subject the signer to civil penalties under Section 231 of Title 31 of the United States Code and, if such statements are made willfully and knowingly, to conviction for a felony under Section 1001 of Title 18 of the United States Code.

October 1, 1973
Date

John B. Kraus
John B. Kraus
Director of Urban Renewal
City of Iowa City, Iowa

MINNAPOLIS ZONING ORDINANCE, CHAPTER 212A, ARTICLE 4

As Amended

The Urban Renewal Plan for Brown Renewal Project Town R-14 as previously modified is hereby further modified as follows:

Section C.1.1.(1), (2) Central Business Service Area, the first paragraph thereof beginning, "the central business service area" is hereby amended by deleting "...and..." in the third line and by adding "...and to permit multi-family residential development..." after the words "...auto-oriented uses..." Said paragraph, as modified shall read as follows:

The central business service area is intended to allow for the orderly expansion of the central business district, to provide space for supporting retail and auto-oriented uses, and to permit multi-family residential development.

the second paragraph of Section C.1.2.a., (2) Central Business Service Area, beginning, "Permitted Uses:..." is hereby amended by the addition of the following sentence at the end of the paragraph: "Also permitted in the CBS district are multi-family residential uses at the ground floor level and above, between Linn Street and the east half of Block 93."

Section C.1.2.b., Additional Controls and Objectives, Central Business Service Area, Area 4, paragraph 1, is hereby amended by deleting "...and..." and "...uses..." from line three and by adding the following phrase at the end of the sentence: "...and multi-family residential uses..." Said paragraph, as modified, shall read as follows:

--Provide for the orderly expansion of the Central Business District by permitting such activities as retail, office and multi-family residential uses.

September, 1973

May, 1953

AMERICAN BAR ASSOCIATION
CANADIAN BAR ASSOCIATION PROJECT 101, 1000 K-14

The Urban Renewal Plan for Urban Renewal Project No. 101, 1000 K-14, is hereby amended as follows: Under Section C., 2., b., after the words "Central Business Service Area", after the words "...and other similar and comparable existing future and anticipated uses...", add "...and dwelling units on the ground floor and above, if constructed for senior citizens, in the western half of Block 103."

Section C., 2., b., of the Urban Renewal Plan is amended by adding the following under "Central Business Service Area, Area 4." "The development of this area shall be as follows: "Provide for residential redevelopment in that area shown on Land Use Map, Exhibit K-213-B, with density up to 100 dwelling units per acre."

Under Section D., 1., d., "Conditions Under Which Property Not Designated for Acquisition May be Acquired", after the words "...Urban Renewal Plan, Property Rehabilitation Standards, and Local Codes and Ordinances...", add "...or if the acquisition of such property is necessary to accomplish the objectives and goals of the Urban Renewal Plan and the acquisition of such property is necessary for one or more of the purposes set forth in subparagraph D., 1., a., of the Urban Renewal Plan."

Under Section D., 1., a., "Property Proposed To Be Acquired" add a new subsection (5) as follows: "To purchase vacant land in order to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan."

April, 1972

#2 ?

IOWA R-14 URBAN RENEWAL PLAN AMENDMENT

PUBLIC HEARING

May 1, 1973

I. Background

- A. Budget overruns in property acquisition and project improvements
- B. Urban Renewal programs (as now known) terminated June 30, 1973 -- No more grant money for specific projects

II. Solution

- A. Cut back in Acquisition -- 25 parcels -- without damaging project objectives and keeping within the approved budgeted amount
- B. Remove project improvements from Item I (cost expenditures to be shared in by federal government) to Item II (totally local cash grant-in-aid)
- C. In so doing, loan authorization reduced from \$13 million to \$12 million. This necessitates an application to amend loan and grant contract.

III. Other

Change land uses to reflect Commercial Services Area in Block 93 and Commercial on parcel 103-3.

Notice is hereby given that pursuant to regulations of the Federal Department of Housing and Urban Development, a hearing by the City Council of Iowa City, Iowa acting as the Local Public Agency, on proposed modifications to City-University Urban Renewal Plan, Project Iowa R-14, which plan was duly adopted by Resolution #2157 by the Local Public Agency on October 2, 1969, and was amended by Resolution #72-159, passed by the Local Public Agency on April 18, 1972, will be held at the City Council Chambers, Civic Center in Iowa City, Iowa, at 4 o'clock P.M. on the 1st day of May, 1973.

The purpose of the hearing is to modify certain aspects of the Urban Renewal Plan, specifically with regard to the deletion of parcels of land to be acquired by the Local Public Agency and changes in the land use plan, specifically changes in parcel 103-3 from residential to commercial land use and parcel 93-1 from institutional to commercial land use.

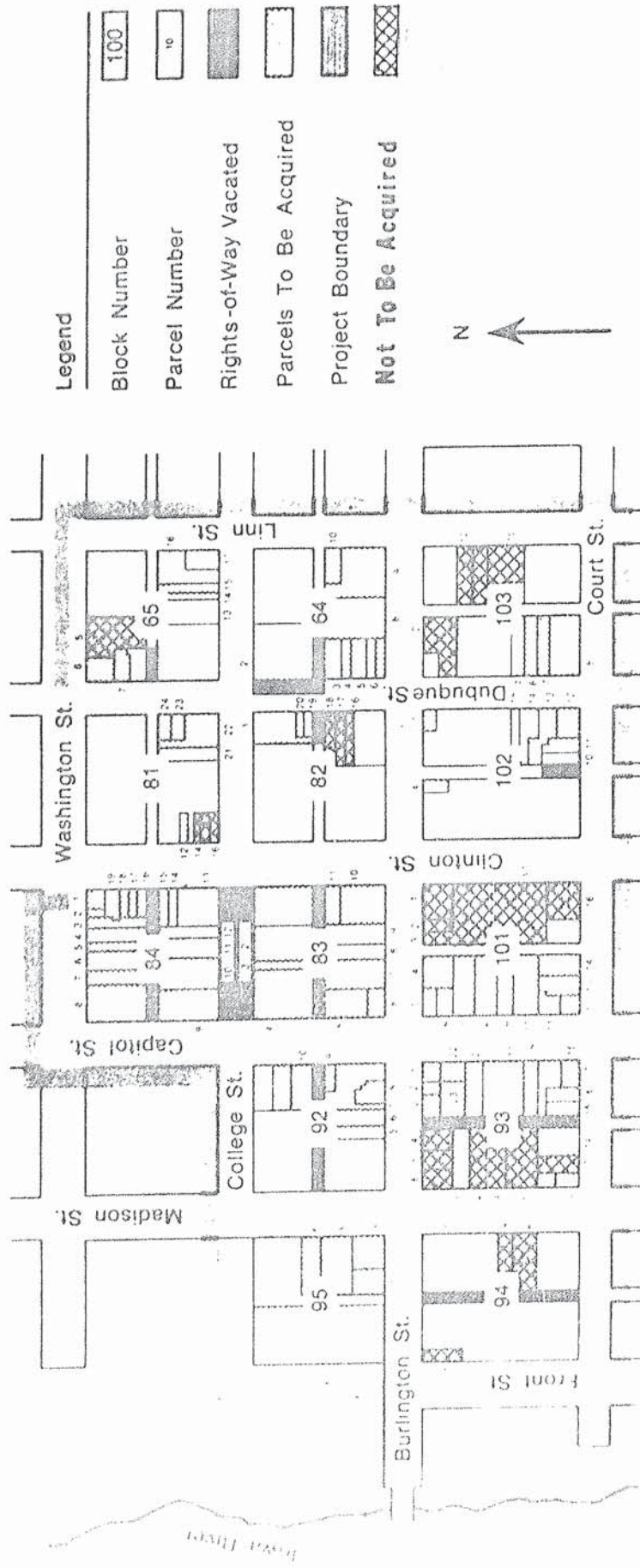
The Urban Renewal Plan and the proposed modifications are now available for examination at the Office of the City Clerk, and the Office of the Department of Urban Renewal. Any person or organization desiring to be heard will be afforded an opportunity to be heard at said hearing.

Dated at Iowa City, Iowa, this 14th day of April, 1973, A.D.

Abbie Stolfus
Abbie Stolfus, City Clerk

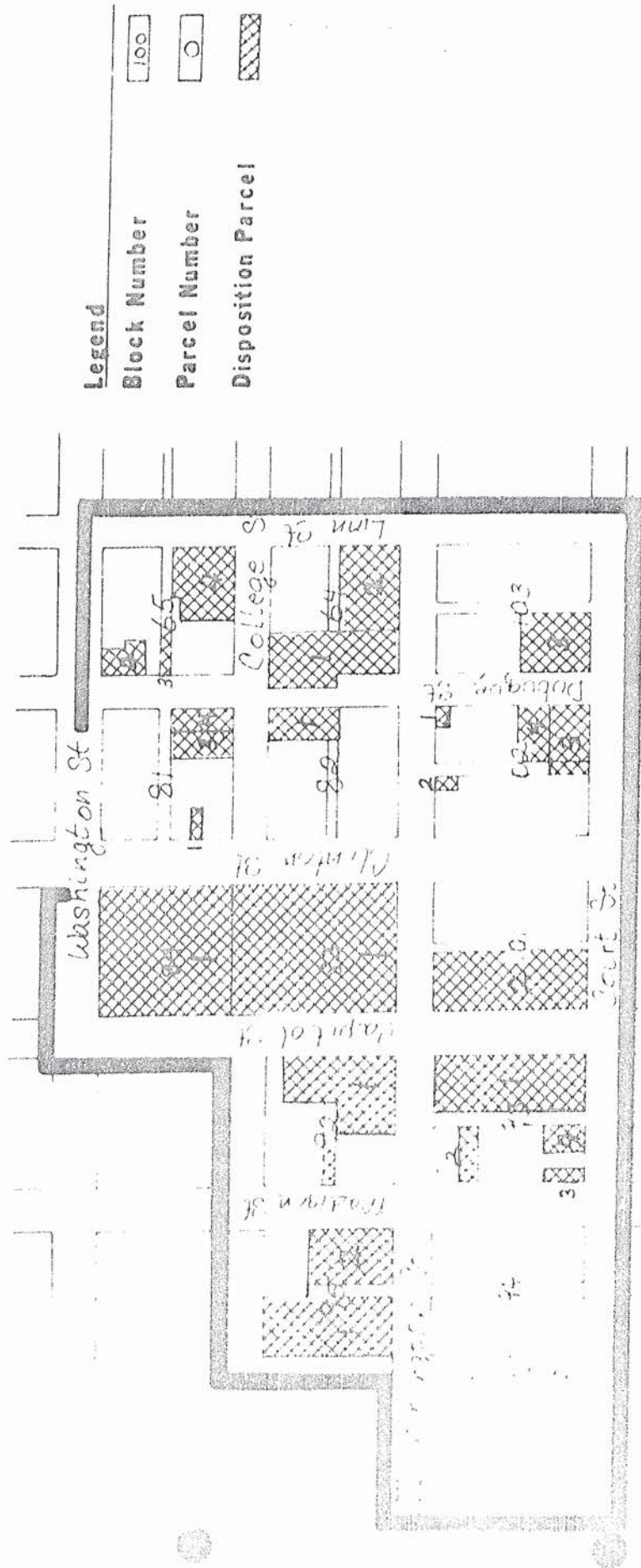
When this is available you already have it

Land Acquisition Plan



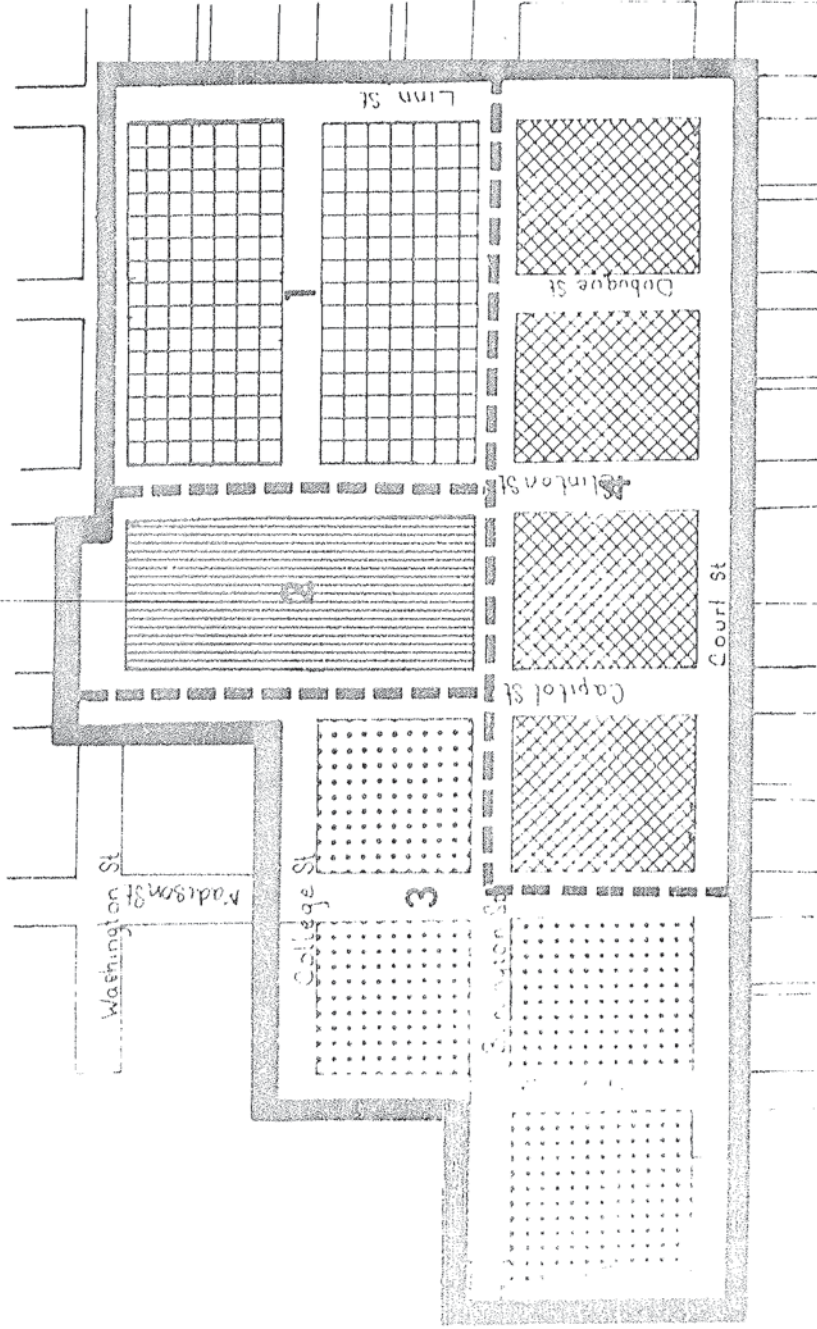
Prepared By: City-University Project
 Department of Project Number Iowa R-14
 Community Development City of Iowa City, Iowa

LAND DISPOSITION PLAN



City-University Project
 Project Number Iowa R.14
 City of Iowa City, Iowa

PROPOSED LAND USE



LEGEND

RETAIL	
TRANSITIONAL	
UNIVERSITY	
COMMERCIAL SERVICES	
DEVELOPMENT AREA BOUNDARY	
PROJECT BOUNDARY	
DEVELOPMENT AREA NUMBER	0



City-University Project
Project Number Iowa R-14
City of Iowa City, Iowa

Exhibit R 213B
May, 1973

(Second Resolution)

73-172

WHEREAS, the City of Iowa City, Iowa, acting as Local Public Agency, hereinafter referred to as the LPA, has entered into a contract for loan and grant with the United States of America for the implementation of an Urban Renewal Project known as Project No. Iowa R-14, and,

WHEREAS, the City Council of Iowa City, Iowa has previously adopted and approved an Urban Renewal Plan for said Project, which Urban Renewal Plan was adopted and approved in Resolution No. 2157, passed by the City Council of Iowa City, Iowa, on October 2, 1969, which plan was modified and amended by Resolution No. 72-159 passed and approved by the City Council of Iowa City, Iowa, on April 18, 1972, which plan and exhibits attached hereto are now on file with the City Clerk of Iowa City, Iowa, as the official plan for Urban Renewal Project Iowa R-14, and

WHEREAS, certain further modifications of said Urban Renewal Plan have been proposed, and

WHEREAS, a public hearing has been held by the City Council of Iowa City, Iowa, on the desirability of said proposed modifications, and,

WHEREAS, the LPA deems it desirable, necessary, and in the public interest that the Urban Renewal Plan for Project No. Iowa R-14 be modified as follows:

1. Eliminate the provision for residential land re-use in the western half of Block 103, Iowa City, Johnson County, Iowa, for the reason that residential land re-use in that part of Block 103 does not appear to be feasible at this time,

2. Add to the conditions under which property designated for acquisition may be exempted from acquisition,

3. Exclude from acquisition certain parcels previously identified on the Land Acquisition Map designated as Code # R-213-B1, dated January 29, 1966, as begin subject to acquisition by the Local Public Agency,

Iowa, acting as Local Public Agency, that the Urban Renewal Plan of the City of Iowa City, Iowa, for Urban Renewal Project No. Iowa P 13 approved and adopted by Resolution No. 2157 on October 2, 1969, and as modified by Resolution No. 72-159 on April 15, 1972, be modified further as follows:

1. Subsection C.,2.,a.,(2) Central Business Service Area, the second paragraph thereof beginning "Permitted uses:" is hereby amended by deleting the following words at the end thereof: "... and dwelling units on the ground floor and above, if constructed for senior citizens, in the western half of Block 103." Said paragraph as amended shall read as follows:

Permitted uses: All uses otherwise permitted in the central business district core will be allowed in the central business service area. In addition, auto-oriented activities will be allowed, including auto repair garages, auto service stations, parking lots or garages, transportation depots, car wash establishments, motor vehicle sales, and other similar and compatible supporting retail and auto-oriented uses.

2. Subsection C.,2.,b., Additional Controls and Objectives, is hereby amended by deleting from the subparagraph entitled Central Business Service Area, Area 4, the following sentence:

--Provide for residential redevelopment in that area shown on Land Use Map, Exhibit R-213-B, with density up to one hundred dwelling units per acre.

3. Subsection D.,1.,c., Conditions Under Which Property Identified to be Acquired May Be Exempted from Acquisition, is hereby amended by adding after the last sentence thereof the following sentence:

--Properties presently designated for acquisition in the Urban Renewal Plan may be deleted at any time, without entering into any agreement with the owner(s), if such deletion is determined by the governing body of the Local Public Agency to be in the best interests of the Project.

4. The Land Use Plan Map designated as Code No. R 213 B and designated as Exhibit R-213-B, dated January 28, 1969, revised April 5, 1972, shall be revised to remove residential re-use from the block bounded by Burlington on the north, Linn on the east, Court on the south and Dubuque on the west, Block 103, Original Town, Iowa City, Johnson County, Iowa, and insert therefor commercial use.

5. The following parcels shall be removed from the Land Acquisition Map designated as Code R 213 D1 and designated as Exhibit

Block Number

Parcel Number

103
104
105

1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

6. The block bounded by Burlington on the north, Capitol on the east, Court on the south, and Madison on the west, Block 93 Original Town, Iowa City, Johnson County, Iowa, shall be shown on the Land Use Plan Map, designated as Code R 213 B, in Development Area Number 4 instead of Area 3. Said block shall also be changed in subsections C., 2., a. and b. of the Urban Renewal Plan from the "University Area" and included in the "Central Business Service Area."

The City Manager is hereby authorized and directed to make the above modifications in the Urban Renewal Plan and maps.

The above and foregoing modifications of the Urban Renewal Plan and maps are hereby approved and said plan modifications are effective immediately.

The City Manager is further directed to cause a copy of the amendment approved herein to be filed with the City Clerk.

It was moved by Connell and seconded by Hickerson that the resolution as read be adopted, and upon roll call there were:

<u>AYES:</u>	<u>NAYS:</u>	<u>ABSENT:</u>	
<u>x</u>	<u> </u>	<u> </u>	BRANDT
<u>x</u>	<u> </u>	<u> </u>	CONNELL
<u>x</u>	<u> </u>	<u> </u>	CZARNECKI
<u>x</u>	<u> </u>	<u> </u>	HICKERSON
<u>x</u>	<u> </u>	<u> </u>	WHITE

Passed and approved this 1 day of May, 1973.

C. H. Brandt
MAYOR

RESOLUTION MODIFYING URBAN RENEWAL PLAN FOR PROJECT IOWA R-14

WHEREAS, the City of Iowa City, Iowa, acting as Local Public Agency, hereinafter referred to as the LPA, has entered into a contract for loan and grant with the United States of America for the implementation of an urban renewal project known as Project Number Iowa R-14, and,

WHEREAS, the City Council of Iowa City, Iowa, has previously adopted and approved an Urban Renewal Plan for said Project, which Urban Renewal Plan was adopted and approved in Resolution No. 2157, passed by the City Council of Iowa City, Iowa, on October 2, 1969, which plan and exhibits attached thereto are now on file with the City Clerk of Iowa City, Iowa, as the official Urban Renewal Plan for Urban Renewal Project Iowa R-14, and,

WHEREAS, the City Staff has proposed certain modifications of said Urban Renewal Plan, and,

WHEREAS, a public hearing has been held by the City Council of Iowa City, Iowa, on the desirability of said proposed modifications, and,

WHEREAS, the LPA deems it desirable, necessary, and in the public interest that the Urban Renewal Plan for Project Number Iowa R-14 be modified to provide for residential housing in the western half of Block 103, Iowa City, Johnson County, Iowa, and further that certain provisions of the Urban Renewal Plan dealing with property acquisition be modified.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF IOWA CITY, IOWA, acting as Local Public Agency, that the Urban Renewal Plan of the City of Iowa City, Iowa, for Urban Renewal Project Number Iowa R-14,

approved and adopted by Resolution No. 2157 on October 2, 1969, by

the LPA, be modified as follows:

1. Subsection C., 2., a., (2) Central Business Service Area,

the second paragraph thereof beginning "Permitted Uses:" is hereby

amended by adding the following words at the end thereof: " . . . and

dwelling units on the ground floor and above, if constructed for

senior citizens, in the western half of Block 103." Said paragraph

as amended shall read as follows:

Permitted Uses: All uses otherwise permitted in the

Central Business District Core will be allowed in the

Central Business Service Area. In addition, auto

oriented activities will be allowed, including auto

repair garages, auto service stations, parking lots or

garages, transportation depots, car wash establishments,

motor vehicle sales, and other similar and compatible

supporting retail and auto oriented uses, and dwelling

units on the ground floor and above, if constructed for

senior citizens, in the western half of Block 103.

2. Subsection C., 2., b., Additional Controls And Objectives,

is hereby amended by adding to the subparagraph thereof entitled

Central Business Service Area, Area 4, the following sentence:

— Provide for residential redevelopment in that area

shown on Land Use Map, Exhibit R-213-B, with density up

to 100 dwelling units per acre."

3. Subsection D., 1., b., Conditions Under Which Property Not

Designated For Acquisition May Be Acquired, is hereby amended by

adding at the end thereof the following language: " . . . or if the

acquisition of such property is necessary to accomplish the

objectives and goals of the Urban Renewal Plan and the acquisition

of such property is necessary for one or more of the purposes set

forth in subparagraph D., 1., a., of the Urban Renewal Plan." As

amended, the subsection shall read as follows:

Property not designated for acquisition may be acquired
by the City of Iowa City if such property is not made to

conform to the Urban Renewal Plan, Property Rehabilitation Standards, and local codes, and ordinances or if the acquisition of such property is necessary to accomplish the objectives and goals of the Urban Renewal Plan and the acquisition of such property is necessary for one or more of the purposes set forth in subparagraph D., 1., a., of the Urban Renewal Plan.

4. Subparagraph D., 1., a., Property Proposed To Be Acquired,

is amended by adding the following subsection thereto designated as subsection (5) as follows:

(5) To purchase vacant land in order to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan.

5. The Land Use Plan Map, referred to in the Urban Renewal

Plan adopted by the LPA on October 2, 1969, and filed with the City Clerk, has been revised and a new Land Use Plan Map designated as "Code No. R 213 B" and also designated as "Exhibit R-213B" dated January 28, 1969, revised April 5, 1972, is hereby adopted and approved as an exhibit for said Urban Renewal Plan as amended and the City Manager is hereby directed to cause a copy of the April 5, 1972, revision of the Land Use Plan Map, Exhibit R-213B, to be

filed with the City Clerk.

The above and foregoing modifications of the Urban Renewal Plan are hereby approved and said Plan modifications are effective

immediately. The City Manager is further directed to cause a copy of the Urban Renewal Plan, as amended by this Resolution, to be

filed with the City Clerk.

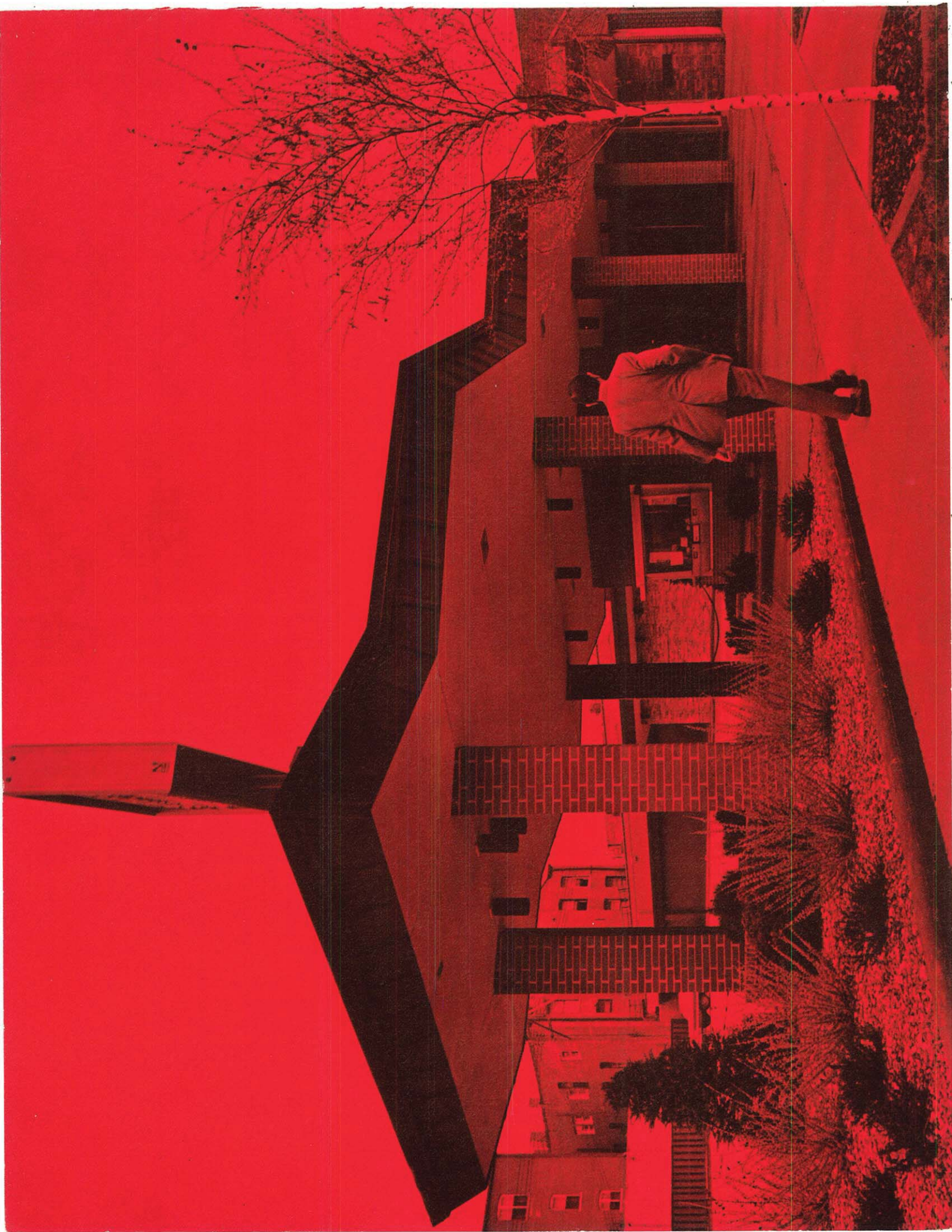
It was moved by White and seconded by Czarnecki

that the resolution as read be adopted, and upon roll call there

were:

City-University Redevelopment Iowa City, Iowa





City-University Project

Iowa R-14

CITY COUNCIL

Loren Hickerson, Mayor

C. L. "Tim" Brandt

Lee Butherus

Robert "Doc" Connell

J. Patrick White

CITY MANAGER

Frank R. Smiley

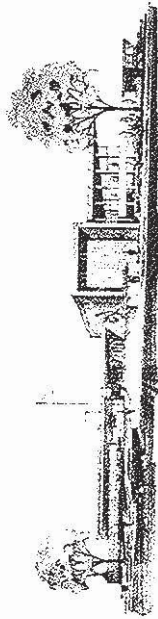
June, 1971

Loan Authorization \$13,166,151

Federal Grant \$ 9,538,608

Local Share \$ 5,196,142

The preparation of this pamphlet was financed in part through a Federal loan and grant from the Renewal and Housing Management Administration, U.S. Department of Housing and Urban Development, under the provisions of Title I of the Housing Act of 1949, as amended.



City of Iowa City

office of the mayor
Loren Hickerson

June 16, 1971

Dear Iowa Citizen:

With federal approval of Urban Renewal Project R-14, Iowa City begins a long-deferred rejuvenation of its downtown area. No more important challenge faces the city—its government, its business and financial community, and citizens in general—than to work together to assure the outstanding and far-reaching success of these efforts.

This booklet describes Project Iowa R-14 in some detail. The Project involves some 13 square blocks in the downtown area, and affects both University of Iowa and commercial business planning in the project area. In terms of public policies affecting investments in renewal activity (including policies for the use of public funds) this project will tend to set long-range patterns for general redevelopment and improvement throughout the central areas of the city.

As the process begins, it is imperative that the role of *private initiative and enterprise* be emphasized. These are the key elements in downtown revitalization in Iowa City. Sound public policies and the judicious investment of public resources are important, and to be encouraged. But only the vision and conviction of the private citizen—as businessman, partner, planner, investor, developer—can guarantee the superior quality of downtown Iowa City in the years to come.

Very sincerely yours,

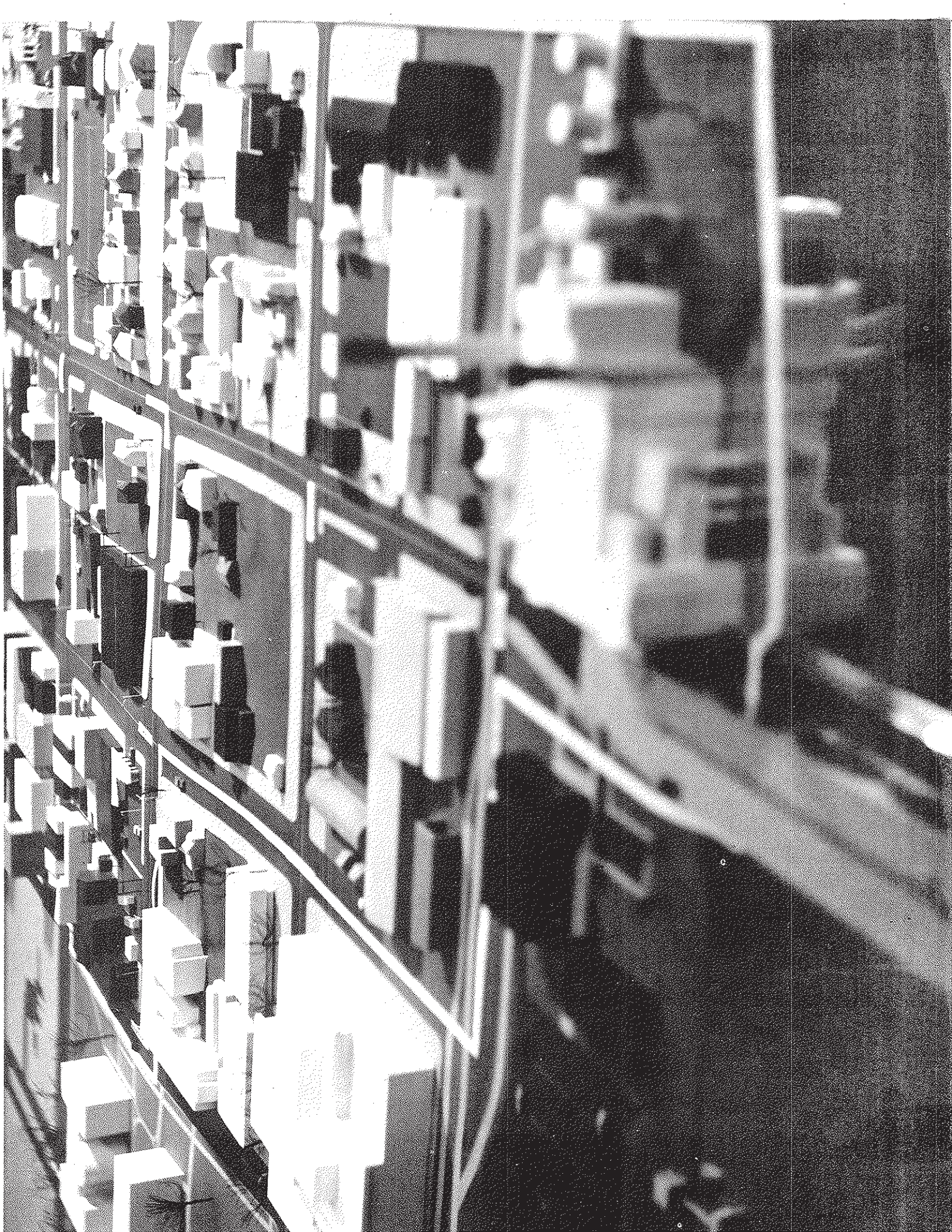
Loren Hickerson
Mayor

Why Urban Renewal?

Everything that lives, grows old. That includes cities. When the stability and vitality of the heart of a city becomes weakened by deterioration, overcrowding, and obsolescence, something must be done. Recognizing this danger to our own central district, the City of Iowa City, through its Department of Community Development, has initiated a program to revitalize the heart of the city.

The primary objectives of the program are to stimulate PRIVATE investments in redevelopment and rehabilitation through PUBLIC action and commitments. This program does not envision the "bulldozing" of our downtown area. It does encompass the demolition of certain obsolete or deteriorating structures and the orderly, systematic rebuilding of a viable central city area, the rehabilitation of sound buildings, and a re-emphasis on a people-centered central city. In order to achieve the objectives of the City-University Urban Renewal Project, the City of Iowa City will undertake the actions specified in the Urban Renewal Plan as approved by the Planning and Zoning Commission, the City Council and the federal government. This brochure contains a detailed synopsis of that plan.





City-University Urban Renewal Project1

The Urban Renewal Plan

Table of Contents	Page
1. <i>Description of the Urban Renewal Project Area</i>	2
A. Boundaries of the Project Area	2
B. Urban Renewal Plan Objectives	2
C. Proposed Urban Renewal Action	2
2. <i>Land Use Plan</i>	4
A. Land Use Map	4
B. Land Use Provisions and Building Requirements	4
1. Permitted Land Uses	4
2. Additional Controls and Objectives	5
3. Duration of Land Use Controls	6
4. Applicability of Land Use Objectives to Real Property Not to be Acquired	7
3. <i>Project Proposals</i>	10
A. Land Acquisition	10
B. Rehabilitation and Conservation	10
C. Redevelopers' Requirements	11
4. <i>Changing the Urban Renewal Plan</i>	11

NORTH



Iowa Ave.

University of Iowa

Washington St.

College St.

Project Boundary

Linn St.

Dubuque St.

Clinton St.

Capitol St.

Burlington St.

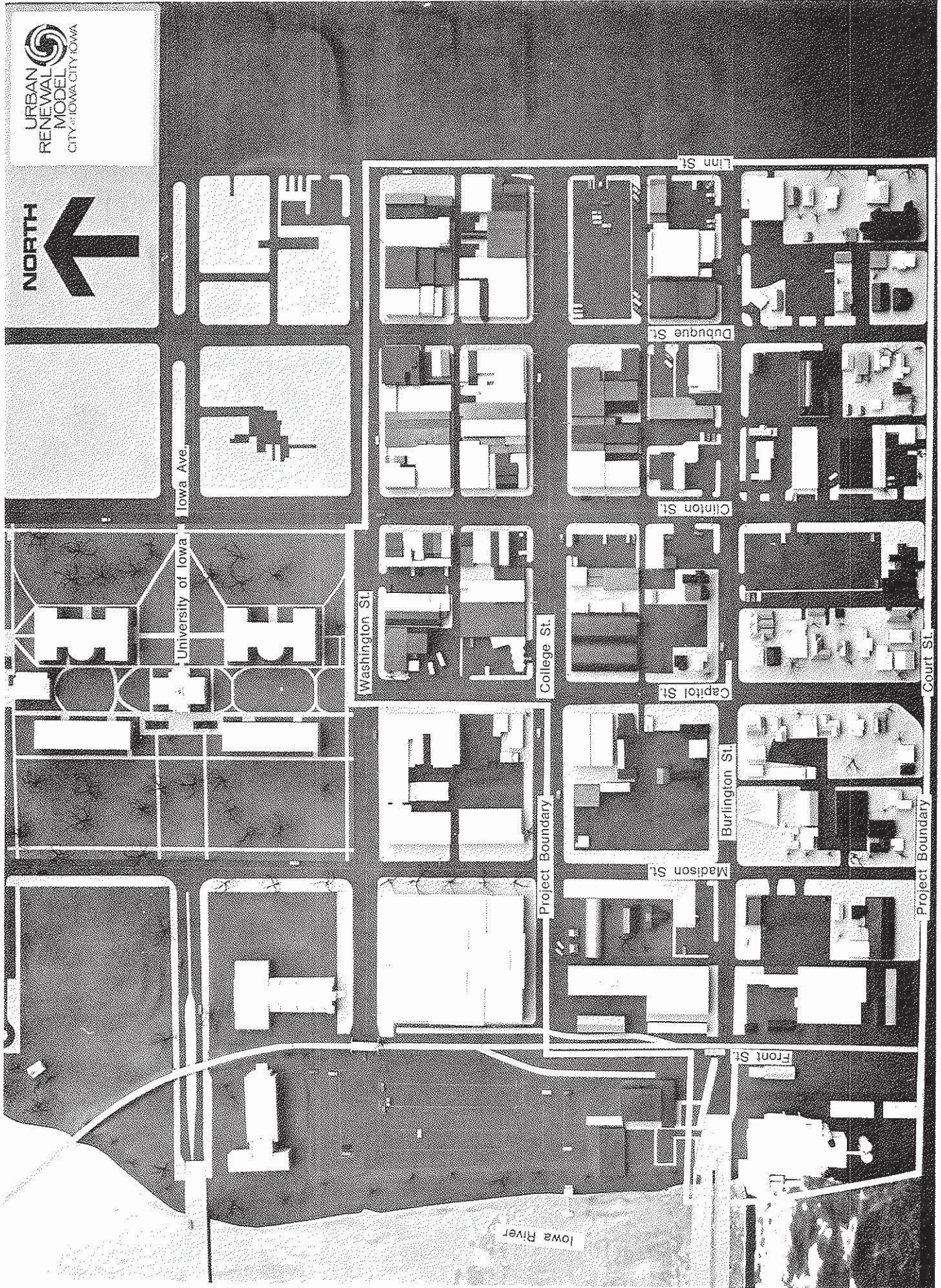
Madison St.

Front St.

Court St.

Project Boundary

Iowa River



1 Description of the Urban Renewal Project Area

to assist the University of Iowa to expand in an orderly way, so the University and the Central Business District can each perform the functions expected of them with minimum conflict and maximum mutual benefit.

C. Proposed Urban Renewal Actions

Urban Renewal action will consist of the following:
clearance and redevelopment of cleared land
rehabilitation of sound existing structures
construction of public facilities and improvements
Each of these actions is significant enough to warrant further explanation.

Clearance and Redevelopment of Cleared Land

Those properties planned for acquisition, clearance, and subsequent redevelopment, are shown on the Land Acquisition Map on page 9. Once the properties are cleared, the City will either (1) sell them for private redevelopment in accordance with the provisions of this Plan, or (2) sell or dedicate them for the construction of new public improvements or facilities, e.g., public parking, pedestrian malls, etc.

Rehabilitation

Rehabilitation activities will include:
enforcement of Property Rehabilitation Standards (PRS). Generally, PRS are the existing Codes and Ordinances of the City of Iowa City which pertain to buildings, construction of new buildings, zoning, and design standards. A detailed list of PRS for this project can be obtained from the Department of Community Development.
provision of technical assistance to property owners to facilitate and stimulate achievement of rehabilitation standards and objectives.

Public Improvements and Facilities

These will include the installation of new street improvements, utilities, parking facilities, sidewalks, landscaping, pedestrian walkways, and other physical features necessary to serve and improve the project area.

A. Boundaries of the Project Area

In general, the City-University Urban Renewal Project is bounded by Linn Street on the east, Court Street on the south, the Iowa River on the west, and Washington Street on the north. The project boundary map on the opposite page shows the exact project area.

B. Urban Renewal Plan Objectives

The objectives of this urban renewal plan are many and varied. Undoubtedly, time and circumstances will alter some of the objectives. A general statement of the goals of this undertaking, however, includes the following:

to remove buildings that are substandard (buildings which cannot be economically restored to meet city codes and ordinances), and to remove blighting influences and environmental deficiencies in this important section of the City of Iowa City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.

to strengthen central Iowa City as the retail trade, financial, administrative, governmental, and cultural center of the area.

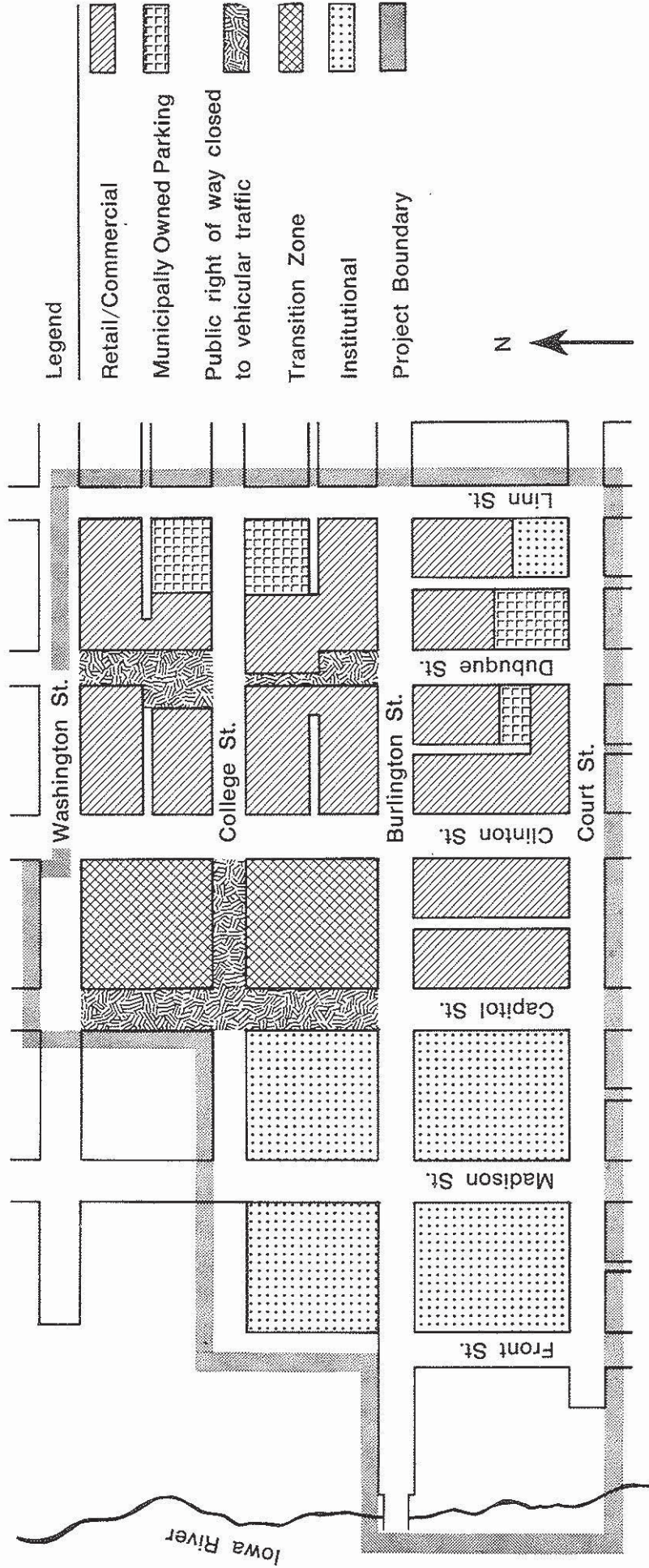
to enhance the economic well-being of the central city, and thus the entire city, by increasing retail trade activities, taxable values, and job opportunities.

to provide for the orderly physical and economic growth of the central city through controlled redevelopment and rehabilitation.

to provide for off-street parking facilities in locations easily accessible from major thoroughfares and central area destinations alike, including long-term parking facilities on the periphery of the central area.

to improve the appearance of buildings, rights-of-way, and open spaces, and to encourage high standards of design.

Proposed Land Use



Prepared By: City-University Project
 Department of Project Number Iowa R-14
 Community Development City of Iowa City, Iowa

2 Land Use Plan

A. Land Use Map

Proposed land uses within the project area are illustrated on the Land Use Map on page 3.

B. Land Use Provisions and Building Requirements

1. Permitted Land Uses

The project area is divided into four districts: Central Business District Core, Central Business Service Area, University Area, and Hotel-Institutional or "Transition" Area. It is to be understood that this division is not so rigid as to not allow for change.

a. Central Business District Core

The central business district core is the high density, compact, pedestrian-oriented shopping, office, and entertainment area in the heart of central Iowa City.

Permitted Uses: A broad range of compatible retail services uses, including:

RETAIL TRADE Those retail uses which serve the county-wide market by virtue of their variety, quality, or specialization of merchandise, including food, drugs, and liquor; eating establishments and eating and drinking establishments; general merchandise; apparel and accessories; furniture, furnishings and appliances; hardware; art dealers; antiques; books, stationery and art supplies; sporting goods; toy and hobby shops; jewelry stores; florists; camera and photographic supply; optical goods; cigar stores, news dealers; gift, novelty and souvenir stores; and other pedestrian-oriented similar and compatible retail uses.

SERVICES Those appropriate activities which serve the daily convenience needs of employees, students, faculty, and shoppers, including banks and other financial institutions; photographic studios; beauty and barber shops; shoe repair shops; instructional services; watch and jewelry repair, hotels; theaters; travel bureaus; indoor

recreational facilities (such as bowling alleys); blueprinting and photostating; and other similar and compatible service uses.

OFFICES, BUSINESS, AND PROFESSIONAL Administrative offices and office headquarters; insurance, finance, and real estate offices; professional (e.g. legal, dental, and medical); business services; and other similar and compatible uses.

DWELLING UNITS, above the ground floor only.
OFF-STREET PARKING.

b. Office, Hotel, Institutional, and Special Retail Area

This area is intended to function as an appropriate transition area between the academic core of the University of Iowa (west of Capitol Street) and the Central Business District Core Area (east of Clinton Street); activities in this area will be those which would strengthen or support both the academic and retail core areas and which would serve to maintain the functional separation between each core area.

Permitted Uses: Offices; hotels; motels; eating and drinking establishments; entertainment; places of assembly, such as conference halls and auditoria; specialty clothing stores, bookstores, drugstores, and souvenir shops; personal services such as barber and beauty shops; University Administrative uses limited, however, to Capitol Street and Washington Street orientations; and off-street parking.

c. University Area

The University Area will be limited to the development of the academic core and supporting activities of the University of Iowa.

Permitted Uses: Classrooms, lecture halls, meeting rooms, administrative offices, reserved facilities, off-street parking, and other similar and compatible supporting uses.

d. Central Business Service Area

The central business service area is intended to allow for the orderly expansion of the central business district, and to provide space for supporting retail and auto-oriented uses.

Permitted Uses: All uses otherwise permitted in the Central Business District Core will be allowed in the Central Business Service Area. In addition, auto-oriented activities will be allowed, including auto repair garages, auto service stations, parking lots or garages, transportation depots, car wash establishments, motor vehicle sales, and other similar and compatible supporting retail and auto-oriented uses.

2. *Additional Controls and Objectives*

There are four development areas comprising the Plan Area (identified on the Land-Use Plan Map, page 3). Additional controls and objectives for each development area include:

Central Business Core

Area 1

The development of this area should:

- Enlarge and strengthen the function of the District Core as a regional shopping, business, and entertainment center.
- Intensify the density to retain compactness while adding space.
- Improve the attractiveness and convenience of the shopping environment.
- Provide for the expansion and new development of retail, office, and service activities which will be complementary to existing activities in use, scale, and quality of materials and surfaces.
- Provide an arcaded public plaza in the heart of the Central Business District Core to be constructed largely on, and adjacent to, the right-of-way of Dubuque Street at College Street, which will serve as an identifiable civic symbol and focal point and function as a center for pedestrian movement.
- Provide sites for either one or two new or expanded department stores to serve as primary retail generators.
- Provide for the closing of Dubuque Street from Washington to College Street in order to facilitate pedestrian circulation.
- Provide for the closing of Dubuque Street from College Street to Burlington Street to permit land

assembly for private development.

Provide attractive public pedestrian link between the public plaza and the activities and uses oriented to Burlington Street, to be constructed parallel and adjacent to the closed right-of-way of Dubuque Street.

Provide for a publicly owned parking facility or facilities (structure) to accommodate approximately 600 to 800 parking spaces.

Provide for the retention of private off-street accessory parking, now utilized in conjunction with and as part of existing private uses; such parking areas to be provided with buffering screening, and/or planting as is deemed appropriate to make them visually attractive to passersby and parkers.

Prohibit any new off-street parking unless granted by special use permit by the City Council, and in that event, for accessory parking only.

Provide for up to 100 percent lot coverage of all private development parcels, and a floor area ratio of up to eight times the development area. Floor area ratio premiums may be granted for the inclusion of plazas, open space, street arcades, internal arcades, canopies, passenger loading and consolidated freight loading facilities.

Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened public service alleys or courts.

Office, Hotel, Institutional, and Special Retail Area

Area 2

The development of this area should:

Provide for new development which would effectively serve as a transition area between the Central Business District Core and University Areas.

Provide for a hotel-convention center which, because of its height, could serve as a focal point of the sky-line.

Provide for specialty retail and service uses oriented to the pedestrian-ways to accommodate the needs of students, faculty, and visitors.

Provide for office facilities in buildings of significant height to accommodate private University-related and professional service office needs.

Provide for University administration facilities, to be limited to orientations of Capitol and Washington Streets.

Provide for a multi-tiered off-street parking structure to accommodate 1000 to 1200 parking spaces, access to be restricted to Clinton, Washington, and Burlington Streets. Specialty retail and service uses may be provided at ground-floor level; private office and hotel-motel facilities, with meeting and dining facilities, may be provided above the parking.

Provide for a pedestrian linkage connecting the University and Central Business District Core areas.

Provide for the closing of Capitol Street from Washington Street to Burlington Street (consistent with the objectives for Area 4) in order to facilitate pedestrian circulation.

Provide for a pedestrian over-pass over Burlington Street connecting the University area with the uses and activities located south of Burlington Street, to be constructed in the general area of the intersection of Burlington and Capitol Streets.

Provide for up to 70 percent lot coverage of all development parcels, and a floor area ratio of up to eight times the development area. Floor area ratio premiums may be granted for the inclusion of plazas, open space, street arcades, internal arcades, canopies, passenger loading and consolidated freight and loading facilities.

Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened public service alleys or courts.

University Area

Area 3

The development of this area should:

Provide sites for the orderly establishment and expansion of the University of Iowa; such uses north of Burlington Street to be limited to classroom and faculty office activities, and academic

support facilities such as library, museum, student services, and research relative to teaching. Uses south of Burlington Street are limited to auxiliary facilities such as off-street parking, physical plant services, and research not related to teaching.

Provide for the closing of College Street between Madison and Capitol Streets in order to facilitate pedestrian circulation.

Provide for the closing of Capitol Street from Washington Street to Burlington Street (consistent with the objectives for Area 4) in order to facilitate pedestrian circulation.

Provide for an internal pedestrian circulation network to be constructed largely on the closed rights-of-way of College and Capitol Streets.

Provide for a plaza in the heart of the academic core to be constructed in the general area of the intersection of College and Capitol Streets, to serve as a University focus and center for pedestrian movement.

Provide for reinforcement of the linear quality of the Capitol Street pedestrian way and its axial view to the Old Capitol Building by use of strong, dominant University buildings and appropriate tree planting.

Provide for multi-level development which utilizes the sloping topography between Capitol and Madison Streets.

Provide for one or more pedestrian overpasses to be constructed over Madison Street north of Burlington Street to effectively unite the campus area and to achieve optimum, conflict-free pedestrian movement.

Restrict building height to a maximum of eight stories, with landscaped set-backs to be guided by existing University development to the north. Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened service alleys or courts.

Provide for consolidated off-street loading and service facilities wherever practicable; access to be provided from screened public service alleys or courts.

Central Business Service Area

Area 4

The development of this area should:

Provide for the orderly expansion of the central business district by permitting such activities as retail, office, and service uses.

Provide space for either surface or structure parking to meet the needs of employer and employee long-term parking.

Prohibit accessory off-street parking for those uses otherwise permitted in the Central Business District Core Area, except in such cases where the building floor area is of such size to warrant such parking. Appropriate off-street parking requirements will be in effect where necessary parking is provided for buildings with floor areas of sufficient size to warrant such parking, and for all other activities permitted in this area.

Provide for up to 100 percent lot coverage of all development parcels, and a floor area ratio of up to five times the development area. Floor area premiums may be granted for the inclusion of plazas, open space, street arcades, internal arcades, canopies, passenger loading, and freight loading facilities.

Provide for consolidation of off-street loading and service facilities wherever practicable; access to be provided from screened public service alleys or courts.

3. Duration of Land-Use Provision and Requirements

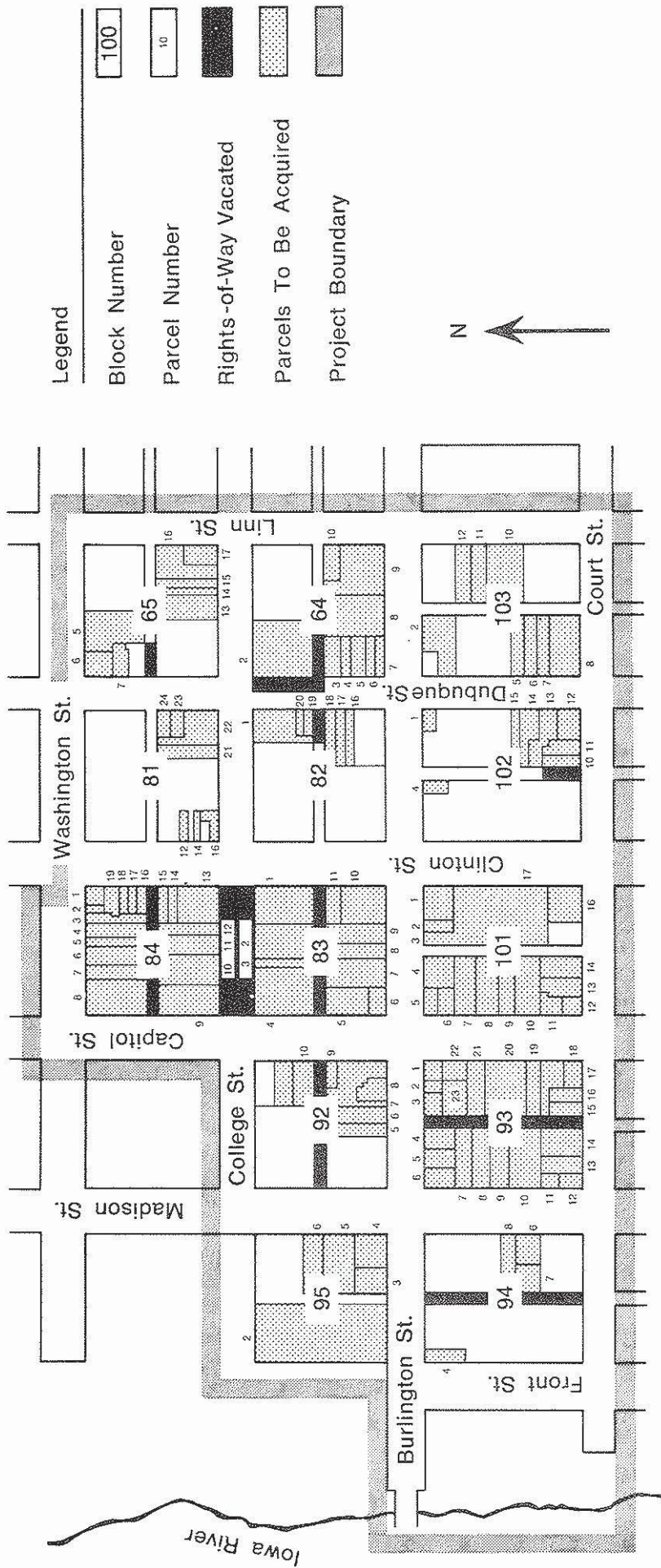
The above stated land-use objectives, provisions and requirements shall be in full force and effect for a period of 25 years from the date of original City Council approval of the Urban Renewal Plan and shall automatically extend for five year periods thereafter, unless changed by the City Council.

4. Applicability of Land-Use Objectives to Real Property Not to be Acquired

Every effort will be made by the City of Iowa City to apply the above land-use objectives, provisions, and requirements to real property not to be acquired. These objectives, provisions, and requirements shall be applicable to property in the clearance area which is not to be acquired when the owner thereof acquires project land.



Land Acquisition Plan



Prepared By: City-University Project
 Department of Project Number Iowa R-14
 Community Development City of Iowa City, Iowa

3 Project Proposals

A. Land Acquisition

The real property to be acquired in the City-University Project area is identified on Land Acquisition Plan Map on the opposite page.

Properties are identified for acquisition for the following purposes:

to remove buildings which are structurally sub-standard.

to remove buildings, other than buildings which are structurally substandard, in order to remove blighting influences which are exerted on the area.

to provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.

to clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan.

A further word about clearance of properties is in order at this point. It is possible that properties not identified on the Land Acquisition Map as parcels to be acquired may, in fact, be acquired by the city. Alternately, some parcels designated for acquisition on the Acquisition Map may eventually not be acquired. If a property not now identified as being an "acquisition parcel" becomes deteriorated to a point that it warrants clearance, then the city may acquire the property and demolish it. On the other hand, parcels now designated for clearance that are not essential to accomplish the objectives of this Urban Renewal Plan, if rehabilitated or razed, may be exempted from acquisition by the city.

B. Rehabilitation and Conservation

The Urban Renewal Plan has set forth specific

planning proposals which will improve the environment in the Project Area and encourage the physical rehabilitation of buildings designated to remain.

A continuous and vigilant enforcement of existing laws, codes, ordinances, and regulations of the City of Iowa City and the State of Iowa, as amended, will be in effect and in force within the City-University Project Area (Iowa R-14). These include:

Zoning Ordinance—adopted July 1962

Housing Code—adopted March 1965

Building Code—adopted June 1969

Electrical Code—adopted December 1969

Plumbing Code—adopted October 1957

Heating Code—adopted October 1967

Fire Prevention Code—adopted October 1967

Subdivision Regulations—adopted January 1964

Signs and Billboards Ordinance—adopted January 1958

Garbage and Refuse Code—adopted April 1953
Structures which do not meet applicable codes and ordinances and whose owners refuse to bring, or are incapable of bringing, them into compliance, may be acquired by the City of Iowa City.

Upon the acquisition of such property, the City of Iowa City may sell such property to a private purchaser(s) at its fair market value, subject to its being rehabilitated to the Property Rehabilitation Standards, or the City of Iowa City will demolish the structure(s) thereon and dispose of the land, in accordance with the Urban Renewal Plan, at its fair market value to a developer for redevelopment.

The standards for the rehabilitation of all existing structures to remain in the project area are the achievement of not less than the minimum Property Rehabilitation Standards established for this project. Subject standards include applicable provisions of existing local codes and ordinances, as heretofore identified.

In addition to the requirements of applicable codes and ordinances, specific requirements shall be in effect as Property Rehabilitation Standards for the City-University Urban Renewal Project. These standards are available from the Department of Community Development.

C. Redeveloper's Requirements

The Redevelopers will be required by contractual agreement to observe the Land-Use and Building Requirements and General Design Objectives of this Urban Renewal Plan. The contract and other disposition documents will set forth in detail the provisions, standards, and criteria for achieving the objectives and requirements outlined in the Urban Renewal Plan. The City of Iowa City will select redevelopers on the basis of their proposals, their ability to carry out such proposals, and the conformance of the proposals to the Urban Renewal Plan. This may be through fixed price offerings, through negotiations where objectives are determining factors, or by other means which, in the determination of the City of Iowa City, will best assure the attainment of the development and design objectives of the Urban Renewal Plan.

Disposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, utilities, and driveways.

Redevelopers will not be permitted to defer the start of construction for a period longer than that required to prepare architectural plans, obtain satisfactory financing, and the review and approval of such plans by the City of Iowa City in order to establish their conformance with the provisions of this Plan and the disposition documents.

In addition, the following provisions will be included in each Agreement:

- a. That the Redeveloper will submit to the City of Iowa City a plan and schedule for the proposed development.
- b. That the purchase of the land is for the purpose of redevelopment and not for speculation.

- c. That the land will be built upon and improved in conformity with the objectives and the provisions of the Urban Renewal Plan.
- d. That the construction of improvements will be commenced and completed within a reasonable time.
- e. That the Redeveloper and his successor or assign agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises therein conveyed, nor will the Redeveloper himself, or any claiming under or through him, establish or permit such practice or practices of discrimination or segregation with reference to the selection, lessees, subleases, or vendees in the premises therein conveyed.

D. Underground Utilities

Existing and proposed utility distribution lines shall be placed underground wherever feasible.

4 Changing the Urban Renewal Plan

If the city desires to modify this plan, it may do so after holding a public hearing on the proposed change in accordance with applicable State and local law.

Any change affecting any property or contractual right can be effectuated only in accordance with applicable State and local law.

Urban Renewal
1 E. College Street
Iowa City, Iowa 52240