

HIAWATHA PLANNING AND ZONING COMMISSION
WORK SESSION
April 22, 2019

The Hiawatha Planning and Zoning Commission met on April 22, 2019. Vice Chairperson, Mark Ross called the meeting to order at 6:05 P.M. Members present: Darryl Cheney, Eric Hoover, Lisa Jepsen, Kenny Jones, Terry Trimpe. Members Absent: Chair Mark Powers. Staff present: Community Development Director Patrick Parsley, Assistant Building Official Jim Fisher, City Administrator Kim Downs, City Engineer John Bender.

Board Member, Eric Hoover moved to approve the agenda. Second by Terry Trimpe. Motion carried.

Robins Road Study Update.

Community Development Director, Patrick Parsley began the meeting sharing the following; This area of Hiawatha was developed in the 1960's. The City Council feels this corridor will be the next location for future redevelopment and infrastructure investment. This area has aging public utilities, overhead private utilities, uncontrolled street access, and aging street and public sidewalks that do not meet current design standards. There is a need for identifying, visualizing, and acting on opportunities to refurbish the area with an emphasis on urban redevelopment. The study focused on understanding urban design qualities that result in a vibrant, mixed-use community reflective of the Comprehensive Plan 2036. The City anticipates Robins Road from Chaffee Drive to Boyson Road will be an extension to the Village Center Redevelopment. The intent is to prepare a redevelopment strategy and plan for the future growth. The plan for street and utility reconstruction and possible zoning revisions to promote investment in the area are included in the study.

Highlights of the study:

- Infrastructure improvements are needed. The infrastructure is old and in need of an upgrade due to the aging of the system and new construction coming on line;
- Right-of-way alignment;
- Next steps on the Village Center (Midtown) is developed;
- Steering committee- consists of local property owners (varies land owners) discussing the areas future. All agreed the land use should move away from industrial uses;
- Advantages of moving power lines underground for aesthetics and to make room along the roadway for traffic and car storage. Discussions on other type of land uses (future trails, sidewalks);
- Public meetings were held in addition to steering committee;
- This area is a spoke to our midtown area; Northwood would be a business village center concept as an active intersection;
- Discussion of an overlay similar to Center Point Road zoning for potential development;
- Who will redevelop? Private development with only city involved if necessary; such as brownfield grants;
- Midtown will certainly be a catalyst to Robins Road development. Concepts and direction;
- Parson Drive to Northwood would open up potential for redevelopment to mobile home park and other open space;
- Will we construct the infrastructure improvements in phases? South-end first and then move north;
- Moving forward- zoning overlay (updating comprehensive plan and concepts);
- Updates to design guidelines;
- Trail concepts with project will be considered and consistent to complete street design.

The commission members Mark Ross and Lisa Jepsen inferred that redevelopment would increase the value of each of the properties and should be considered in future discussions. Property tax values- increase and what those projected values would look like.

Community Development Director, Patrick Parsley invited and suggested each of the board members attend the last public input meeting set for May, 16 from 5:00-7:00 P.M.

Note: Redevelopment can start in a year from now or 15 years from now. Very similar to the Village Center concept.

Darryl Cheney made the following comments:

- Newbo concept brought another redevelopment as Village Center (Midtown) could bring to Robins Road redevelopment.
- Cedar Falls concepts with shared projects; putting parking in right location. Have been a positive to the Cedar Falls community and its redevelopment.

Darryl Cheney moved to adjourn the meeting at 6:54 P.M Second by Lisa Jepsen. Motion Carried.

Mark Ross, Vice Chairperson

ATTEST:

Kim Downs, City Administrator, acting clerk