



INTRODUCTION

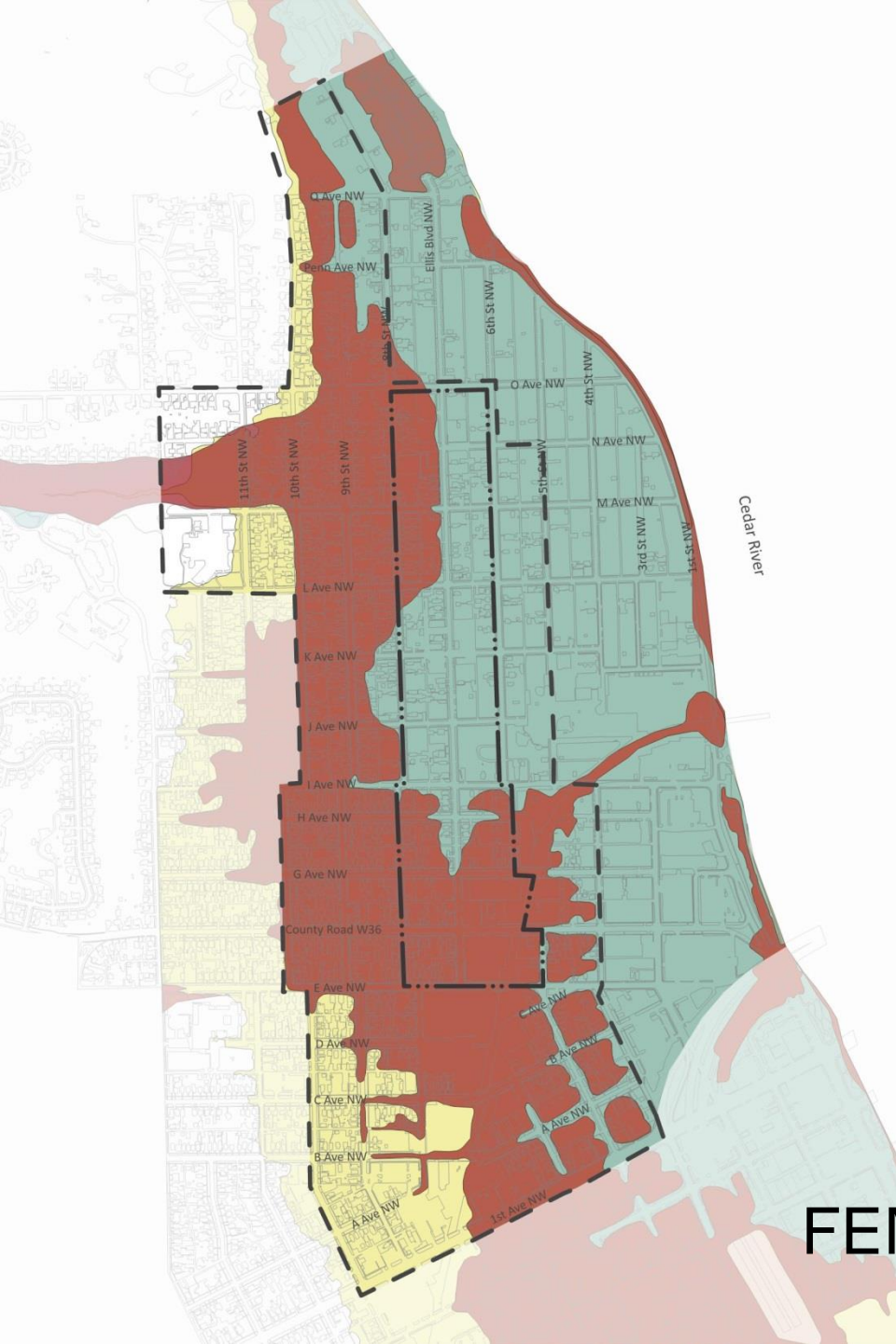
ELLIS BLVD STUDY— CEDAR RAPIDS, IA
AUGUST 26, 2013





- Place Making Presentation
- Small Group Working Session
- Connections Presentation
- Small Group Working Session
- Small Group Wrap-up Session
- Next Steps / Thank you

Viabie Business Corridor




- State designation
- Allows for Limited Redevelopment in 100-year Flood Plain
- Demonstrates that public and private investment is planned in a targeted geographic area
- Ellis Boulevard from E Avenue – O Avenue



Legend:

-  Ellis Blvd Study Area Boundary
-  Viable Business Corridor Study Area Boundary

FEMA 2010 Flood Zones

-  100 Year
-  500 Year
-  2008 Flood Inundation Area

INTRODUCTION
FEMA FLOOD ZONES
 ELLIS BLVD STUDY- CEDAR RAPIDS, IA
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- Promotes high density mixed-use development
- Promotes complete streets /walkable community
- Sustainable/flood resilient building practices
- Ellis Ave is the commercial center/ neighborhood is oriented around the Ellis commercial center
- Incorporate context sensitive design – size/scale of structures to blend with existing development

1. Design on a human scale
2. Provide choices
3. Encourage mixed-use development
4. Preserve urban centers
5. Vary transportation options
6. Build vibrant public spaces
7. Create a neighborhood identity
8. Protect environmental resources
9. Conserve landscapes
10. Design matters

AMERICAN INSTITUTE OF ARCHITECTS: COMMUNITIES BY DESIGN
10 PRINCIPLES FOR LIVABLE COMMUNITIES

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1. DESIGN ON A HUMAN SCALE

Compact, pedestrian-Friendly communities allow residents to walk to shops, services, cultural resources, and jobs. Can also reduce traffic congestion and benefit people's health.



10 PRINCIPLES FOR LIVABLE COMMUNITIES

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2. PROVIDE CHOICES

People want variety in housing, shopping, recreation, transportation and employment. Variety creates lively neighborhood and accommodates residents in different stages of their lives.



3. ENCOURAGE MIXED-USE DEVELOPMENT

Integrating different land uses and varied building types creates vibrant, pedestrian-friendly, and diverse communities.



4. PRESERVE URBAN CENTERS

Restoring, revitalizing, and infilling urban centers takes advantage of existing streets, services, and buildings which avoids the need for new infrastructure. This helps to curb sprawl and promotes stability for city neighborhoods.



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5. VARY TRANSPORTATION OPTIONS

Giving people the option of walking, biking, and using public transit in addition to driving reduces traffic congestion, protects the environment, and encourages physical activity.



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6. BUILD VIBRANT PUBLIC SPACES

Citizens need welcoming, well-defined public places to stimulate face-to-face interaction, collectively celebrate and mourn, encourage civic participation, admire public art, and gather for public events.



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7. CREATE A NEIGHBORHOOD IDENTITY

A “sense of place” gives neighborhoods a unique character, enhances the walking environment, and creates pride in the community.



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8. PROTECT ENVIRONMENTAL RESOURCES

A well-designed balance of nature and development preserves natural systems, protects waterways from pollution, reduces air pollution, and protects property values.



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9. CONSERVE LANDSCAPES

Open space, farms, and wildlife habitat are essential for the environment, recreation, and culture to flourish.



10. DESIGN MATTERS

Design excellence is the foundation of successful and healthy communities.



10 PRINCIPLES FOR LIVABLE COMMUNITIES

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1. **DESIGN ON A HUMAN SCALE**
2. Provide choices
3. **ENCOURAGE MIXED-USE DEVELOPMENT**
4. **PRESERVE URBAN CENTERS**
5. Vary transportation options
6. **BUILD VIBRANT PUBLIC SPACES**
7. **CREATE A NEIGHBORHOOD IDENTITY**
8. Protect environmental resources
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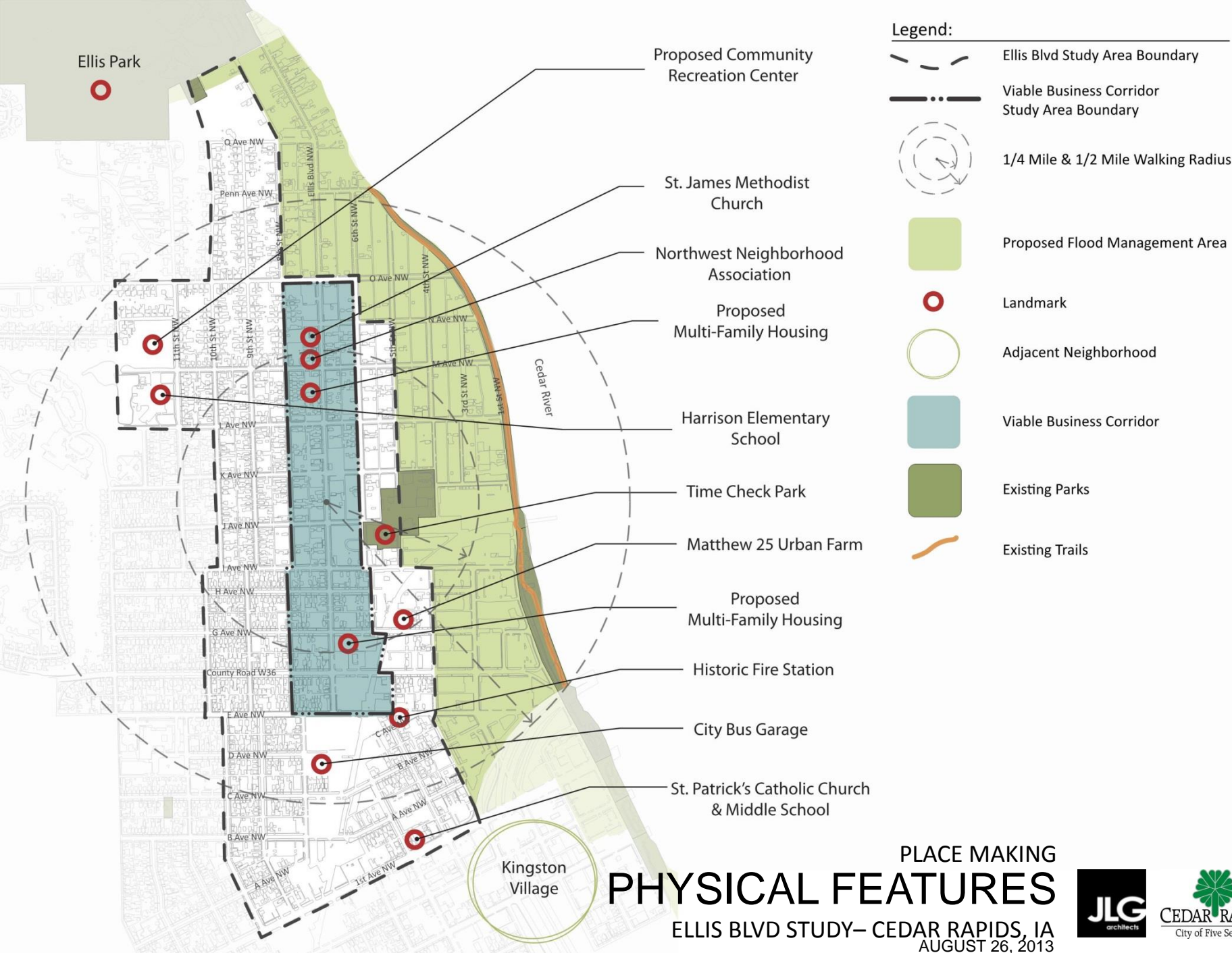
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size/scale of structures to blend with existing
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Ellis Park

Proposed Community Recreation Center

St. James Methodist Church

Northwest Neighborhood Association

Proposed Multi-Family Housing

Harrison Elementary School

Time Check Park

Matthew 25 Urban Farm

Proposed Multi-Family Housing

Historic Fire Station

City Bus Garage



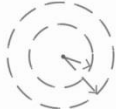






St. Patrick's Catholic Church & Middle School

Kingston Village

PLACE MAKING PHYSICAL FEATURES

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Legend:

-  Ellis Blvd Study Area Boundary
-  Viable Business Corridor Study Area Boundary
-  1/4 Mile & 1/2 Mile Walking Radius
-  Proposed Flood Management Area
-  Landmark
-  Adjacent Neighborhood
-  Viable Business Corridor
-  Existing Parks
-  Existing Trails



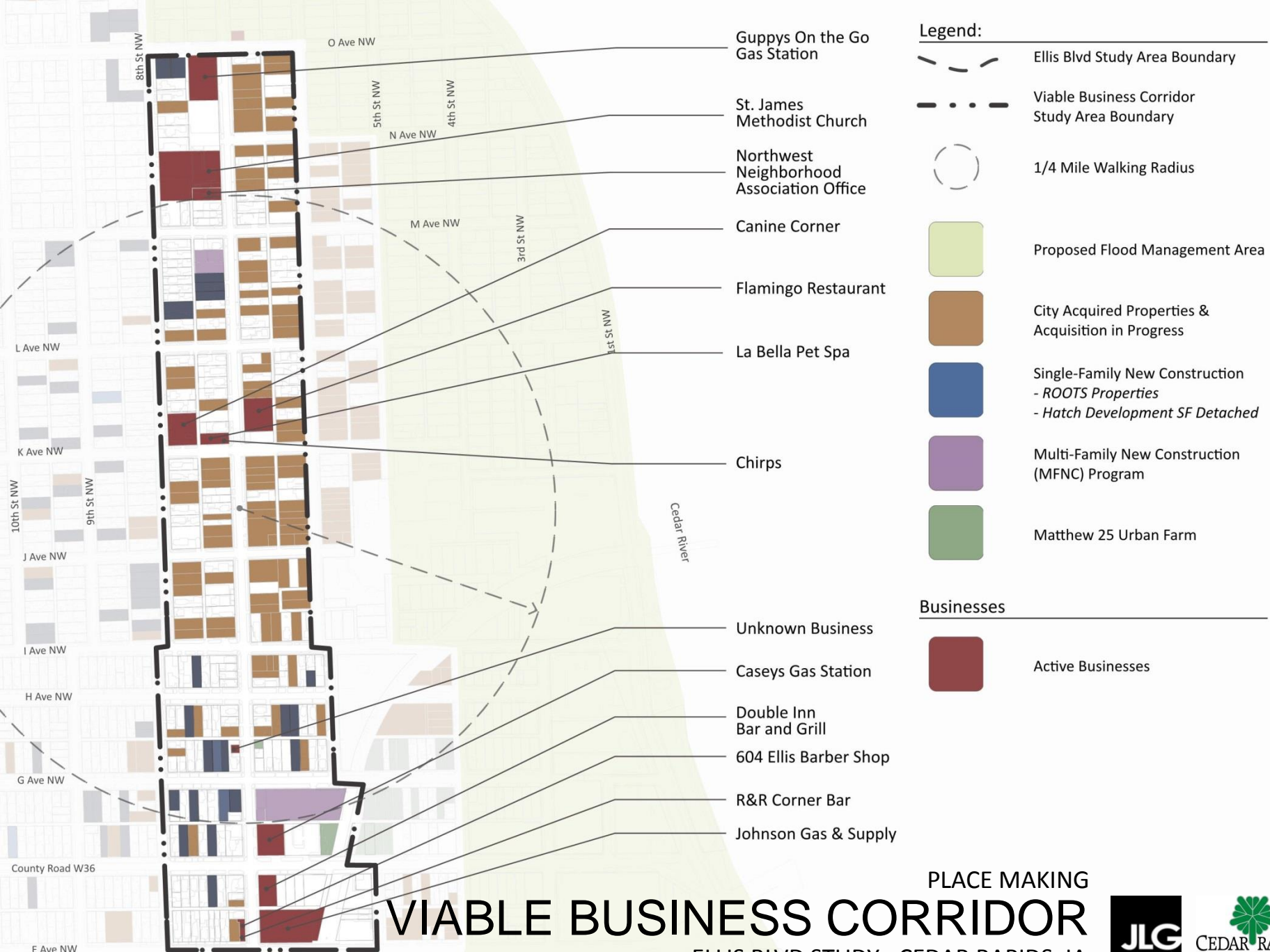


Legend:

-  Ellis Blvd Study Area Boundary
-  Viable Business Corridor Study Area Boundary
-  1/4 Mile & 1/2 Mile Walking Radius
-  Proposed Flood Management Area
-  City Acquired Properties & Acquisition in Progress
-  Single-Family New Construction
- *ROOTS Properties*
- *Hatch Development SF Detached*
-  Multi-Family New Construction (MFNC) Program
-  Matthew 25 Urban Farm

PLACE MAKING
REDEVELOPMENT
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Businesses

-  Active Businesses

- Guppys On the Go Gas Station
- St. James Methodist Church
- Northwest Neighborhood Association Office
- Canine Corner
- Flamingo Restaurant
- La Bella Pet Spa
- Chirps
- Unknown Business
- Caseys Gas Station
- Double Inn Bar and Grill
- 604 Ellis Barber Shop
- R&R Corner Bar
- Johnson Gas & Supply

VIABLE BUSINESS CORRIDOR

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PLACE MAKING



1. Design on a human scale
2. **PROVIDE CHOICES**
3. Encourage mixed-use development
4. Preserve urban centers
5. **VARY TRANSPORTATION OPTIONS**
6. Build vibrant public spaces
7. Create a neighborhood identity
8. **PROTECT ENVIRONMENTAL RESOURCES**
9. Conserve landscapes
10. **DESIGN MATTERS**

Promotes high density mixed-use development

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Sustainable/flood resilient building practices



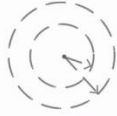



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Ellis Park



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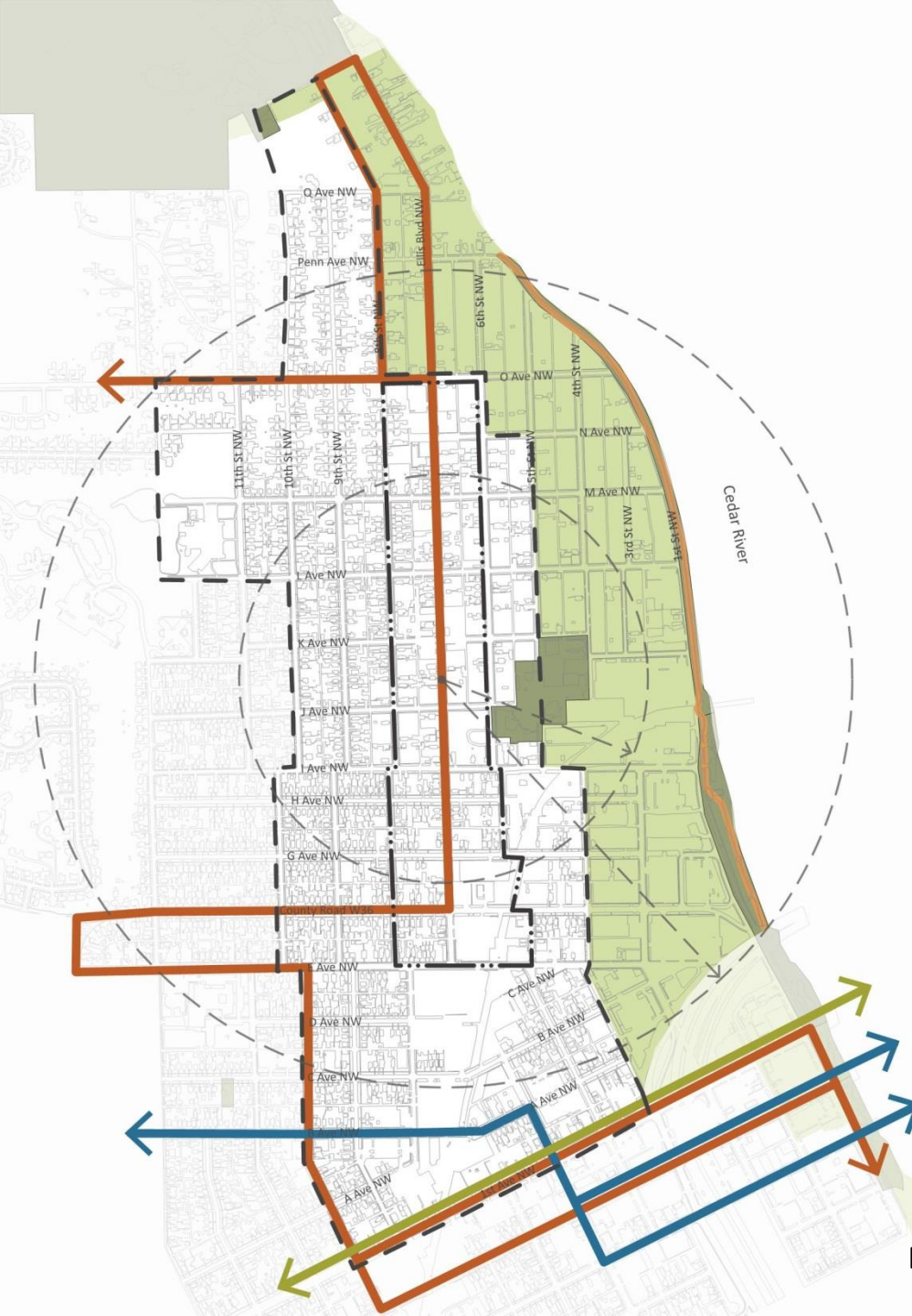
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-  1/4 Mile & 1/2 Mile Walking Radius
-  Existing Parks
-  Proposed Flood Management Area
-  Existing Ellis Trail
-  Proposed Trails
-  Mobility Barrier

Street Classification

-  **Arterial:**
- Arterials are designed to provide a high degree of mobility and generally serve longer vehicle trips to, from, and within urban areas.
-  **Collector:**
- Collector streets function primarily to carry traffic from neighborhood streets to arterials.

CONNECTIONS
TRANSPORTATION
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Public Transit

-  Bus Line 1
-  Bus Line 8
-  Bus Line 10

CONNECTIONS
PUBLIC TRANSIT
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- Businesses**
-  Active Businesses
- Connections**
-  Arterial
 -  Proposed Trail
 -  Bus Line 1

CONNECTIONS
VIABLE BUSINESS CORRIDOR
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