

21 S. LINN ST

PUBLIC INPUT SUMMARY

JUNE 4, 2024

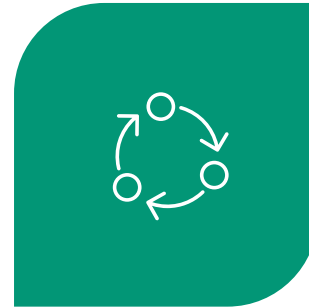
AGENDA



**PROJECT
OVERVIEW**



**REVIEW PUBLIC
INPUT PHASE**

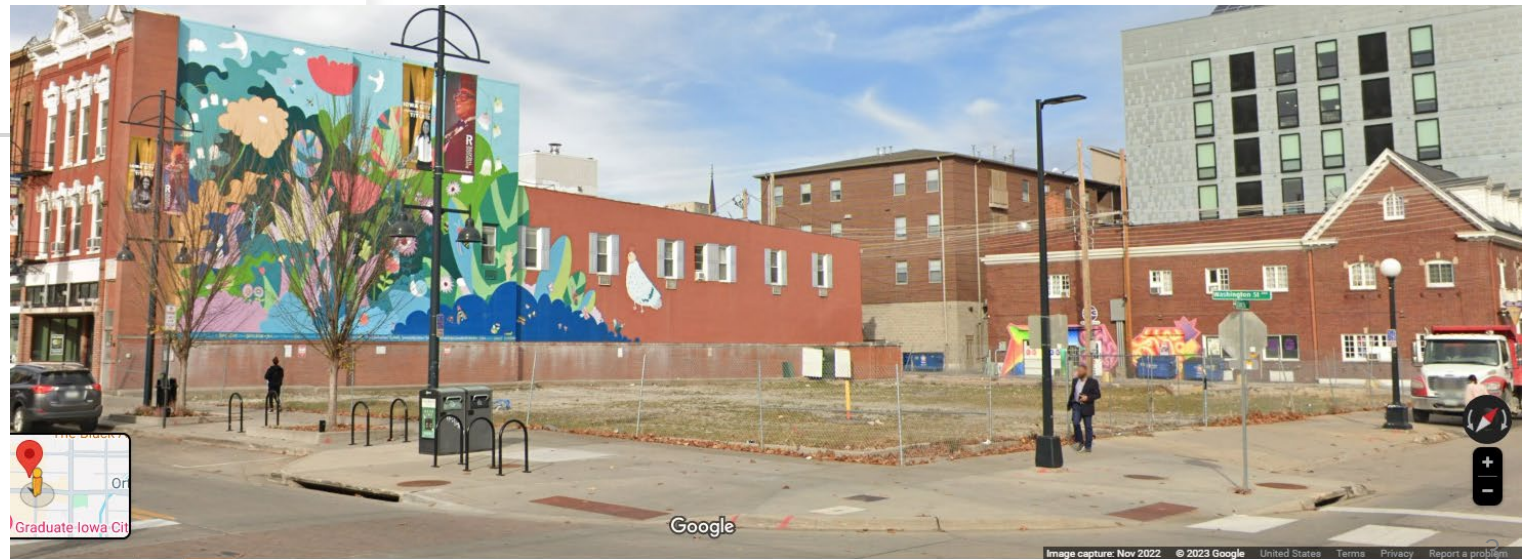


**PUBLIC INPUT
RESULTS**



**RECOMMENDED
NEXT STEPS**

21 S. LINN STREET



FUTURE OF 21 S. LINN ST.

Near-Term:

Construction staging for Dubuque St. Reconstruction & Senior Center Exterior Improvement Projects to help mitigate traffic/parking impacts

Long-Term:

Future Mixed-Use Redevelopment
TBD



**OVERVIEW OF
PUBLIC-PRIVATE
REDEVELOPMENT
PROCESS:
SELECTION OF
PREFERRED
PROPOSAL**

Dec. 12, 2023 ✓ COMPLETE

Review previous public/private redevelopment processes

February - May 2024 ✓ COMPLETE

Public engagement planning & execution

June - August 2024

June 4th: Review public input

Staff to develop Request for Proposals (RFP) for City Council review and approval

September - October 2024

Issue approved RFP

TBD: Review RFP responses + additional public input on finalist proposals

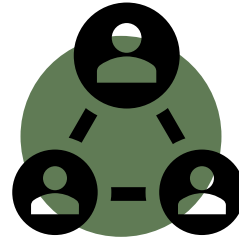
PUBLIC INPUT SUMMARY

21 S. LINN STREET

21 S LINN ST: PROCESS OBJECTIVES



ESTABLISH A
TRANSPARENT,
PREDICTABLE
PROCESS



INCORPORATE
MEANINGFUL
STAKEHOLDER &
PUBLIC
INVOLVEMENT
THROUGHOUT THE
PROCESS



OBTAIN A
PUBLIC-PRIVATE
PARTNERSHIP
INCORPORATING
SIGNIFICANT
PUBLIC
BENEFITS

21 S LINN ST. PROPOSAL SELECTION PROCESS

**Targeted Public
Input Period**



**Targeted Public
Input Period**



Input to City Council and staff is welcome through standard public comment options

21 S LINN ST PUBLIC INPUT: OUR TWO-PRONGED APPROACH

Educate

- City's goal/intent behind the project
- Existing plans & priorities
- Importance of property tax revenue generation at the site

Collect Input

- Downtown "User Experience"
- Desires for the redevelopment project

Public Input Objectives:

1. Inform RFP Goals
2. Influence developer proposal responses

21 S. LINN ST: PUBLIC INPUT STRATEGY

- Public input collected from **March 27 - May 1, 2024** through various methods
- Public input options were promoted via:
 - City news release
 - City social media platforms
 - Cable TV programs & Weekly Update
 - Flyers on all City buses
 - Flyers disseminated through partners
 - (Downtown District, South of 6, Greater IC, and Think Iowa City)
 - Office of Human Right's outreach list
 - University of Iowa media office & USG

**Downtown Redevelopment
Public Input
Requested**

21 S. Linn Street, Iowa City

The City of Iowa City has purchased the vacant lot at **21 S. Linn Street** (former US Bank drive-thru and parking lot) to lead a mixed-use redevelopment through a public/private partnership.

**REDEVELOPMENT
21 S. LINN STREET**
CITY OF IOWA CITY
IOWA CITY, IA 52240

What would **YOU** like to see included in this project?

Tell us! Respond using one of the following options by **May 1, 2024**.

Online Survey	Open House Input Sessions	Written Comment
 bit.ly/21SLinnSurvey <small>Survey available in English, Spanish, Arabic, Mandarin, and French</small>	Drop by anytime between 6 p.m. and 7:30 p.m. Monday, April 15 Iowa City Public Library (Meeting Room A) Tuesday, April 23 Pheasant Ridge Neighborhood Center	Email comments to publicinput@iowa-city.org or deliver to City Hall, 410 E. Washington Street, Iowa City, IA 52240. Residents may submit comments in their preferred language

For project information or to sign up for updates, visit:
icgov.org/21SLinn

21 S. LINN ST: PUBLIC INPUT PARTICIPATION

- Public input collected from **March 27 - May 1, 2024**
- Public Input options & participation:
 - **Online Survey** (EN, ES, FR, AR, ZH): *1,482 participants/5,928 responses*
 - **Open House #1: April 15th @ Iowa City Public Library** - *20 people*
 - **Open House #2: April 23rd @ Pheasant Ridge Neighborhood Center** - *5 people*
 - **Hello Lamp Post** (on-site text messages): *296 users / 770 user messages*
 - **E-mails:** *10*
 - **Written/Mailed Letters:** *2*

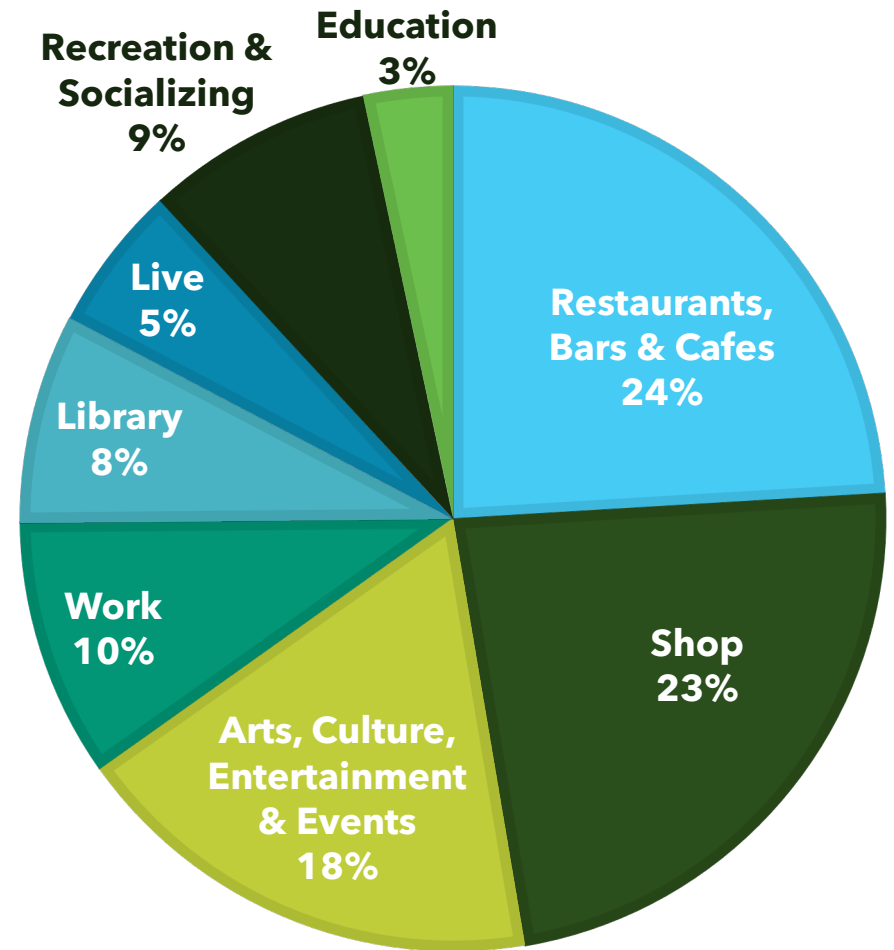
21 S. LINN ST: PUBLIC INPUT QUESTIONS

- **Q1:** Do you visit Downtown Iowa City? Why or why not?
- **Q2:** What is “missing” downtown that would encourage you to come more often or stay longer?
- **Q3:** When you come downtown, how do you spend your time or where do you like to go?
- **Q4:** Please share any thoughts or desires you have for future development at 21 S. Linn St.

Q1: DO YOU VISIT DOWNTOWN IOWA CITY? WHY OR WHY NOT?

Notable insights:

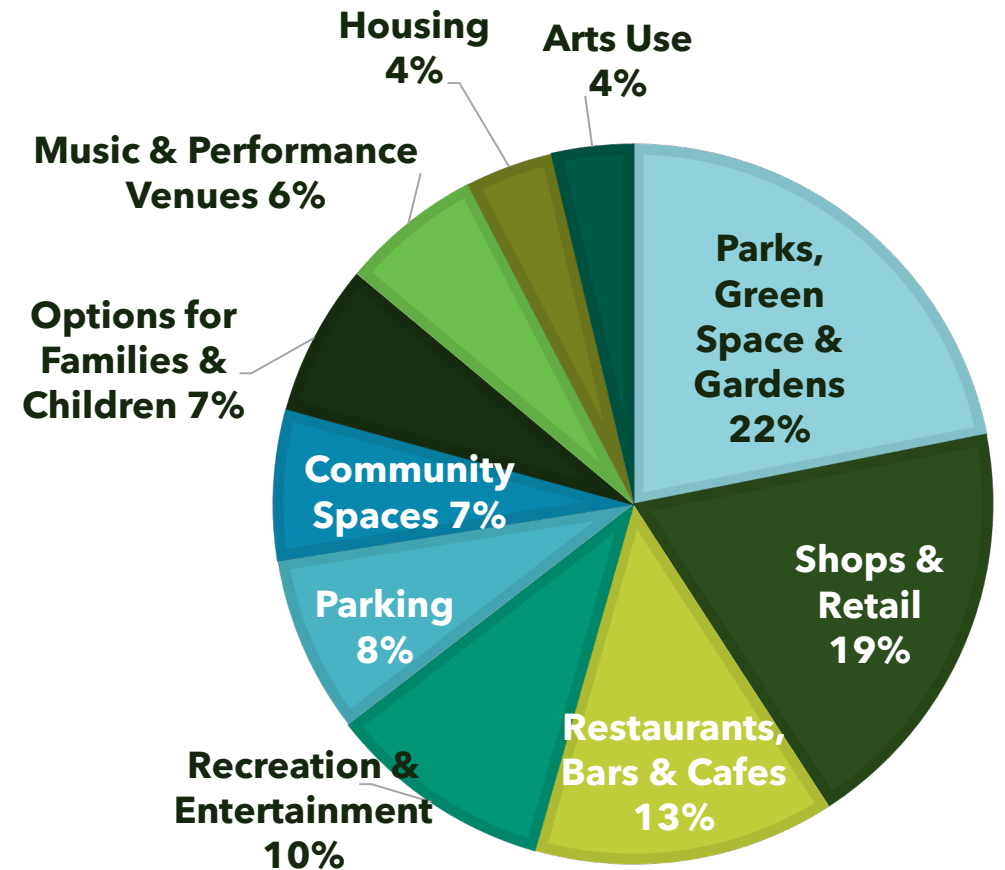
- 66 respondents specifically mentioned supporting small/local business
- 119 mentioned the value of walkability downtown
- Age diversity was apparent through responses, ranging from students to families with children to seniors
- Those who answered "no" cited: parking challenges, too student-oriented, not safe/clean, no attractive shops, too much alcohol/tobacco, and too crowded.



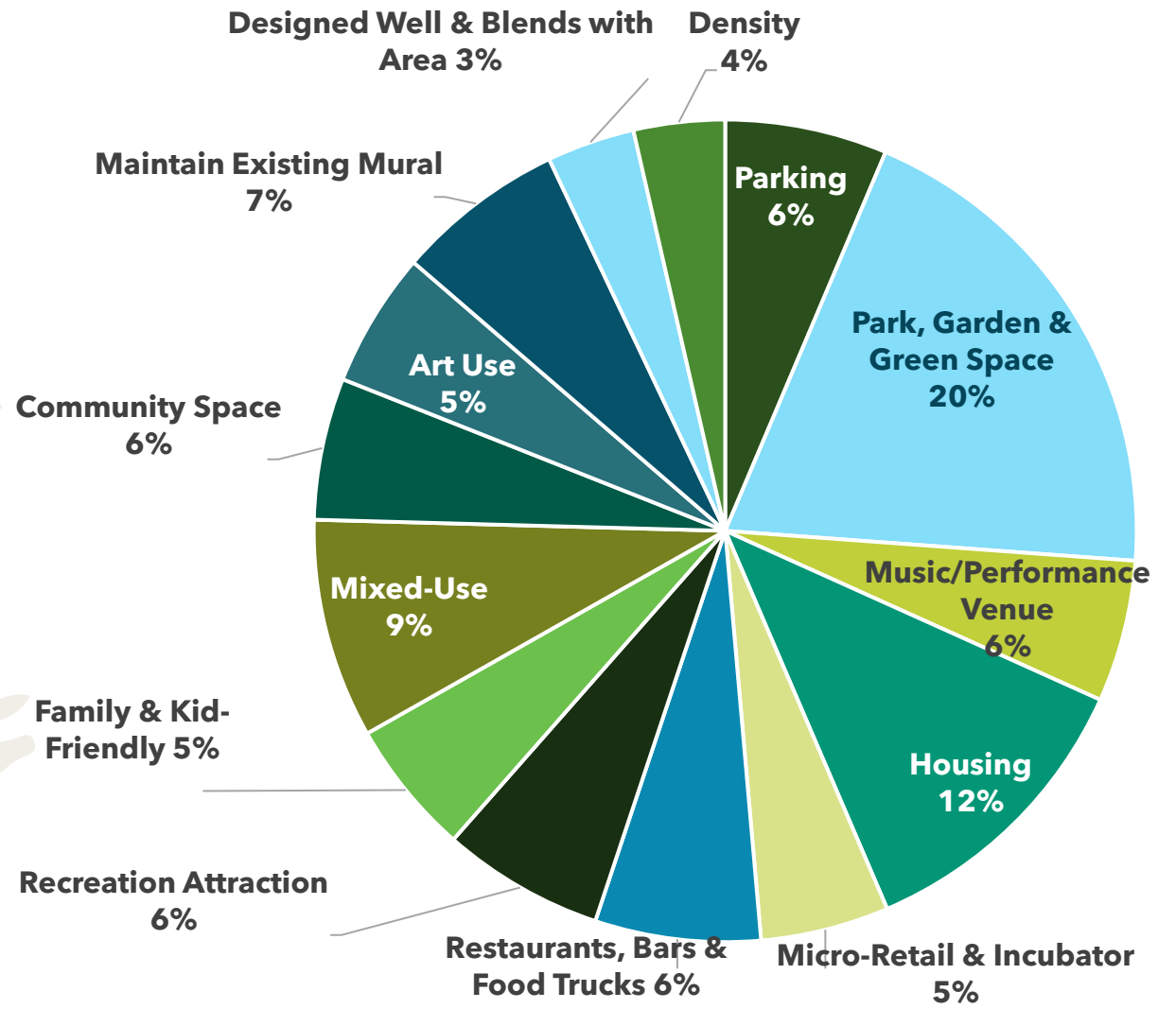
Q2: WHAT IS MISSING DOWNTOWN THAT WOULD ENCOURAGE YOU TO COME MORE OFTEN OR STAY LONGER?

Common themes:

- Places that are open late and on weekends, but are not alcohol-centered
- More free/inexpensive activities
- Less student-focused options
- Public seating
- Expanded bike, ped, and bus facilities
- Safety and cleanliness
- Art and culture



Q4: GENERAL THOUGHTS OR DESIRES FOR 21 S. LINN ST. REDEVELOPMENT



PUBLIC INPUT KEY TAKEAWAYS

STRONG ALIGNMENT WITH EXISTING PLANS

CITY OF IOWA CITY

Strategic Values & Community Impact



ICDD STRATEGIC PLAN

AREAS OF FOCUS

1.0 WELCOME

INCLUSIVE URBAN EXPERIENCE

2.0 SHAPE

ECONOMIC COMPETITIVENESS AND PLACEMAKING

3.0 DRAW

FOSTER AUTHENTICITY AND ATTRACT "FEET-IN-THE-STREET"

PUBLIC INPUT KEY TAKEAWAYS

MANY DIFFERENT IDEAS & PREFERENCES

- **Inviting to the public:** inclusive, welcoming to the public, appeals to a wide variety of ages, increases options for spending time downtown
- **Space for new opportunities:** many existing strengths, but opportunity for new & unique experiences to fill the “gaps”
 - Small business / retail
 - Dining, entertainment, and other experiences that aren’t alcohol-centric
 - Housing options that diversify who lives downtown
- **Authentic Urban Experience:** Mix downtown character + modern amenities – economic viability, walkability, safety, and engaging street-level design.
- **Other Geographic Assets:** Parking, Library, Senior Center, Englert, etc. How to leverage these valued assets with the new development?

NEXT PHASE: PREPARE RFP

21 S. LINN STREET

21 S LINN ST: RECOMMENDED PROCESS

Targeted Timeline	Phase
Feb - June 2024	Public Engagement Planning & Execution - ✓ COMPLETE <ol style="list-style-type: none"> 1. Staff develop public engagement plan for City Council approval 2. Execute public engagement plan with public/stakeholders 3. Present public engagement/input results to City Council
June - Aug 2024	RFP Development <ol style="list-style-type: none"> 1. Staff draft RFP based on City Council direction 2. Staff and Council Economic Dev. Committee review of 2017 TIF policy 3. RFP finalized and approved by City Council in public Work Session
Sept - Oct 2024	Issue RFP <ol style="list-style-type: none"> 1. Issue RFP (anticipate 45-60 days for response)
Nov 2024 - Winter of 2025	RFP Review based on previously established process Additional Public Input will be solicited on finalist proposals


WHAT'S IN THE RFP?

Project Description

Project Goals

Community Background Info

Zoning Parameters



August 31, 2012

Request for Proposal: Private Developer for the College St / Gilbert St Northeast Corner Site

PLEASE TAKE NOTE: This document constitutes a Request for Proposal, and is not a request for professional services. This Request for Proposal is not a request for a bid or a construction contract, but it is subject to Iowa Code Section 403.8 related to transfer of real property. Moreover, any acceptance of a proposal may result in a binding contract between the City and the proposer, contingent upon certain legislative acts of the City Council related to formation of an Urban Renewal Area, sale of land, and approval of a Development Agreement.

Notice to proposers: One signed original and ten copies of sealed proposals will be received at the City Clerk's office at Iowa City City Hall. Address Proposals to: City Clerk, City Hall, 410 East Washington Street; Iowa City, Iowa 52240, on or before the time and date specified below. All proposals shall be enclosed in a sealed envelope and marked on the outside in bold letters: **Private Developer Proposal for the College St / Gilbert St Northeast Corner Site**. Faxed and e-mailed proposals will not be accepted.

Private Developer Proposal for the College St / Gilbert St Northeast Corner Site
Proposals due: 5:00 p.m. on September 28, 2012

Proposals must be made to the City regarding a proposed development on the property, more specifically described herein. The City retains the right to reject proposals as non-responsive, to ask for clarification, to enter into negotiations to discuss cost, scope of work, procedures, and final work product. Acceptance of a proposal does not constitute approval for construction purposes; other normal administrative and legislation procedures and actions may be required including but not limited to rezoning, property sale, approval of financing, site plan and building permit approval.

Questions should be directed via e-mail to:

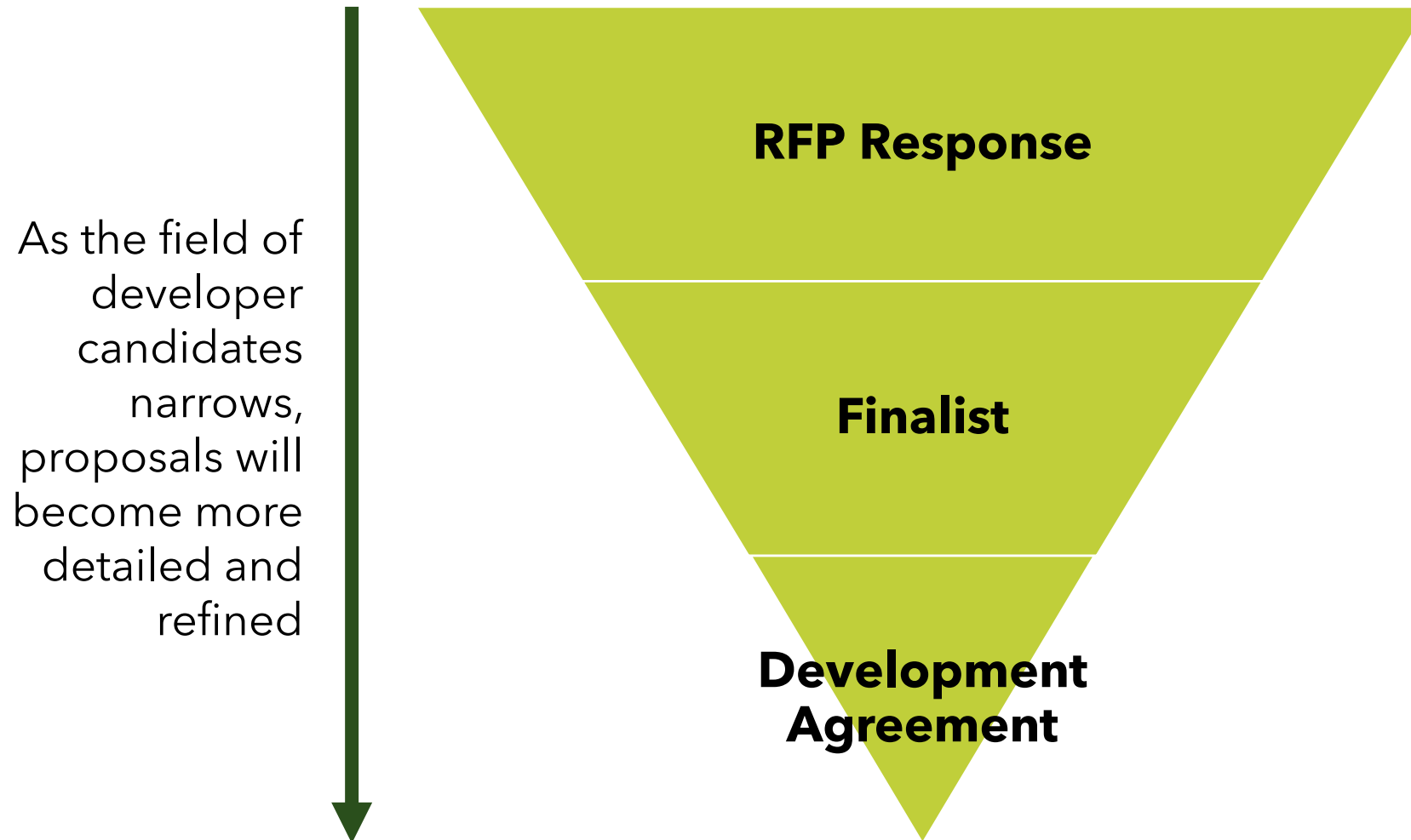
John Yapp, Transportation Planner City of Iowa City, Iowa 410 East Washington Street Iowa City, Iowa 52240 319-356-5252 john-yapp@iowa-city.org	Jeff Davidson, Director Planning & Community Development City of Iowa City, Iowa 410 East Washington Street Iowa City, Iowa 52240 319-356-5232 jeff-davidson@iowa-city.org
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Potential Sources of Assistance/Gap Financing

Proposal Submittal Requirements

Application review & scoring criteria

LEVEL OF DETAIL TO EXPECT



QUESTIONS?



CITY COUNCIL FEEDBACK ON
PUBLIC INPUT & DRAFT RFP



STAFF TO PREPARE DRAFT RFP
FOR COUNCIL REVIEW &
APPROVAL



WITH COUNCIL APPROVAL,
FINALIZE AND ISSUE RFP