

# Appendix A

Figure 1: Site Schematic for Repair of Public Works

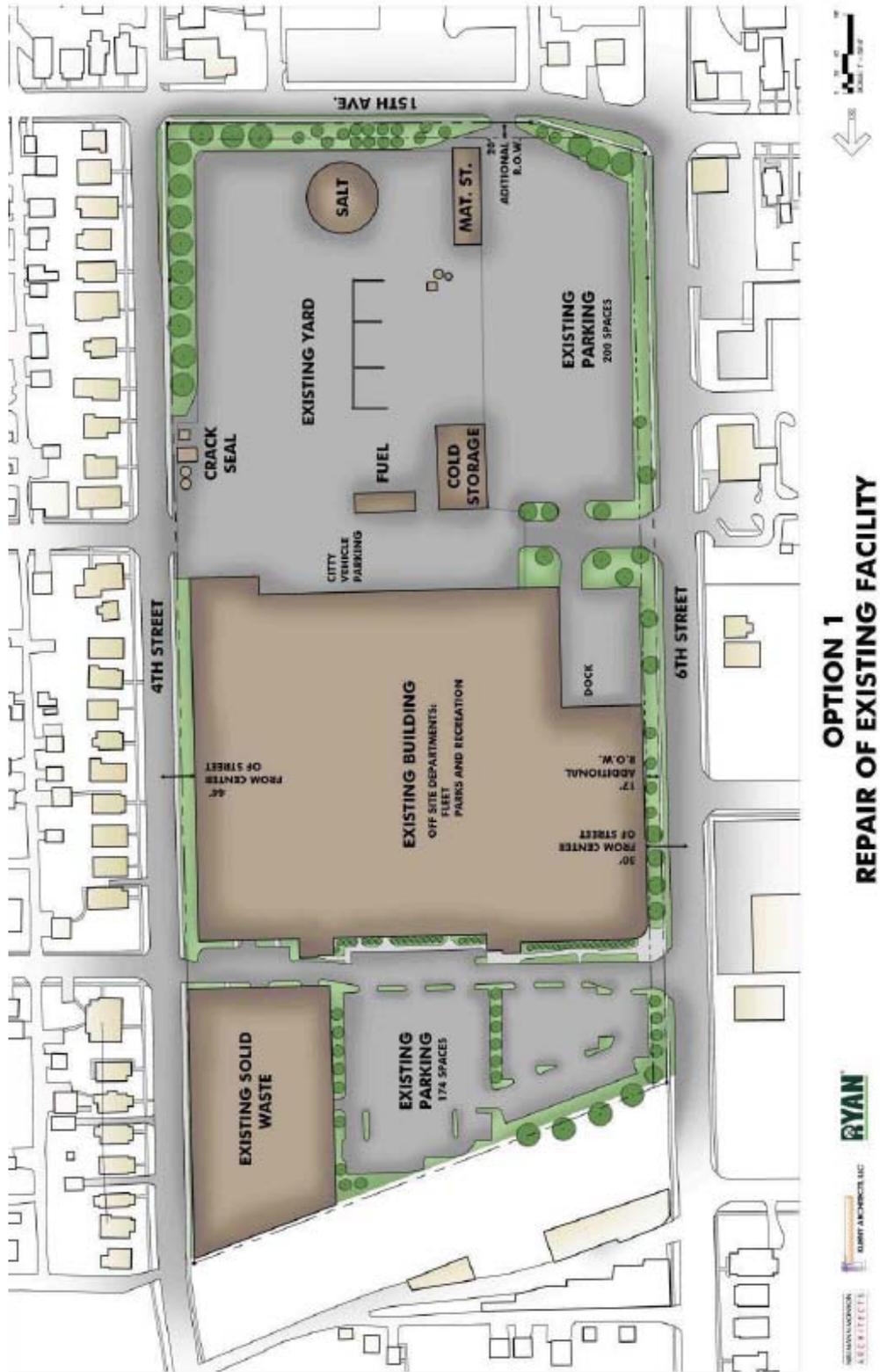


Figure 2: Site Schematic for Repair of Public Works with Addition

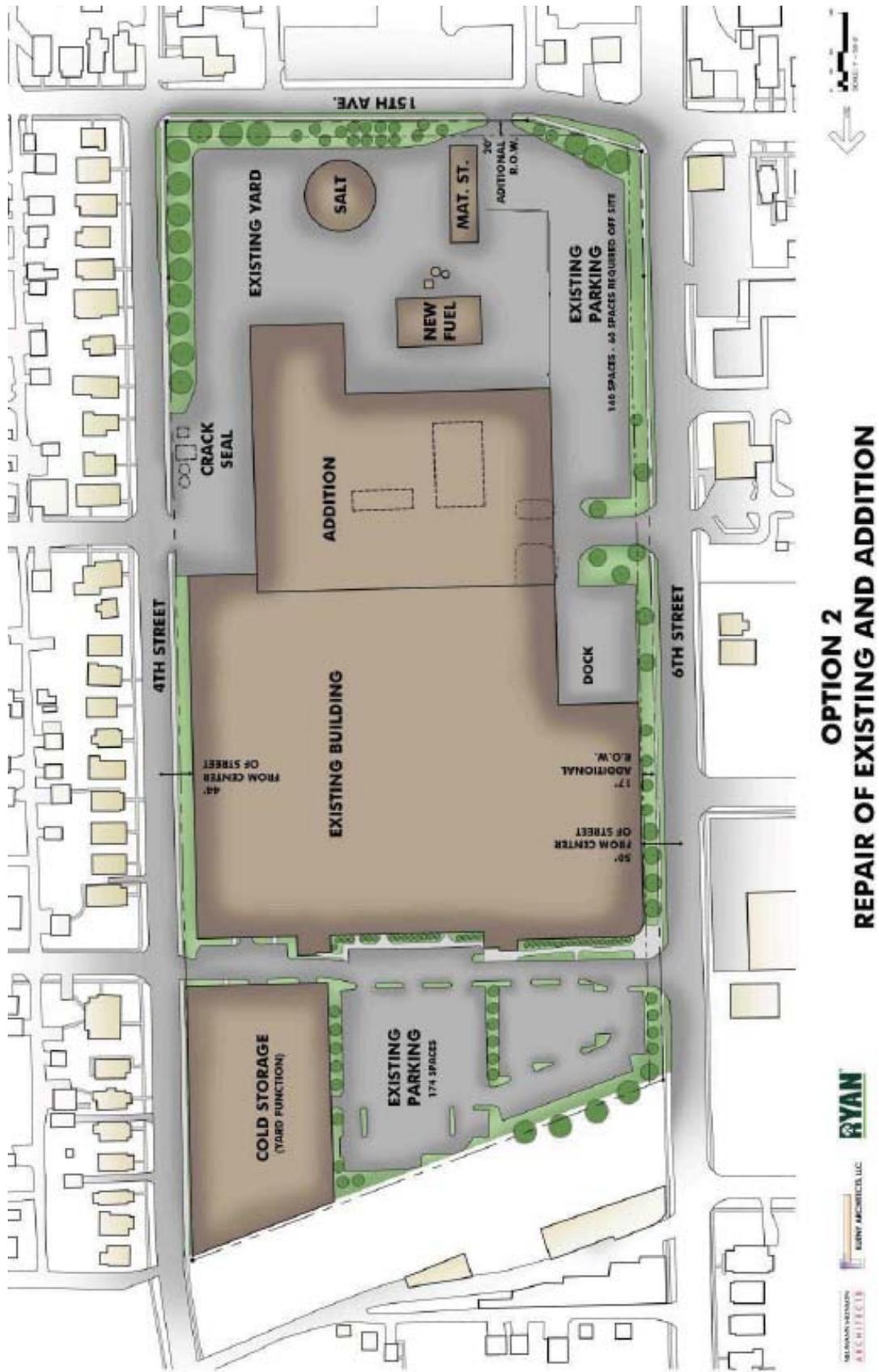
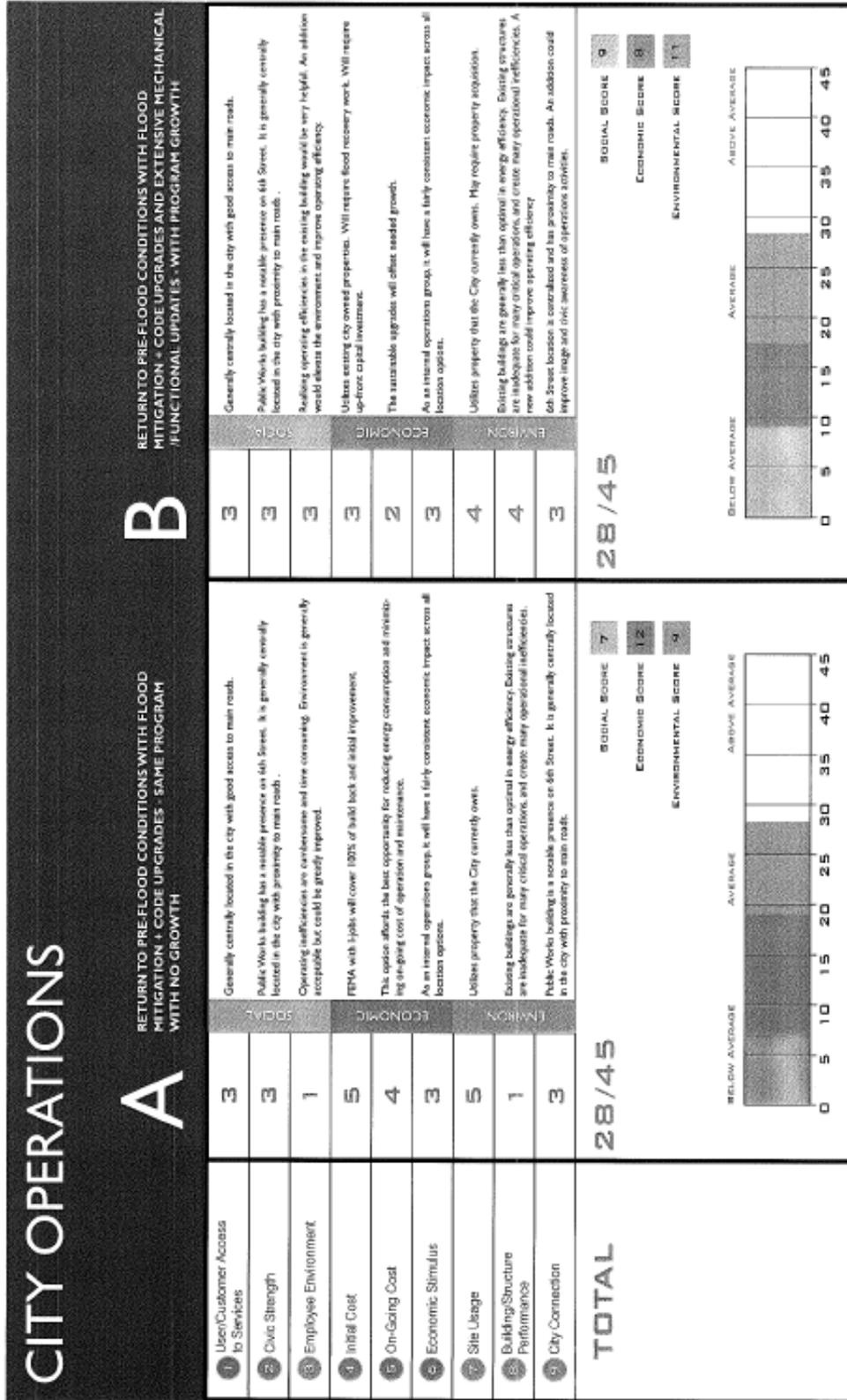


Figure 3: Site Schematic for Replacement of Public Works with Consolidation



Figure 4: Scoring Matrix of Options from OPN-facilitated Public Process



PRELIMINARY OPTIONS REPORT

CR OPEN HOUSE COMMUNITY FACILITIES + PARKS AND RECREATION

# CITY OPERATIONS

**C**

NEW BUILDING - WITH PROGRAM GROWTH  
(UNDETERMINED SITE)

**D**

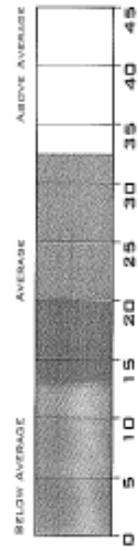
RE-PURPOSE AN EXISTING BUILDING/SITE WITH CO-LOCATION  
CONCEPT INCLUDING GROWTH (REMODEL EXISTING  
BUILDINGS AND ADD ADDITIONS ON CURRENT SITE)

	3	5	5	1	3	3	4	5	4
1 User/Customer Access to Services	Generally centrally located in the city with good access to main roads.								
2 Civic Strength	A new building would be an excellent source of civic strength.								
3 Employee Environment	A new building would elevate the environment and drastically improve operating efficiency. Will require up-front capital investment.								
4 Initial Cost	A new building would be customized to optimize operating efficiency and energy efficiency. Co-location offers operating efficiencies, but increased square footage must be accessed for.								
5 On-Going Cost	As an in-canal operations group, it will have a fairly consistent economic impact across all location options.								
6 Economic Stimulus	Utilizes property that the City currently owns. May require property acquisition.								
7 Site Usage	A new building would be customized to optimize operating efficiency and energy efficiency. Co-location offers operating efficiencies.								
8 Building/Structure Performance	4th Street location is centralized and has proximity to main roads. A new building could improve image and civic awareness of operations activities.								
9 City Connection									
<b>TOTAL</b>	<b>33/45</b>								

**NOT APPLICABLE**

**DUE TO PUBLIC WORKS' NEED FOR A LARGE SITE WITH A CENTRALIZED LOCATION AND OVER-SIZED VEHICLE ACCESS, THE CURRENT LAND IS USABLE FOR THIS PURPOSE.**

SOCIAL SCORE 13  
ECONOMIC SCORE 7  
ENVIRONMENTAL SCORE 13



## PRELIMINARY OPTIONS REPORT

**CR OPEN HOUSE** COMMUNITY FACILITIES + PARKS and RECREATION

Figure 5: Minimized Adverse Effect Option Retaining Northwest Corner of Administrative Building

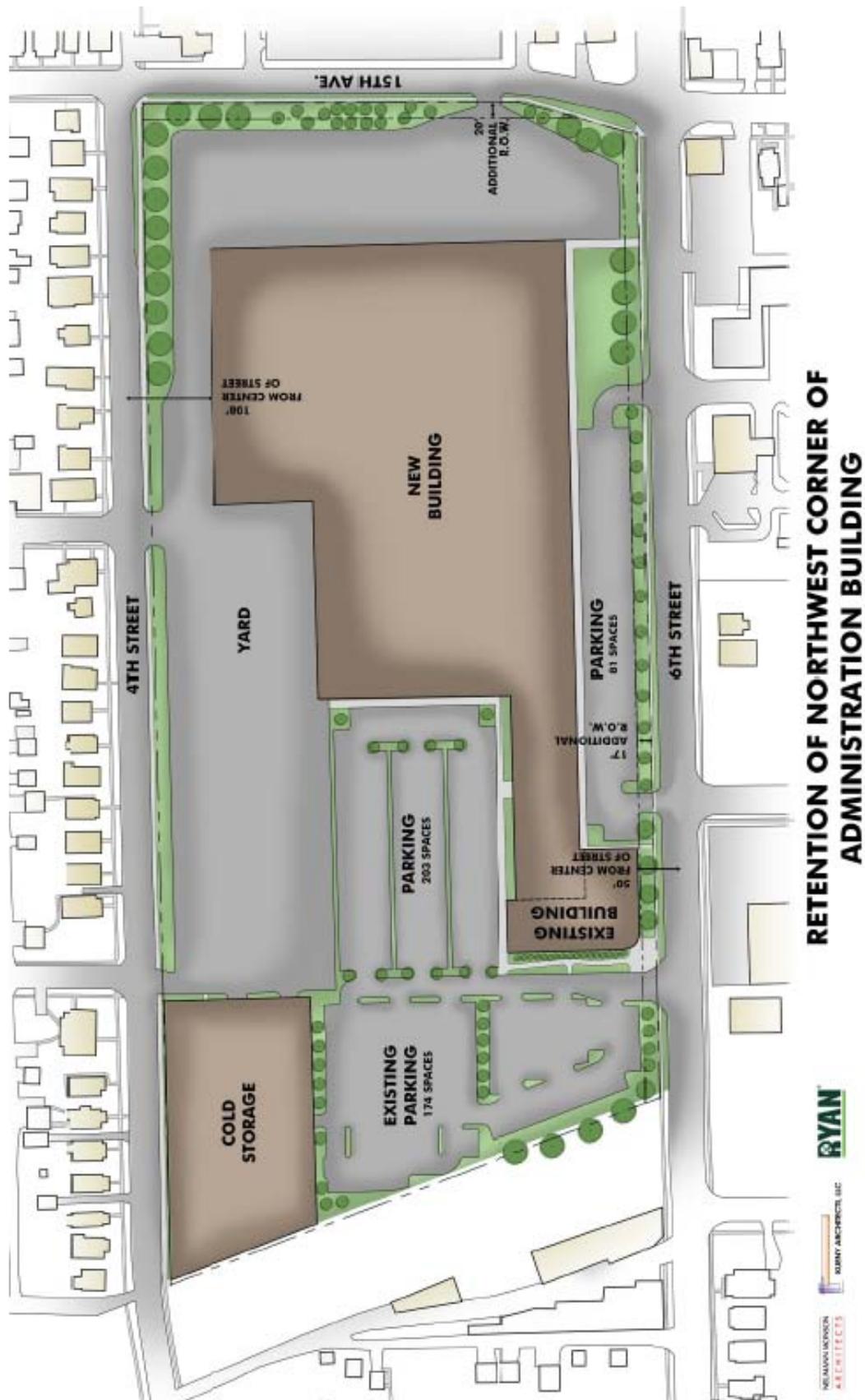


Figure 6: Minimized Adverse Effect Option Retaining Administrative Offices



Figure 7: Scoring Matrix for Minimized Adverse Effect Options



**Cedar Rapids Public Works Facility  
Retention and Remodel of Administration Building Scorecard - 01.26.12**

	Retention and Remodel of Complete Administration Building/ New Construction of Complete Warehouse		Retention and Remodel of Northwest Corner of Administration Building/ New Construction of Balance of Admin. and Complete Warehouse	
	INDOOR	OUTDOOR	INDOOR	OUTDOOR
1. User/Customer Access to Services	3	3	3	3
2. Civic Strength	3	3	3	3
3. Employee Environment	3	3	2	2
4. Initial Cost	2	2	2	2
5. On-Going Cost	3	3	3	3
6. Economic Stimulus	3	3	3	3
7. Site Usage	4	4	4	4
8. Building/Structure Performance	4	4	4	4
9. City Connection	3	3	3	3
<b>TOTAL</b>	<b>28/45</b>		<b>27/45</b>	

Considerations:	Retention and Remodel of Complete Administration Building/ New Construction of Complete Warehouse	Retention and Remodel of Northwest Corner of Administration Building/ New Construction of Balance of Admin. and Complete Warehouse
-	Results in 15,000 sf of additional administrative space	Results in 5,000 sf of additional administrative space
-	Reduced yard space by 72,500 sq ft; yard functions and focus yard traffic onto public street	Reduces yard space by 90,000 sf
-	Keeps facility at current elevation; potential flood risk	Keeps facility at current elevation; potential flood risk
-	Results in 150 lf of added exterior wall	Results in 635 lf of added exterior wall
-	Maintenance of additional space	Maintenance of additional space
-	Utility expenditures for additional space	Utility expenditures for additional space
-	Salvage value of existing structure is anticipated to be outweighed by ADA upgrades, envelope modernization, and structural modifications for new mechanical systems	Salvage value of existing structure is anticipated to be outweighed by ADA upgrades, envelope modernization, and structural modifications for new mechanical systems



Figure 9: Current Flood Map of Forestry Complex and Sokol Park Maintenance – A Street Shop

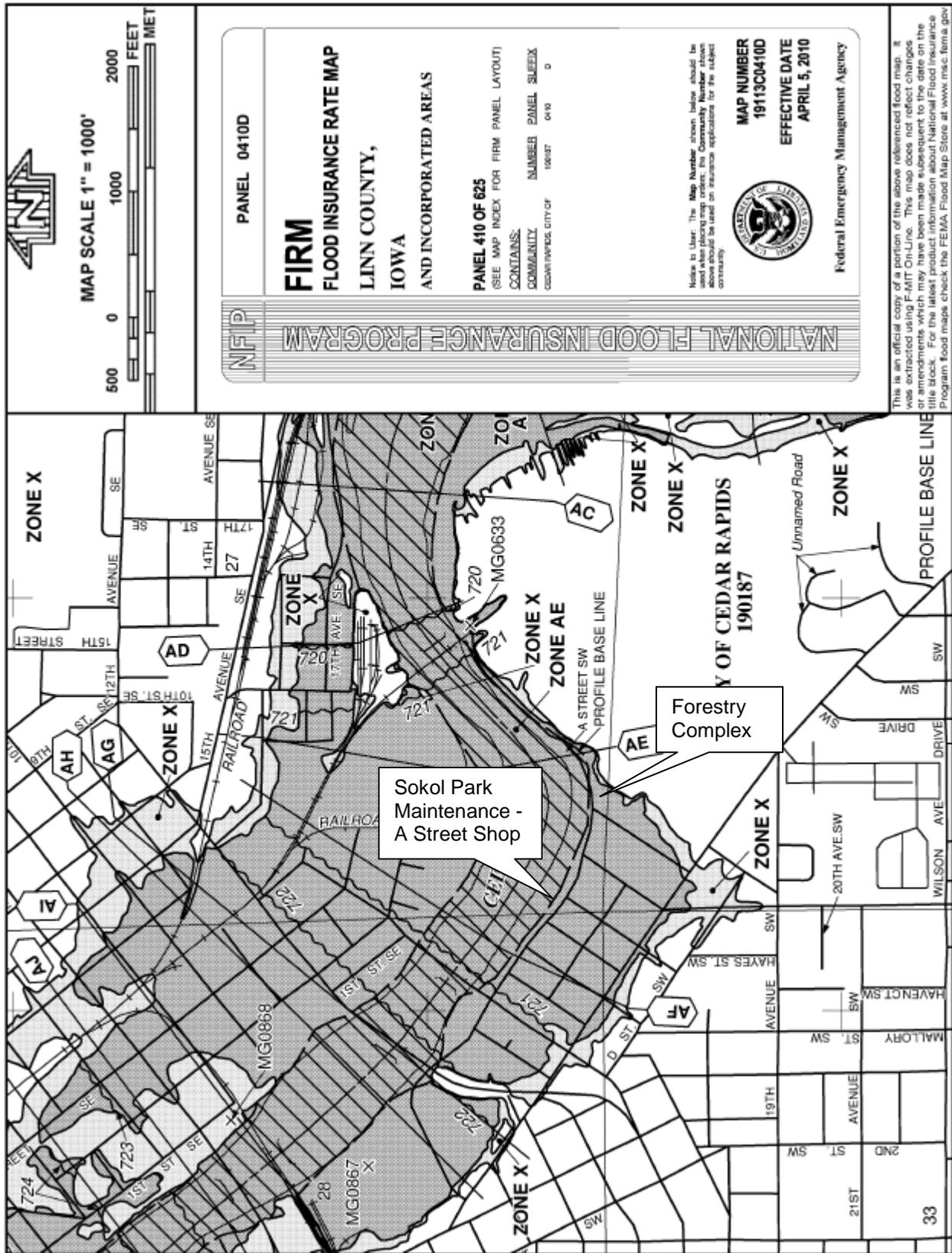


Figure 10: Historic Flood Map of Fleet Maintenance and Public Works Complex

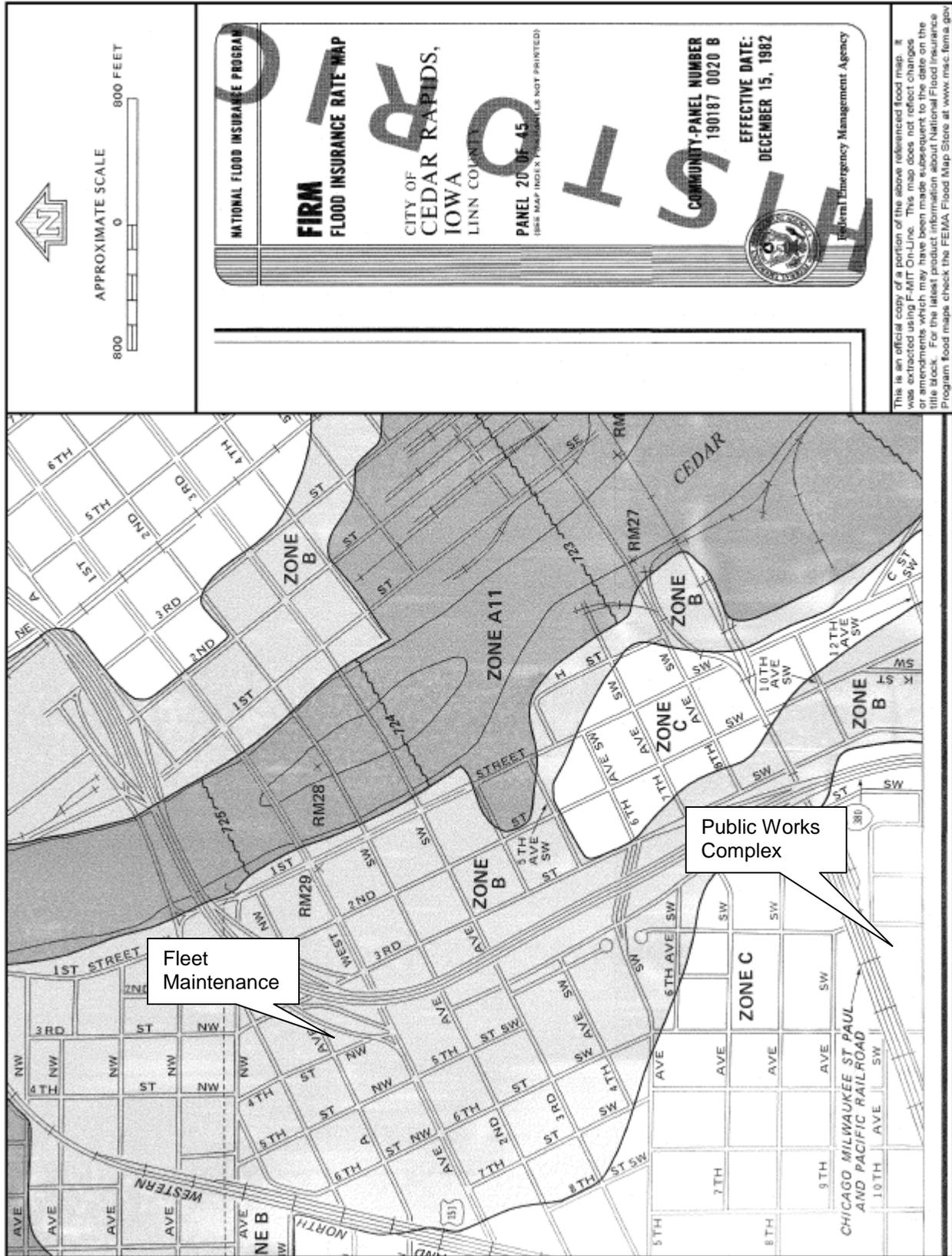
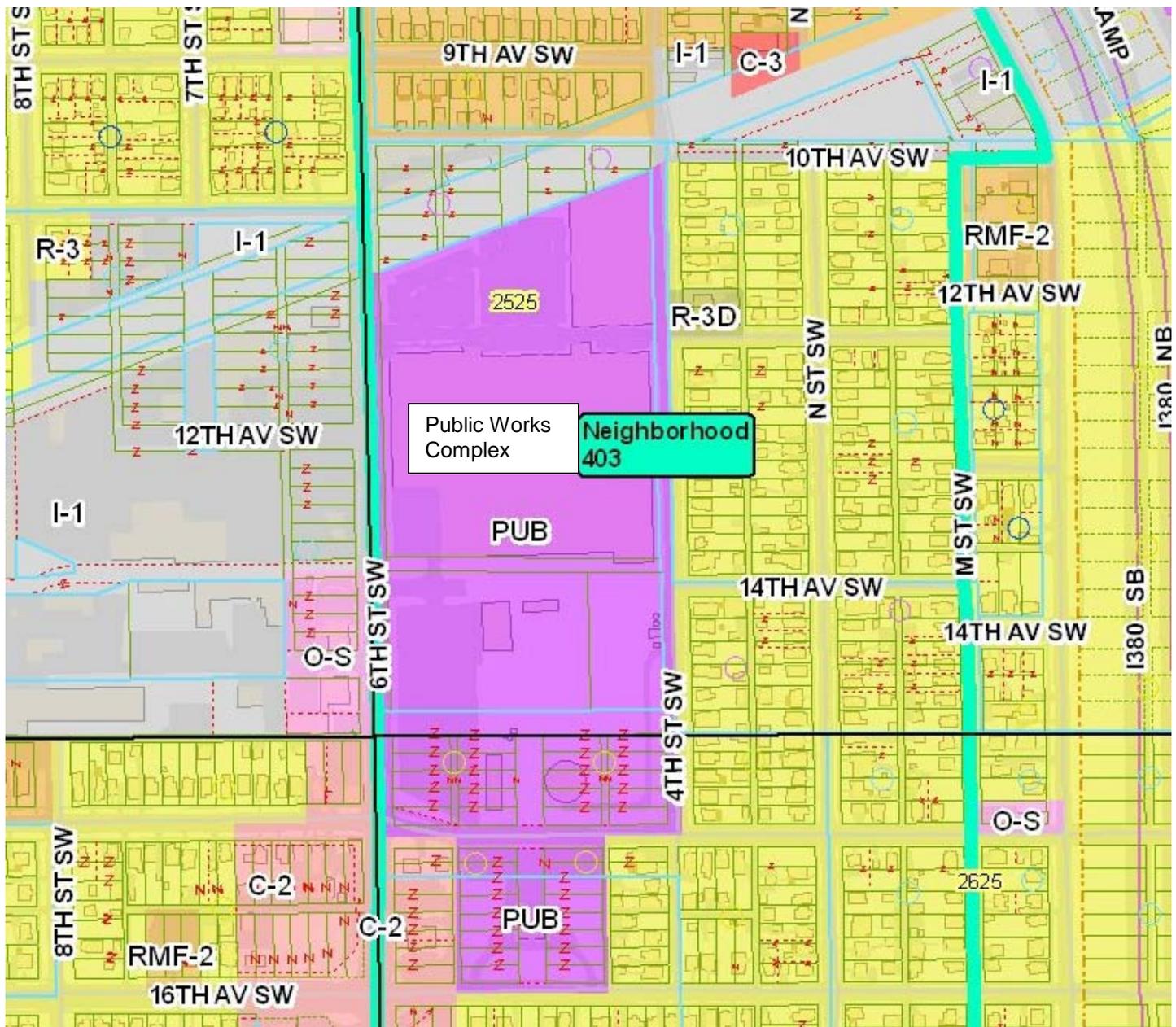


Figure 11: Historic Flood Map of Forestry Complex and Sokol Park Maintenance – A Street Shop



Figure 12: Cedar Rapids Zoning Map Excerpt – Public Works Complex



Source: Cedar Rapids Assessor GIS, Zoning Overlay: [http://crgis.cedar-rapids.org/Freeance/Client/PublicAccess1/index.html?appconfig=City\\_Assessor\\_GIS](http://crgis.cedar-rapids.org/Freeance/Client/PublicAccess1/index.html?appconfig=City_Assessor_GIS).

Note: A summary of the zoning designations applicable to Figures 8-10 can be found in the City's Zoning Ordinance Chapter 32.03 available online at: <http://library.municode.com/HTML/16256/level1/CH32ZO.html#TOPTITLE>.

Figure 13: Cedar Rapids Zoning Map Excerpt – Sokol and Forestry

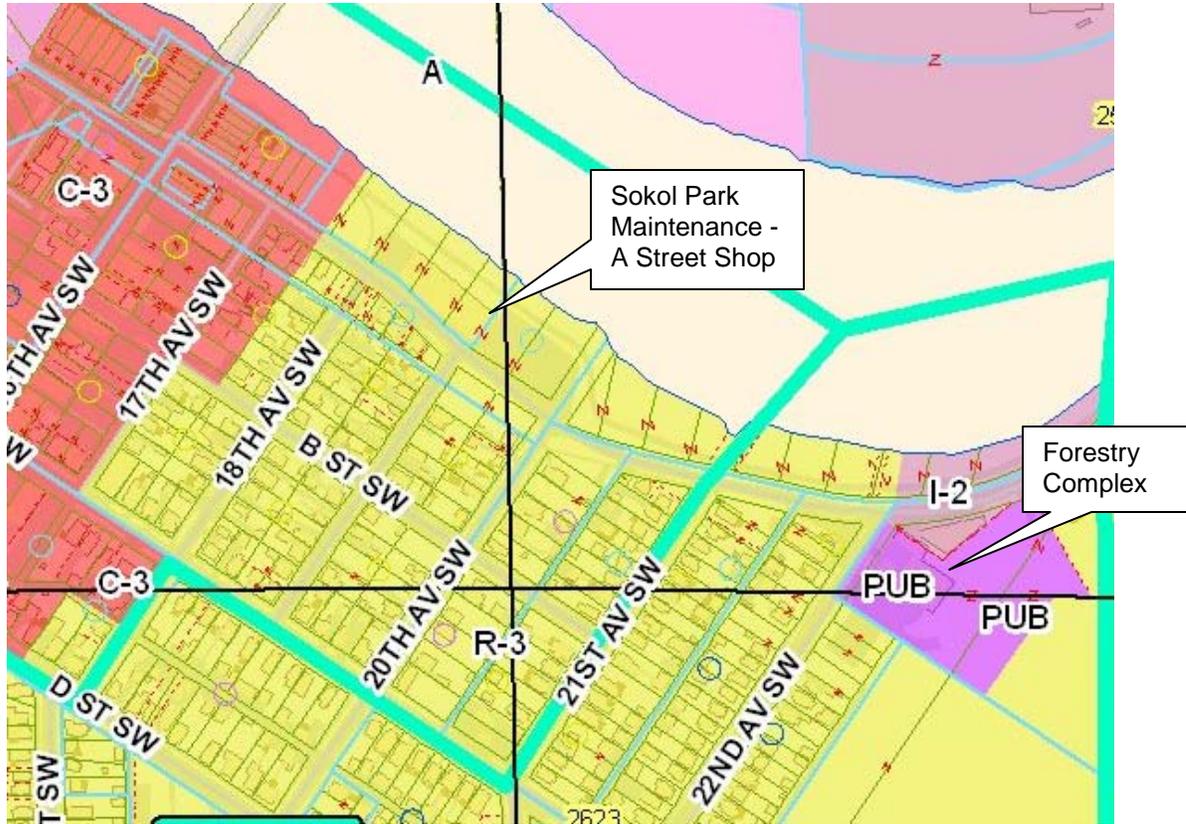


Figure 14: Cedar Rapids Zoning Map Excerpt – Fleet Maintenance

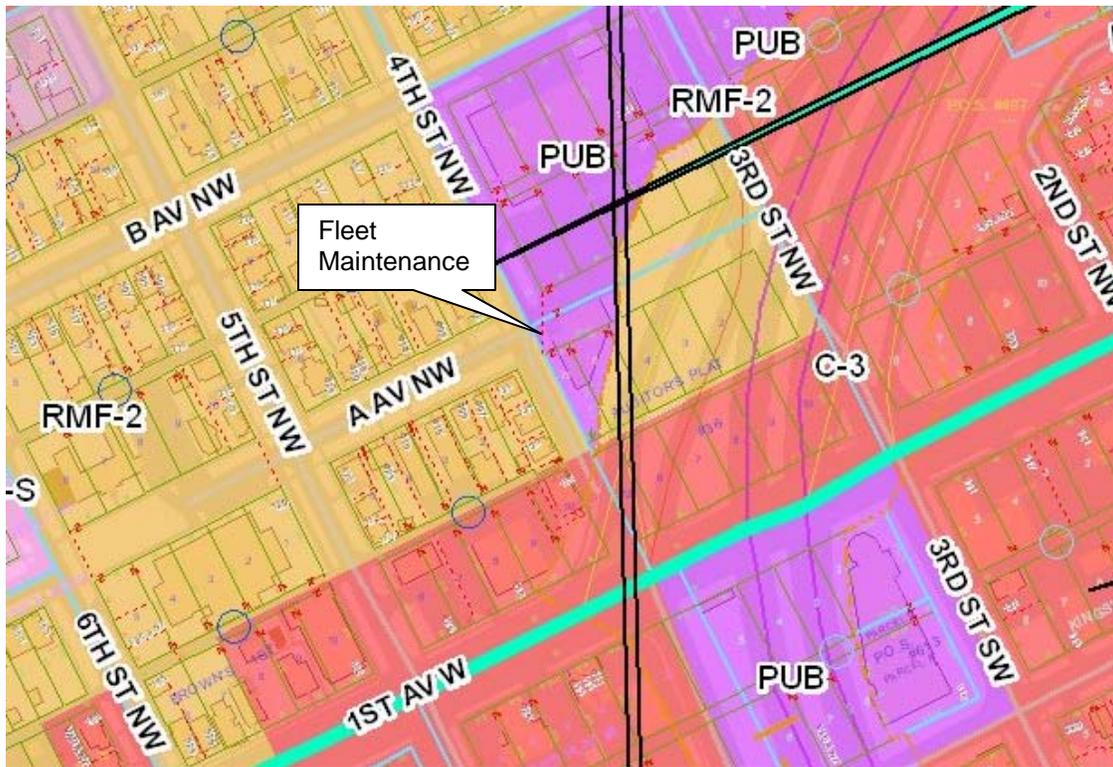
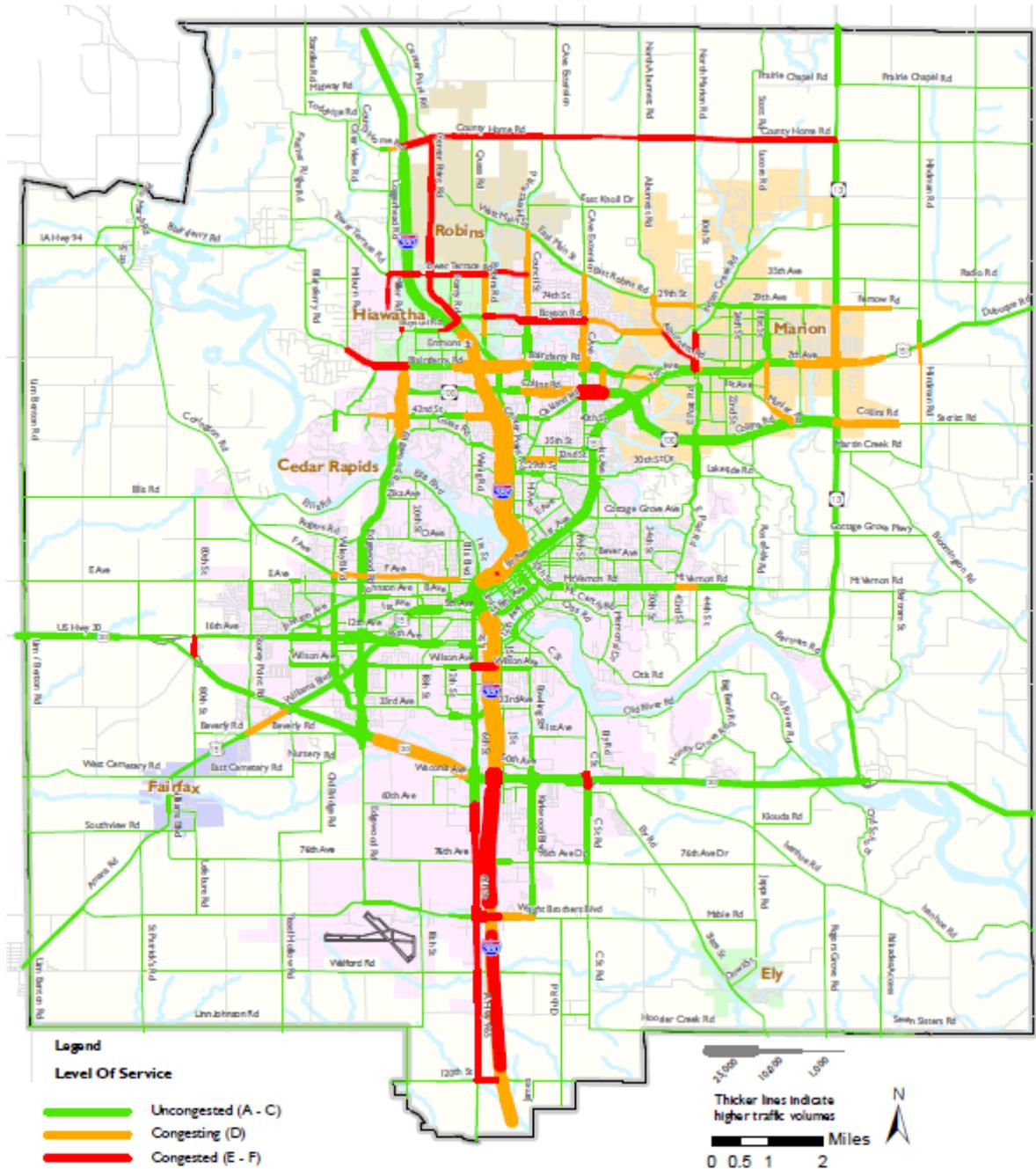


Figure 15: Long Range Transportation Plan Level of Service Projections

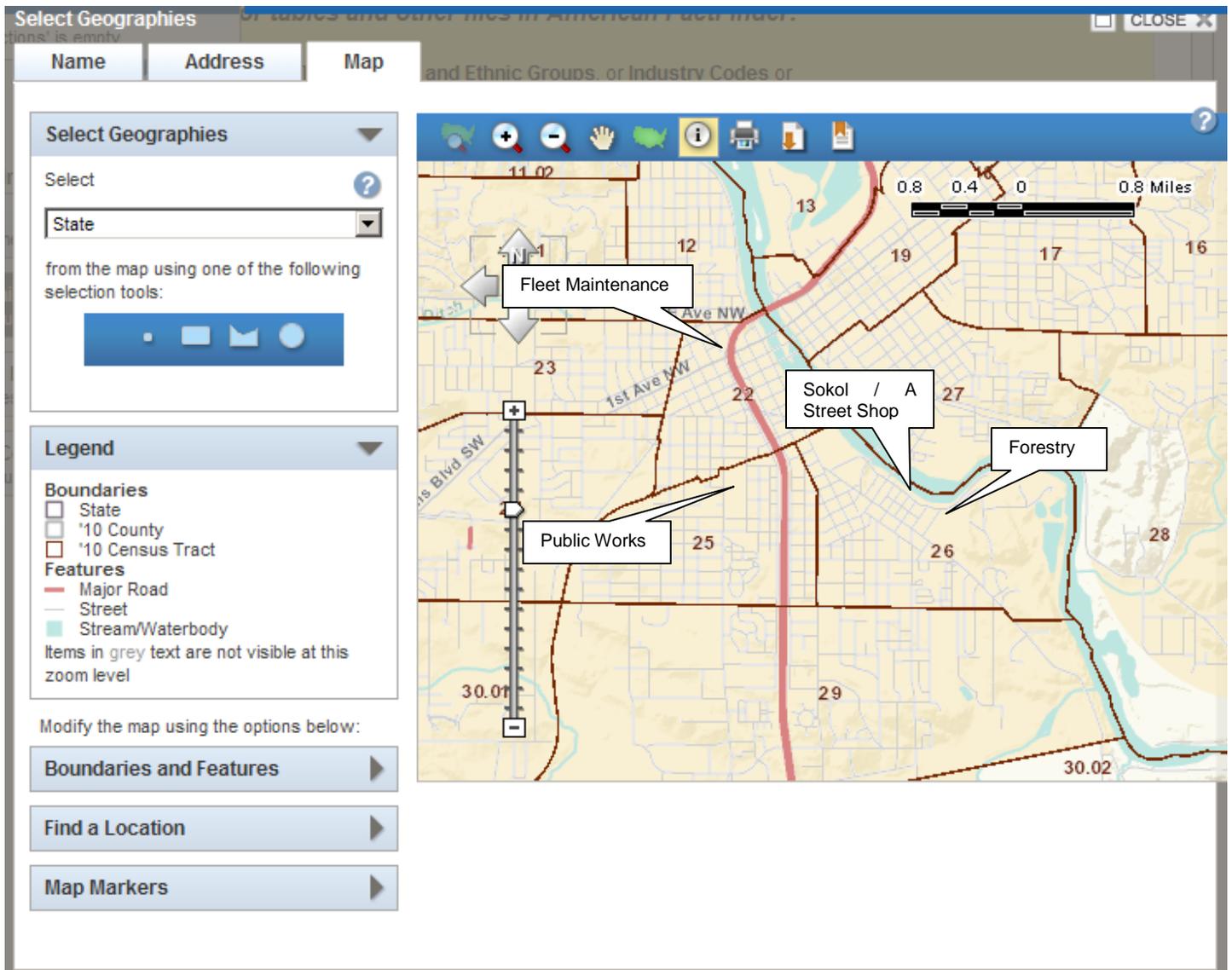
CHAPTER 8  
THE LAND USE TRANSPORTATION VISION PLAN

Figure 8-6: 2040 Forecast Daily Traffic Volumes and Levels of Congestion with Existing + Committed Network



Source: CMPO

**Figure 16: 2010 Census Tract Boundaries**



Source: American FactFinder, U.S. Census Bureau

Figure 17: Environmental Facilities within 500 feet of Public Works Site



Source: FEMA Geo-spatial database screen-capture with data compiled from multiple sources

Note: Leaking Underground Storage Tank sites are identified by Leak Number; Views of Fleet Maintenance, Sokol Park Maintenance - A Street Shop, and Forestry Complex omitted due to fewer identified environmental facilities in close proximity and absence of planned ground-disturbing activities.