

# URBAN *Living*

Downtown Housing in  
Cedar Rapids

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## Downtown Housing panelists

- Craig Byers, Pivot Real Estate & Ahmann Companies
- BJ Hobart, Hobart Historic Restoration
- Scott Olson, Skogman Commercial Group

# Craig Byers, Pivot Real Estate

## About Ahmann Companies

- Ahmann Companies is comprised of four companies founded by owner, Joe Ahmann to design, create, build, procure/sell/lease and maintain residential, commercial and multi-use projects in the Cedar Rapids/Iowa City corridor.
- Together Fusion Architects, Compass Commercial Services, Ahmann Design and Pivot Real Estate offer a vertically integrated process that is unmatched in the local area. Because the sales agent, architect, designer, builder, civil engineer, master planner, project manager and property manager are all located under one roof, Ahmann Companies employees are able to communicate directly with each other saving clients both time and money.

# BJ Hobart, Hobart Historic Restoration

Mission Statement: Revitalizing communities by partnering with local public and private stakeholders to create top quality housing opportunities and mixed-use spaces.

Hobart Historic Restoration (HHR) has worked with over a dozen communities to identify strategic direction, identify prime properties, manage construction and provide ongoing asset optimization and property management. HHR has recognized, validated, and is uniquely poised to optimize this significant trend by working with communities in strategic partnerships to rehabilitate historic properties and build new housing to the benefit of the community, the state, and private investors. We typically focus on mixed-use projects with ground floor commercial and upper-story market-rate housing (with luxury finishes), though we also have experience with both commercial and residential housing projects. Our projects are typically an instrumental catalyst for continued downtown revitalization. Our historic rehab projects have been awarded by the state of Iowa for their integrity and impact by the State of Iowa.

# Scott Olson, Skogman Commercial Group

## Downtown Housing Working Group Co-Chair with Craig Byers

- Scott is the only commercial broker in the U.S. who holds dual Society of Industrial and Office Realtors (SIOR) designations; is also an International Facility Management Association (IFMA) certified facility manager; and a registered architect in the state of Iowa. His diversified commercial real estate experience includes everything from proposal development and client presentations to feasibility studies, market analysis, rezonings, consulting services, expert witness testimony and of course, sales/leasing activities.
- Scott has been active in over 50 civic, community and professional organizations on a local, regional and national level. Currently serving on 14 boards/committees, he is also a member of the Cedar Rapids City Council. Professionally, Scott is actively involved in economic development, real estate, facility management, marketing, housing and architectural organizations.

# The Depot in New Bohemia





# Village Lofts in Kingston Village



# Village Lofts interior photo





# NewBo Station in New Bohemia



# Coming Soon: 329 in New Bohemia







**BEFORE**



**AFTER**

# MOTT LOFTS

42 7<sup>TH</sup> AVENUE SW  
CEDAR RAPIDS, IA



**HOBART**  
HISTORIC RESTORATION



**AFTER**

# MOTT LOFTS

42 7<sup>TH</sup> AVENUE SW  
CEDAR RAPIDS, IA



**HOBART**  
HISTORIC RESTORATION

**BEFORE**







**HOBART**  
HISTORIC RESTORATION



THE METROPOLITAN  
**450 1<sup>ST</sup> STREET SW, CEDAR RAPIDS**







# THE METROPOLITAN



**HOBART**  
HISTORIC RESTORATION



# Downtown Housing Working Group

33 members representing properties in core districts

- Ensure property developers and managers in downtown and core districts are communicating well and collaborating whenever possible
- Study data, trends and other cities' downtowns with aspirations that housing supply meets demand for urban living options
- Maintain interactive housing map with Economic Alliance at [www.cedarrapids.org/downtown](http://www.cedarrapids.org/downtown) which houses all Urban Living options in one map and list with property details and contacts.
- Host “**Urban Living**” annually to showcase current and upcoming housing projects (this year event is on 5/16).

# Maxfield Research & Consulting

- The latest comprehensive housing needs report commissioned annually by the City of Cedar Rapids projected population growth rates in core districts will outpace the rest of the city.
- In particular, flood-affected areas in Cedar Rapids will experience a 9.5 percent jump or 1,606 additional residents by 2020. The report also determined there is significant demand for downtown housing options of all types, but most notably market rate rental and owner-occupied options.

# Maxfield Research & Consulting

- The comprehensive housing report illustrates the impact that Millennials and Boomers will have in the coming years.
  - From 2016 estimates to 2021 projections, the largest population by age will be those age 20 to 44, making up 34 percent of the total.
  - The population age 65 and older will see the most rapid growth, making up 56 percent of the increase.
  - During that same time, the population growth for ages 45 to 64 will be only 2 percent and this segment will dip below a quarter of the population total.
- Young professionals and Millennials as well as empty nesters and Boomers are defining our changing demographics. It really is a tale of two generations that will drive demand and trends in the years ahead. Anecdotally, these are exactly the renters and buyers the Downtown Housing Working Group sees pursuing urban living options in Cedar Rapids today.

# INSIGHT

## The Gazette Editorial Board

Jennifer Hemmingsen, insight editor; Vicki Decker, letters editor; Todd Dorman, columnist; Lynda Waddington, columnist; Zack Kucharski, executive editor; Quinn Pettifer, outreach and engagement manager



GUEST COLUMN | CASEY PRINCE, SCOTT OLSON AND CRAIG BYERS

# Thinking outside the suburban box

**W**hy are people moving downtown? Proximity to local dining options and arts and culture venues are a few reasons there are more people than ever interested in core district housing.

Residents thinking about urban living also should consider the benefits of walking more, driving less, having neighborhood restaurants become your dining room, and area venues and events serve as your living room. We've learned from young professionals, empty-nesters and others who enjoy the urban or minimalist lifestyle that all it took is thinking outside their suburban box.

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## IF YOU GO

- **What:** Cedar Rapids Urban Living event
- **When:** 5 to 7 p.m. May 16
- **Where:** Eastbank Venue + Lounge, 97 Third Ave. SE
- **Cost:** Free
- **To register:** Go to [cedarrapids.org](http://cedarrapids.org)

rental and owner-occupied options.

These figures and the more than 100 new units coming online in 2017 represent the demand for continued housing developments in the downtown and surrounding core districts.

As co-chairmen of the Downtown Housing Working Group, we aim to collaborate to bring those facts of housing demand to life. The Downtown Housing Working Group is made up of housing developers and property managers with units in the downtown area that meet throughout the year to discuss current and upcoming housing projects as well as the needs and trends of housing in the Cedar Rapids downtown and surrounding core districts.

The group works closely with the Cedar Rapids Metro Economic Alliance to showcase to the public new

developments and available housing options during the annual Urban Living event. This year's event is from 5 to 7 p.m. May 16 at the Eastbank Venue + Lounge and is free to attend.

As collaboration and communication around downtown housing is a primary goal of the Working Group, it aligns perfectly with the Cedar Rapids Metro Economic Alliance's core function of community development.

An exciting energy is surging through our community as historic cultural attractions thrive, unique restaurants and fantastically modern spaces blossom, and neighborhoods are renewed. In addition, having a strong inventory of urban living options and amenities makes our community more competitive in attracting workforce and retaining retirees.

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impact that millennials and boomers will have in coming years. From 2016 estimates to 2021 projections, the largest population by age will be those age 20 to 44, making up 34 percent of the total.

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To learn more, review the Maxfield Study on the city of Cedar Rapids website and visit [cedarrapids.org](http://cedarrapids.org) to register for Urban Living and to find an interactive housing map of residential options.

• Casey Prince, Scott Olson and Craig Byers are co-chairmen of the Downtown Housing Working Group in Cedar Rapids.



May 16 from 5:00-7:00 pm

# URBAN *Living*

@ Eastbank Venue & Lounge in  
Smulekoff's building

# View from Eastbank Venue & Lounge



Kingston Village skyline changing

# The new view from Kingston Village





Tomorrow, 5-7 pm at Eastbank Venue



Free to attend, meet developers & property manager, enjoy some drinks, win a prize!