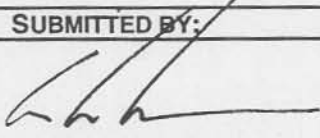


OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 96-016  
JANUARY 2, 1996 AGENDA

SUBJECT:	TYPE:	PREPARED BY:	SUBMITTED BY:
VACATION OF PORTION OF ALLEY RIGHT-OF-WAY — VICINITY OF 105 - 5TH AVENUE	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JIM GRANT COMMUNITY DEVELOPMENT DEPARTMENT	 ERIC A. ANDERSON CITY MANAGER

SYNOPSIS —

A request from Ralph Bumpilori, Auto Park Corporation, for vacation of a portion of the north/south alley right-of-way, in the vicinity of 105 - 5th Avenue, has been received.

FISCAL IMPACT —

N/A

RECOMMENDATION —

Approval of vacation and lease only.

BACKGROUND —

At the City Council meeting of December 18, 1985, by Roll Call No. 17, the Council directed staff to prepare an analysis of this request versus the overall plan for the area. The Plan and Zoning Commission had recommended that the City Council deny Mr. Bumpilori's request for vacation and sale of the property and approve the vacation and lease only of this right-of-way.

Plans for the redevelopment of the Court Avenue Historic area have traditionally included the reuse of the area, including this right-of-way as an important component. These "plans" are actually development concepts that were developed in conjunction with other projects, such as the Court Avenue street improvements, and are not formally adopted plans. The railroad right-of-way adjacent to this property is scheduled to be vacated in the near future and the development concepts have included the improvement of this right-of-way as a pedestrian linkage to the riverfront area. This ground lies strategically between this potential pedestrian corridor and the Rock Island Depot. This area has been shown as a potential location for a market plaza/open space. In addition, the drive-up bank site located directly to the north has considerable potential as a redevelopment site, which could support the market plaza concept. Finally, this area lies adjacent to 5th Street, which is planned to be improved as the primary pedestrian corridor connecting the downtown to the Riverpoint Business Center. These development concepts are summarized on the attached graphic.

Because of these potential future redevelopment uses for this property, the Plan and Zoning Commission and staff have recommended the vacation and lease only of this right-of-way, rather than its sale. While an interim parking use is appropriate, the sale of this ground would necessitate the buy-back of the property in the future to accomplish these development plans. Such buy-back would likely be at a much higher price than that which would be received by the property in its sale at this time.

Attachment

# DEVELOPMENT CONCEPT

