

Meeting Agendas/Info

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

01-339

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

AGENDA:

JUNE 18, 2001

SUBJECT:

PROPOSED
EXPANSION OF
SKYWALK
DISTRICT AND
AMENDMENTS TO
SKYWALK MAP

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

FLOYD BENTZ, PE
CITY ENGINEER

SYNOPSIS -

Major new developments in the downtown area cause the need to expand the Skywalk District and include changes and additions to the Skywalk System Plan Map. In particular, the Allied Gateway Campus, the Wells Fargo Financial office building and parking garage, and future Gateway development south of Locust Street, involve Skywalk bridges and corridors not currently included in the southwest portion of the Skywalk System Plan Map.

FISCAL IMPACT -

The total estimated costs for the seven Skywalk bridges completing the system from Employers Mutual Company at 7th and Mulberry to the Phase 2 Allied Campus Building at 12th and Walnut is \$3.5 million. This includes the five new bridges added to the Skywalk System Plan Map.. This amount is included in the 2001-02/2006-07 Capital Improvements Program, (Sidewalk Improvements, Downtown Skywalk System Account Code 543050), using Tax Increment bonds to be issued.

RECOMMENDATION -

Approval.

BACKGROUND -

There is a tremendous amount of planned and proposed development in the downtown area. Several of these major developments are occurring in the southwest portion of the Skywalk District, west of 8th Street and south of Locust Street, including the Allied Gateway Campus and the Wells Fargo Financial office building and parking garage. In addition, future Gateway development south of Locust Street and west of Allied is anticipated.

In order to accommodate planned Skywalks associated with these developments, staff has developed proposed changes and additions to Skywalk bridges and corridors shown on the Skywalk System Plan Map, and a proposed expansion of the Skywalk District farther west south of Locust Street. These changes are shown on the attached map.

The Skywalk District is proposed to be extended west between the south line of Locust Street and the north line of Mulberry Street from 11th Street to the west line of 13th Street, and from the south line of Locust Street to the north line of Walnut Street from the west line of 13th Street to the west line of 16th Street. This additional area would accommodate future Skywalks in conjunction with development in the area west and south of the Allied Gateway Campus, and would also provide for development of an east-west Skywalk corridor south of the Western Gateway extending west to connect with the Meredith Campus.

The proposed changes to the Skywalk District Plan Map include:

- A corridor and Bridge 8B-8C from the Wells Fargo Financial Building south across Mulberry Street to the proposed Wells Fargo Financial Garage.
- Bridge 9C-9D from the Hubbell Building north across Walnut Street to the Federal Home Loan Bank.
- A corridor west from Bridge 9C-9D to Bridge 9D-10D across 10th Street to the new Allied Building.
- A corridor in the Allied Building west to a new Bridge 10C-10D across Walnut Street connecting to the new Allied Parking Garage.
- A corridor in the new Allied Parking Garage west along the south side of Walnut Street to a new Bridge 11C-11D across Walnut Street connecting the new Allied Parking Garage with the proposed Phase 2 Allied Building.

These proposed changes to the Skywalk District and the Skywalk System Plan Map have been reviewed by the Urban Renewal Board and the Plan and Zoning Commission. At their May 29, 2001 meeting, the Urban Renewal Board considered informal input from the Plan and Zoning Commission and recommended approval of the proposed changes to the Skywalk District and the Skywalk System Plan Map.
