



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

02-251

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

AGENDA:

SYNOPSIS -

MAY 6, 2002

Citizen interest has been expressed to take measures to ensure that development occurs in a manner that promotes an active, dynamic mixed-use neighborhood as called for in *The Capitol Gateway East Urban Design Plan* in terms of building scale, design and materials, uses, site orientation, and historic context.

SUBJECT:

DESIGN
GUIDELINES FOR
EASTERN
GATEWAY AREA

FISCAL IMPACT -

None.

TYPE:

RECOMMENDATION -

RESOLUTION
ORDINANCE
RECEIVE/FILE

Receive and file and submit for review by the Architectural Advisory Committee, Plan and Zoning Commission, Urban Development Board, and Historic District Commission. Ask staff to return to the City Council at either the June 3 or June 17, 2002 Council meeting (depending on level of revisions recommended by Boards and Commissions) for adoption as an amendment to the City's current Urban Renewal Plan.

SUBMITTED BY:

JIM GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

BACKGROUND -

There has long been interest and concern about the degree of development control the City should impose on projects which request financial assistance from the City. Property owner concerns have focused primarily on the level of improvements and associated costs.

The proposed Design Guidelines for the Eastern Gateway Area will focus on building rehabilitation and additions, new construction, and demolition. The Guidelines will provide objectivity and consistency in the quality of projects the City assists in financially. Similar guidelines and process have been used for the Court Avenue Historic District.

The Capitol Gateway East Urban Design Plan was researched and prepared with the issue of appropriate development opportunities as a key factor, including types of uses, potential rehab sites, and potential new construction sites. The intention is to tie development with market demand and support.

The outcome of the "*Capitol Gateway East Plan*", which was reviewed by various City Boards and Commissions and adopted by Council on May 4, 1998 (Roll Call No. 98-185), was to promote buildings that reinforced the earlier scale and fabric of the downtown eastside development. This proposes typical building heights of 3-6 stories in most of the Eastern Gateway Area.

The next step for staff will be to refine the DRAFT document of the Design Guidelines for the Eastern Gateway Area to further reflect needs and conditions of the Eastern Gateway district and include appropriate maps.

Staff will also revise the DRAFT of the Design Guidelines for the Eastern Gateway Area as per Boards and Commissions comments as appropriate and identify any recommendations from Boards and Commissions which may be in conflict for the Council to offer direction for action.

When this item returns to Council in June, the Council will be asked to approve the Guidelines as an amendment to the City's current Urban Renewal Plan.
