



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 12/19/05
Agenda Item Type: Receive/File
No.:

Communication No.: 05-713
Roll Call

Submitted by: Richard Clark, Acting City Manager

SUBJECT—

Communication from the Urban Design Review Board regarding review and recommendation of the Western Gateway Area Redevelopment Goals and Guiding Principles

SYNOPSIS—

Receive and file the Urban Design Review Board recommendations regarding the Western Gateway Area Redevelopment Goals and Guiding Principles and refer to the City Manager for review and identification of redevelopment projects that may require City assistance. (The Planning and Zoning Commission recommendation is presented under a separate communication.)

FISCAL IMPACT—

None

RECOMMENDATION—

Approval with revisions as presented below

BACKGROUND—

If adopted, the suggested guidelines will guide the City in future development on the perimeter of the Gateway Park located between 10th and 15th Street between Grand Avenue and Locust Street. The guidelines were developed to provide standards for new development that will yield a financial return on the City's investment in the Gateway Park and an attractive appearance for the downtown.

A group of area ‘stakeholders’ including large and small businesses, neighborhood and City representatives met over the past year to formalize the various plans and resolutions that have been adopted by City Council. This set of principles provides a summary of these previous actions specific to the Gateway Park area.

On November 21, 2005 by Roll Call No. 05-2801, the City Council referred the Western Gateway Area Redevelopment Goals and Guiding Principles to the Plan and Zoning Commission and the Urban Design Review Board for review and recommendation.

Urban Design Review Board Action

At its December 6, 2005 meeting, by consensus of the members present, the Board recommended the following changes to the Goals and Principles as presented:

1. The first Land Use Guiding Principle shall be changed from its original language to:
 - Redevelopment of ~~t~~The blocks immediately adjacent to the Western Gateway Park shall generate a minimum average ~~have a minimum~~ taxable assessed value for ~~of~~ \$20 million per acre after application of the residential rollback. ~~*The residential rollback must be considered when calculating the taxable assessed value of residential developments.*~~
2. Delete “office” so the third Land Use Guiding Principle will read as:
 - Large scale development within the block immediately adjacent to the Western Gateway Park shall include underground parking and be designed to accommodate retail uses on the street level.
3. Add the following as new language to the Design Intent Guiding Principles:
 - The design concepts for the Locust St. frontage properties should assure that the adjoining block –Walnut St. – does not turn into a ‘backdoor space’ and negatively impact Walnut St. fronting businesses.
 - Recognize the \$20 million assessed value/acre is a goal and might be achieved by having a mix of higher value developments with the older buildings.

The accompanying document incorporates the recommended changes and is the document the City Manager is to utilize for review of redevelopment projects within the Western Gateway Area that require City assistance. Upon referral of the proposed guidelines, the City Manager will review various techniques for implementation including making the receipt of tax abatement contingent upon complying with the plan. The City Manager will subsequently present his recommendations for implementation to Council at a subsequent meeting.

These guidelines are intended to allow some flexibility in their application to specific properties. Some properties may exceed the guidelines, others may be less, depending on the benefits provided by the specific development.

RDG Planning and Design’s Western Gateway Area Redevelopment conceptual land use map shows conceptual ideas including possible street changes. The conceptual land use map is not part of the Western Gateway Goals and Guiding Principles. Staff has received several concerns about those street changes being premature, specifically the 16th Street closure conceptually shown to the south of Locust. As a result we recommend that the vacation of 16th Street not be pursued at this time.