



**Council
Communication**
Office of the City Manager

Date April 21, 2008

Agenda Item No. 34
Roll Call No. 08-
Communication No. 08-225
Submitted by: Larry D. Hulse, AICP
Community Development
Director

AGENDA HEADING:

Receiving and filing the 2 Rivers District Plan and referring it to the Plan and Zoning Commission and the Park and Recreation Board for recommendations on plan implementation.

SYNOPSIS:

Recommend receipt and filing of the 2 Rivers District Plan and its referral to the Plan and Zoning Commission and the Park and Recreation Board for recommendations on plan implementation. The 2 Rivers District Plan provides guidance on appropriate future land uses and redevelopment concepts for the area generally bounded by the Raccoon and Des Moines Rivers to the north, SE 1st Street to the east, Indianola Avenue and Indianola Road to the south, and SW 7th Street to the west. Staff recommends that the plan be forwarded to the Plan and Zoning Commission and the Park and Recreation Board for review and recommendation on future implementation activities.

FISCAL IMPACT: NONE

Amount: There is no fiscal impact associated with this particular action. However, future implementation activities will likely require CIP and Operating Budget commitments.

Funding Source: N/A

ADDITIONAL INFORMATION:

On December 5, 2005, the City Council, by roll call 05-2877, approved an agreement with Brian Clark and Associates for the preparation of a land use and redevelopment plan for the area generally bounded by the Raccoon River and Des Moines Rivers to the north, SE 1st Street to the east, Indianola Avenue and Indianola Road to the south, and SW 7th Street to the west.

This area was affected by the extension of Indianola Avenue from the SE 1st Street intersection across the Raccoon River to SW 3rd Street; this has altered traffic patterns in the area and opened up underutilized sites for redevelopment. This area also is suitable for redevelopment given its proximity to the Meredith Trail, the Principal Riverwalk, and other redevelopment activities that are taking place to the north.

Brian Clark and Associates worked with a steering committee, stakeholders, residents, and staff to develop a plan that recommends appropriate future land uses; identifies underutilized sites; and provides a conceptual design for the area that integrates the trail system, Columbus Park, new multi-family units,

the existing single-family residences to the east and a proposed Italian-American Cultural Center. Public input was gathered through a series of public workshops, which occurred on February 27, 2006; April 5, 2006; and May 23, 2006, as well as steering committee meetings. The steering committee, which was comprised of representatives from the City, the County, the McKinley School/Columbus Park Neighborhood, the Italian-American Cultural Center, Meredith Corporation and Principal Inc., met four times to provide guidance on creating a cohesive vision from the input gathered at the public workshops.

Brian Clark and Associates presented an overview of the 2 Rivers District Plan at the June 11, 2007 Council Workshop.

PREVIOUS COUNCIL ACTION(S):

Date: December 5, 2005

Roll Call Number: 05-2877

Action: Agreement for Professional Services with Brian Clark and Associates for Indianola Avenue Connector Area Study, \$30,000. ([Council Communication No. 05-691](#)) Moved by Hensley to adopt. Motion Carried 6-1.

Date: August 8, 2005

Roll Call Number: 05-1929

Action: Request for Proposals (RFP) to secure professional services for the development of the Indianola Avenue Connector Land Use and Redevelopment Plan. ([Council Communication No. 05-444](#)) Moved by Brooks to adopt. Motion Carried 7-0.

Date: June 28, 2005

Roll Call Number: 05-1595

Action: Approving Letter of Agreement with Polk County, for preparation of a Master Plan for property in the vicinity of the extension of Indianola Avenue from SE First Street intersection across the Raccoon River to SW Third Street. Moved by Hensley to approve. Motion Carried 5-2.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Council consideration of recommended implementation activities from the Plan and Zoning Commission and the Park and Recreation Board.

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