

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date	January 5, 2009
	Agenda Item No. 23 Roll Call No. <u>09-</u> Communication No. <u>09-007</u> Submitted by: Larry Hulse, CD Director; Donald M. Tripp, Park & Recreation Director; and Matthew Anderson, Economic Development Administrator	

AGENDA HEADING:

Receive and file recommendations from the Park and Recreation Board, the Plan and Zoning Commission, and the Urban Design Review Board regarding the “2 Rivers District Plan” and initiate amendments to the Comprehensive Plan Land Use Map and Zoning Map to implement the plan.

SYNOPSIS:

Recommend approval to initiate amendments to the 2020 Community Character Plan Land Use Map and Zoning Map to implement the 2 Rivers District Plan.

On April 21, 2008, the City Council, by roll call 08-674, referred the 2 Rivers District Plan to the appropriate City boards and commissions for review and recommendations on potential implementation activities. The concepts in the plan were approved by the Park and Recreation Board on August 26, 2008, by the Urban Design Review Board on November 18, 2008, and by the Plan and Zoning Commission on December 4, 2008. Specific recommendations and comments from the boards are discussed in the *Additional Information* section below. This includes a recommendation that the City Council initiate land use plan amendments and the rezoning process for the study area.

FISCAL IMPACT:

Amount: There is no fiscal impact associated with this particular action. However, future implementation activities may require CIP and Operating Budget commitments. These funding commitments would be considered separately as part of future budget considerations.

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 Assn., the Italian-American Cultural Center, Meredith Corporation and Principal Inc., met 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. On April 21, 2008, the City Council referred the 2 Rivers District Plan to the appropriate City boards and commissions for review and recommendations on potential implementation activities.

On August 26, 2008, the Park and Recreation Board approved a motion expressing their support of the concepts identified in the plan. On November 18, 2008, the Urban Design Review Board approved a motion supporting the plan and expressed their support of the stakeholders' interest in creating a memorable destination, building on strengths of the past and providing housing for all ages. In addition the Board made the following comments:

- The 2 Rivers District has the ability to be an urban destination point, while maintaining the history of the area. The intent should be to preserve what is working, and welcome selective renovation and new development.
- Taking advantage of the riverfront proximity and views should be a priority, with an acknowledgement of the need for higher density and adequate building height.
- Open space opportunities and trail connectivity should be emphasized as redevelopment occurs.
- Quality design is needed for the area, but it may be necessary to encourage a more flexible and creative approach to design, as absolute standards can be rigid and counterproductive. Existing design standards such as those from the "NPC" zoning district should be considered and reviewed for guiding architectural design.
- Going forward, the finished floor elevations of future buildings should acknowledge and incorporate any flood protection requirements.

On December 4, 2008, the Plan and Zoning Commission expressed their support for the concepts identified in the plan and approved a motion recommending that the Des Moines 2020 Community Character Land Use Plan and the zoning in the area be altered to reflect the vision of the 2 Rivers District Plan. Currently, the area generally consists of industrial, vehicle oriented commercial and multiple family residential land use designations and zoning districts. The 2 Rivers District Plan envisions the area consisting of a mix of pedestrian-oriented commercial and residential uses. If the City Council initiates the land use amendment and rezoning process staff will identify appropriate land use and zoning designations and present a recommendation to impacted property owners, the Plan and Zoning Commission and the City Council. A neighborhood meeting would be held followed by public hearings before the Plan and Zoning Commission and the City Council. Staff anticipates the process would be completed by summer 2009.

PREVIOUS COUNCIL ACTION(S):

Date: April 21, 2008

Roll Call Number: 08-674

Action: Regarding the proposed land use and redevelopment plan entitled "2 River District Plan", prepared by Brian Clark and Associates for the area generally bound by the Raccoon River and Des Moines River to the north, SE 1st Street to the east, Indianola Avenue and Indianola Road to the south and SW 7th Street to the west. (Council Communication No. 08-225) Moved by Meyer to receive and file, and to refer the 2 Rivers District Plan to the Plan and Zoning Commission and the Park and Recreation Board for recommendations on implementation of the plan. Motion Carried 7-0.

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):

Date: December 4, 2008

Roll Call Number: Plan and Zoning Commission

Action: Approval of the concepts identified in the 2 Rivers District Plan and recommend initiation of land use plan amendments and zoning changes to reflect the plan.

Date: November 18, 2008

Roll Call Number: Urban Design Review Board

Action: Approval of the concepts identified in the 2 Rivers District Plan and recommendation that existing assets should be preserved and built upon, views of the rivers and downtown should be considered in new development, flexible design standards should be implemented to ensure quality development, and flood protection measures should be considered in the design of new buildings.

Date: August 26, 2008

Roll Call Number: Park and Recreation Board (RC# 08-069)

Action: Approval of the general concepts identified in the 2 Rivers District Plan.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Public hearings before the City Council and the Plan and Zoning Commission will be conducted if the City Council initiates the land use plan amendment and rezoning process.

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