

★ Roll Call Number

Agenda Item Number

22

Date July 26, 2010

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held on July 15, 2010, its members voted 12-0 in support of a motion to receive, file and refer the Fort Des Moines Historic Preservation Plan to the City Council for further study. The Commission also expressed support for relocation of the 5th judicial district correctional facilities; reinstatement of the formal parade ground including perimeter tree plantings; rehabilitation/reinstatement of Allen Circle in order to facilitate construction of a bandstand; and reconstruction of Butner Street and Dickman Road for vehicular traffic.

MOVED by _____ to receive and file.

FORM APPROVED:

Roger K. Brown
Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, COLEMAN, GRIESS, HENSLEY, MAHAFFEY, MEYER, MOORE, and TOTAL.

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED APPROVED

Mayor

City Clerk

Date July 26, 2010

Agenda Item 22

Roll Call # _____

July 21, 2010

Honorable Mayor and City Council
City of Des Moines, Iowa

Communication from the City Plan and Zoning Commission advising that at their meeting held July 15, 2010, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Leisha Barcus	X			
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley	X			
Dann Flaherty	X			
Joel Huston	X			
Ted Irvine	X			
Jeffrey Johannsen			X	
Greg Jones			X	
Jim Martin	X			
Brian Millard	X			
William Page	X			
Mike Simonson	X			
Kent Sovern	X			

APPROVAL of a motion to receive file and refer the Fort Des Moines Historic Preservation Plan to the City Council for further study. The Commission also expressed support for relocation of the 5th judicial district correctional facilities; reinstatement of the formal parade ground including perimeter tree plantings; rehabilitation/reinstatement of Allen Circle in order to facilitate construction of a bandstand; and reconstruction of Butner Street and Dickman Road for vehicular traffic.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends that the Plan and Zoning Commission receive and file and refer the Fort Des Moines Historic Preservation Plan to the City Council for further study.



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309-1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

STAFF REPORT

BACKGROUND

In 2009 the City contracted with Keffer/Overton Associates, Inc. and Genus Landscape Architects to prepare a Historic Preservation Plan for the Fort Des Moines National Landmark. This effort is an outcome of the SuperBlock Master Plan for the area bound by Army Post Road to the north, SE 14th Street to the east, County Line Road to the south and SW 9th Street to the west, which includes the Blank Park Zoo, the Blank Golf Course, Southridge Mall and the Fort.

Fort Des Moines is a valuable asset to the City as well as the Country for its significance in black history, women's history, and military history during World War I and World War II. It served as the Provisional Army Officer Training School, which marked both the U.S. Army's first recognition of its responsibility to train black officers and the establishment of a military tradition among African Americans. Fort Des Moines was also the birthplace of the Women's Auxiliary Army Corps (WAAC), later renamed the Women's Army Corps (WAC), during WWII. It was the first and largest such training center during the war, training over 72,000 women, including 3,069 officers--the first women officers in the Army at any level. Since WWII the Army has disposed of major portions of the original 640 acre tract, reducing it to approximately 170 acres. Only 43 of the nearly 350 original buildings remain. The Historic Preservation Plan addresses 35 of those remaining buildings.

The consultant team was tasked with the following scope of work:

1. Review of existing assessments of historic significance of each building, features of the site, and cultural landscape with updates as needed;
2. Assessment of physical and structural condition and integrity of buildings, infrastructure, and features of the site;
3. Identification of preservation, rehabilitation, and mothballing efforts necessary;
4. Priority schedule of preservation and rehabilitation work;
5. Estimated cost of preservation and rehabilitation efforts;
6. Recommendations for adaptive reuse and connections among the features of the site; and
7. Recommendations for easements or other legal tools to ensure ongoing preservation.

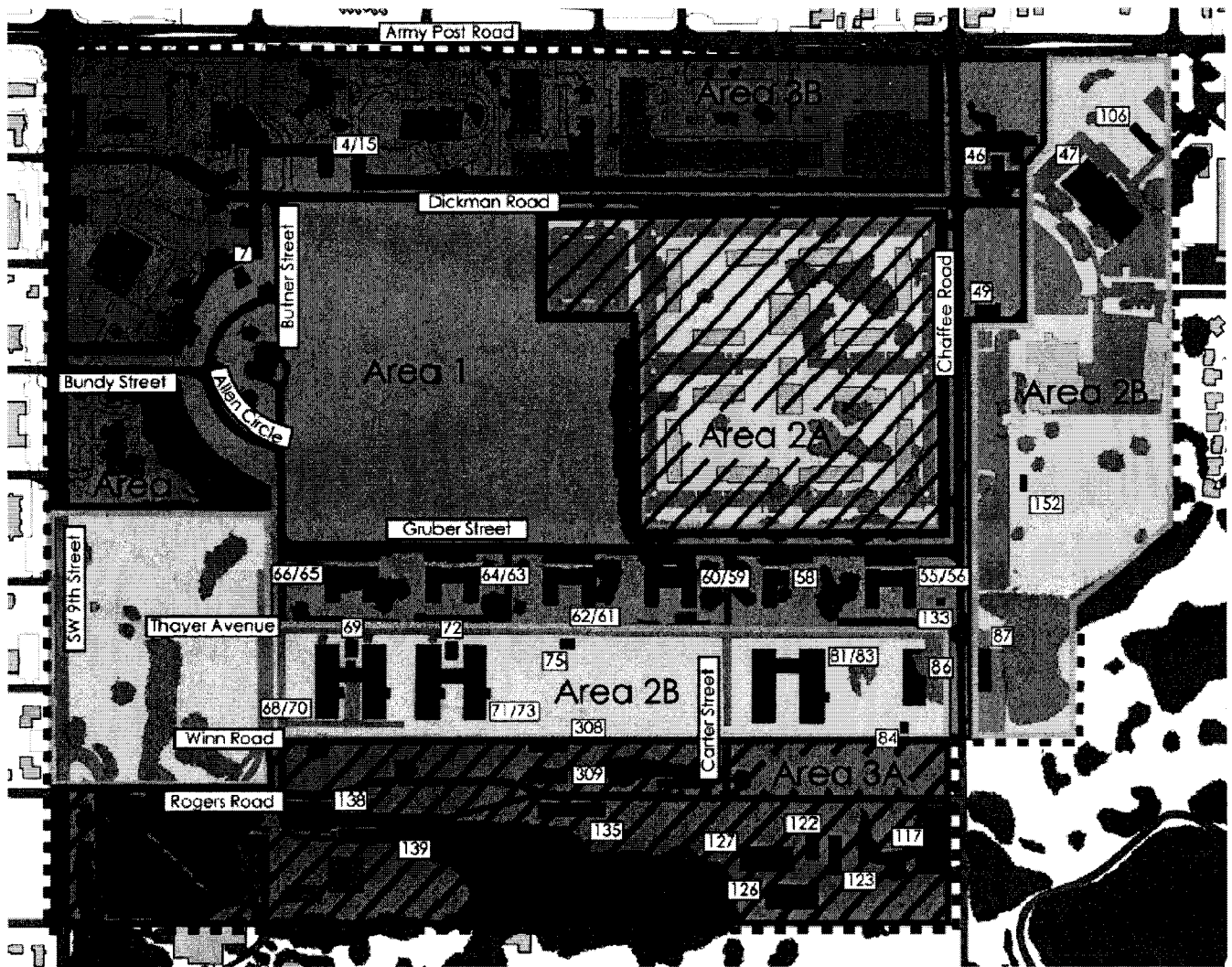
II. PLAN SUMMARY

A planning committee was formed to provide the consultants with guidance and input. The committee consisted of property owners, neighborhood representatives and city staff from the Parks and Recreation Department, the Community Development Department, the Office of Economic Development and the Engineering Department. A total of five committee meetings were held included a public input meeting.

The following is a summary of the recommendations identified in the plan. A copy of the Executive Summary is included in the Commission's packet. The entire 250 page plan is available on the City's website at <http://www.dmgov.org/Departments/Parks/Pages/About.aspx> under the planning tab.

General recommendations resulting from this study include:

- Rehabilitation of Landscape and Buildings – Rehabilitation allows for adaptive reuse of land and buildings to meet current needs, while preserving those portion or features which convey historical, cultural, or architectural values.
- Land Use Protection Areas – The Consultant team identified three separate areas for the purpose of determining future land use and development opportunities. These include areas of 1) highest integrity, 2) moderate integrity, and 3) lowest integrity. A map on Page 3 of this report is included for your reference. The level of flexibility in terms of use and construction would vary from strict to lenient depending upon the degree of integrity.
- Appropriate new uses – Successful rehabilitation efforts for other historic forts across the country have relied on one or a small group of dedicated entities to lead the way. This could be college or business campuses, larger scale residential housing providers, and civic groups.
- Design Guidelines – Design guidelines would help to provide enforceable area guidelines for redevelopment that a developer could follow, which would be acceptable by the State Historic Preservation Office and the City, while also providing oversight to ensure appropriate redevelopment in the area.
- Marketing and Image – A strong identity and marketing strategy will in part determine the ultimate success of rehabilitation efforts at Fort Des Moines. Joint marketing was a recommendation of the SuperBlock Master Plan and continues to be a recommendation of the Fort Des Moines National Historic Landmark Historic Preservation Plan.
- Fort Des Moines Cultural District – An advisory committee should be set up to oversee development and programming of a Cultural District. The group would act as an advocacy association of stakeholders and could be extended to representatives of the State Historic Preservation Office, local officials, and area community members. The District would promote arts, entertainment, and a live-work-play environment.



Land Use Protection Area Map

Specific Recommendations for Buildings include:

- Building Treatments -- Rehabilitation options include mothballing, rehabilitation of the building envelope, complete rehabilitation, and new addition and exterior alternations. The Plan provides a cost estimate for each of these options for each building.
- New Building Uses and Development Opportunities -- New uses and development can build constituency for the site. Possible new uses include conference space for hosting an event of up to 500 people or developing a campus environment. Other ideas include residential uses, small business incubators, studio spaces for artist or other community oriented spaces.

Specific Recommendations for the Cultural Landscape include:

- Circulation Patterns -- Maintain and enhance historic vehicular and pedestrian circulation patterns along with their linear viewsheds. This includes lighting, utilities, landscaping, fences, signage, and parking areas.

- Large Scale Vegetation Patterns - The Fort's landscape was historically characterized by a mixture of lush canopy tree-lined streets and manicured turf lawns, with pasture to the south and west. The Plan sets forth recommendations for street trees, utilities, lawns, foundation plantings.
- Stormwater Management Strategies – Stormwater was historically managed in different ways throughout the fort grounds from curb and gutter roads with storm intakes on primary roads to open swale along secondary roads. The Plan sets forth recommendations for where curb and gutter or bio swales or other green management techniques could be used.
- Small Scale Site Features – These include outbuildings and structures such as sheds and garages, artillery guns, flag poles, fences and other non-habitable structures. The bandstand that was located along the Parade Grounds is recommended to be reconstructed.
- New Landscape Uses – New uses of the landscape and open space include trail connections, low-impact sports fields, community gatherings, interpretive elements and signage, and removal of chain-link fences with barbed wire.

Through the building and landscape assessments, cost estimates, and recommendations of this Plan, the needs and priorities of the Fort have been identified. This assists the City and other property owners to move forward with economic development and planning tools to implement the Plan's recommendations.

SUMMARY OF DISCUSSION

Erik Lundy presented staff report and recommendation.

JoAnne Corigliano offered a friendly amendment to reinstate the parade ground by replanting trees and rehabbing Allen Circle in order to construct the bandstand.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of applicant's request.

CHAIRPERSON CLOSED THE PUBLIC HEARING

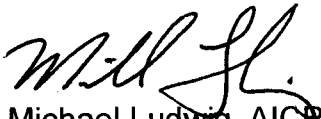
Will Page also offered a friendly amendment to ask if the Council would study the intersection of Butner Street and Dickman Road to restore this area for people to drive around.

COMMISSION ACTION:

Brian Millard moved to receive file and refer the Fort Des Moines Historic Preservation Plan to the City Council for further study. The Commission also expressed support for relocation of the 5th judicial district correctional facilities; reinstatement of the formal parade ground including perimeter tree plantings; rehabilitation/reinstatement of Allen Circle in order to facilitate construction of a bandstand; and reconstruction of Butner Street and Dickman Road for vehicular traffic.

Motion passed 12-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michael Ludwig".

Michael Ludwig, AICP
Planning Administrator

MGL:clw