



Date December 6, 2010

**RESOLUTION ESTABLISHING A TEMPORARY MORATORIUM
ON DEVELOPMENT WITHIN THE 2 RIVERS DISTRICT THAT DOES NOT
CONFORM WITH THE PLANNED ZONING FOR THE DISTRICT**

WHEREAS, the 2 Rivers District consists of 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; and,

WHEREAS, the extension of Indianola Avenue along the south side of the 2 Rivers District from the SE 1st Street intersection across the Raccoon River to SW 3rd Street substantially altered traffic patterns in the area and opened up underutilized sites within the District for redevelopment; and,

WHEREAS, the 2 Rivers District is suitable for redevelopment given its proximity to the Downtown, Martin Luther King Jr. Parkway, Meredith Trail, Principal Riverwalk, and other redevelopment activities that are taking place to the north; and,

WHEREAS, on December 5, 2005, by Roll Call No. 05-2877, the City Council approved an agreement with Brian Clark and Associates for the preparation of a land use and redevelopment plan for the 2 Rivers District; and,

WHEREAS, Brian Clark and Associates worked with a steering committee, stakeholders, residents, and staff to develop the 2 Rivers District Plan that recommends appropriate future land uses, identifies underutilized sites, and provides a conceptual design for the District 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; and,

WHEREAS, Brian Clark and Associates presented an overview of the 2 Rivers District Plan at the June 11, 2007, Council Workshop, and on April 21, 2008, by Roll Call No. 08-674, the City Council referred the 2 Rivers District Plan to the appropriate City boards and commissions for review and recommendation on potential implementation activities; and,

WHEREAS, on August 26, 2008, and on November 18, 2008, the Park and Recreation Board and the Urban Design Review Board, respectively, approved motions in support of the Plan; and,

WHEREAS, 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.

(continued)



Date December 6, 2010

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WHEREAS, on January 5, 2009, the City Council received and filed the recommendations of the Park and Recreation Board, Urban Design Review Board, and Plan and Zoning Commission, and directed the Community Development Director to initiate appropriate amendments to the land use plan and rezoning (amendments to the zoning designations) to support and reflect the intent of the 2 Rivers District Plan attached hereto as Exhibit "A"; and,

WHEREAS, implementation of the amendments to the land use plan and rezoning was temporarily delayed by other intervening concerns and activities; and,

WHEREAS, development has now been proposed within the 2 Rivers District that is incompatible with, and may frustrate the implementation of the 2 Rivers District Plan; and,

WHEREAS, a temporary moratorium on the approval of site plans and permits for the construction or development of new uses and structures within the 2 Rivers District that are incompatible with the 2 Rivers District Plan is necessary and appropriate to prevent new development from occurring within the 2 Rivers District that is incompatible with the existing and planned uses of land within the District; and,

WHEREAS, the map attached hereto as Exhibit "B" identifies the portions of the 2 Rivers District which have zoning designations that are inconsistent with and incompatible with the implementation of the 2 Rivers District Plan; NOW THEREFORE,

BE IT RESOLVED by the City Council for the City of Des Moines, Iowa, as follows:

1. No uses shall be commenced, no structures shall be constructed, and no site plans or building permits shall be approved or issued for the commencement of any use or construction of any structure within those portions of the 2 Rivers District identified in Exhibit "B" to be rezoned to the "D-R" Downtown Riverfront District, the "NPC" Neighborhood Pedestrian Commercial District and the "R-3" Multiple-Family Residential District, unless such use or structure conforms with the zoning district regulations for the district for which such land is proposed to be rezoned as shown by Exhibit "B". The City Staff shall not issue any permit or site plan approval for any development which is prohibited by this section. This moratorium shall not apply to the completion and use of any structure which has been commenced under a valid permit and is diligently pursued to completion.
2. Any party may by written application to the City Clerk request relief from the effect of this moratorium where necessary to avoid unnecessary hardship. The application shall identify the basis for the applicant's contention that the moratorium is causing unnecessary hardship. The application shall be presented for consideration by the City Council at the first regularly

(continued)



Roll Call Number

Agenda Item Number

Ex. 1

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scheduled Council meeting more than ten days following the date such application is filed with the City Clerk. If the City Council determines that the application of this moratorium is causing the applicant unnecessary hardship, the City Council shall allow such relief from this moratorium as is necessary to remedy such unnecessary hardship.

- The Community Development Department and Plan and Zoning Commission are hereby directed to diligently proceed with consideration of the amendments to the Des Moines 2020 Community Character Plan to incorporate the 2 Rivers Plan, and with the rezoning necessary to implement the zoning designation changes identified in Exhibit "B". The Community Development Department and Plan and Zoning Commission shall endeavor to complete their report and recommendation for receipt by the City Council at its meeting on February 14, 2010.
- This moratorium shall take effect immediately upon the adoption of this resolution and shall expire on April 12, 2011 (after a term of 127 days), unless terminated or extended by further action of the City Council. The City Council hereby expresses its intent to immediately terminate this moratorium if the City Council determines at any time that the rezoning identified in Exhibit "B" is not appropriate.

MOVED by _____ to adopt.

Sponsored by Councilmember Meyer

FORM APPROVED:

 Roger K. Brown
 Assistant City Attorney
 C:\Rog\Zoning\Moratorium\2 Rivers\RC Moratorium.docx

Exhibits:
 "A" - 2 Rivers Land Plan
 "B" - Amendments to Zoning Map

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED		APPROVED		

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.

Mayor

City Clerk

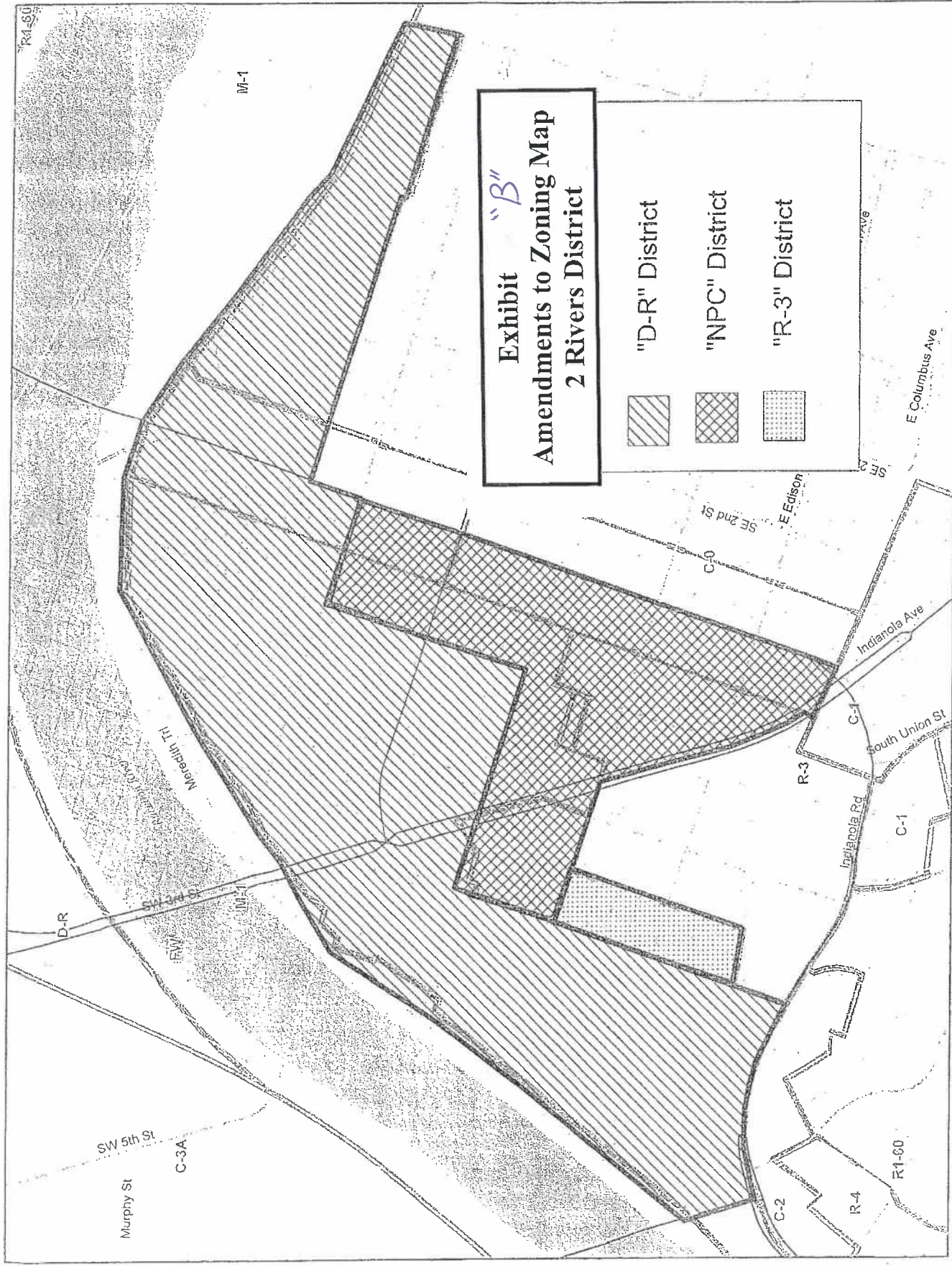


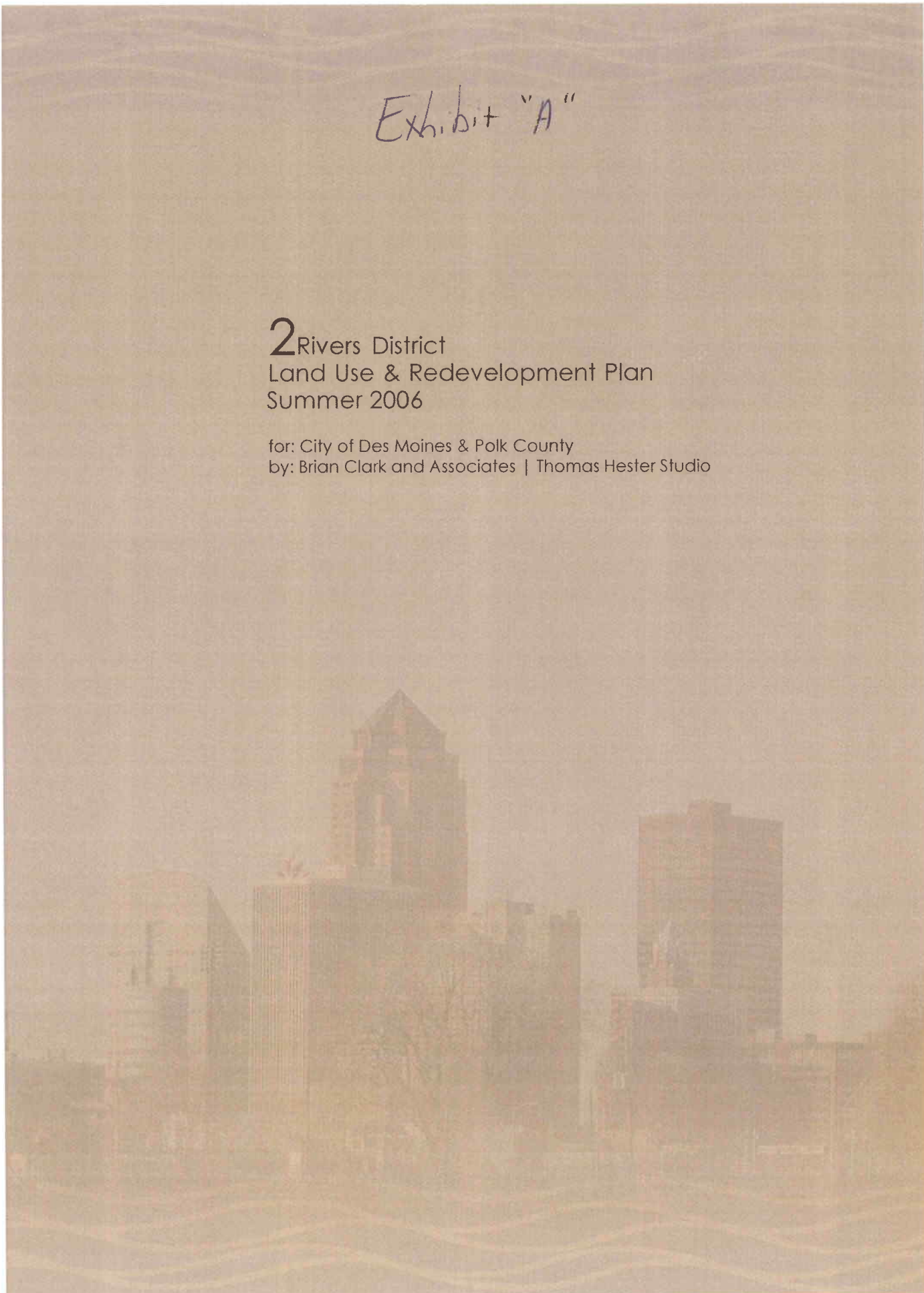
Exhibit "B"
Amendments to Zoning Map
2 Rivers District

- "D-R" District
- "NPC" District
- "R-3" District

Exhibit "A"

2Rivers District
Land Use & Redevelopment Plan
Summer 2006

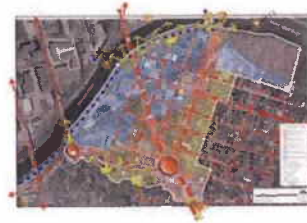
for: City of Des Moines & Polk County
by: Brian Clark and Associates | Thomas Hester Studio



Executive Summary

History of the Site

The City of Des Moines has relied on the 2 Rivers District for much of its ethnic labor force, dating back to the 1880's. German, Dutch, Italian and Hispanic influences have shaped this diverse neighborhood edged by the Raccoon and Des Moines Rivers. Numerous rail lines bi-sectioned the neighborhood, bringing goods to, and through, downtown Des Moines. The most recent project, the Indianola Avenue Extension, further segmented the area and prompted City and County leaders to fund a plan for the area's redevelopment.



In the November of 2005, the City issued a Request for Proposal for landscape architecture, planning, and urban design firms to prepare a Land Use and Redevelopment Plan for the 2 Rivers District. Brian Clark and Associates (BCA) was selected by the City as the lead firm in December of 2005.

Planning Process

The planning process featured a core 2 Rivers District Steering Committee made up of City, County, Corporate and Neighborhood representatives who were the reviewing body for the process. An extensive public input process took place, involving numerous stakeholder groups such as the Columbus Park Neighborhood, the Indianola Hills Neighborhood and Saint Anthony's School and Parish, to name a few. The general public was invited to provide their input at three different occasions during the planning process:



Phase 1: Review of the Areas
Strengths, Weaknesses,
Opportunities and Threats

Phase 2: Review of Concept
Plan Alternatives

Phase 3: Review of Final Land
Use and Redevelopment Plan

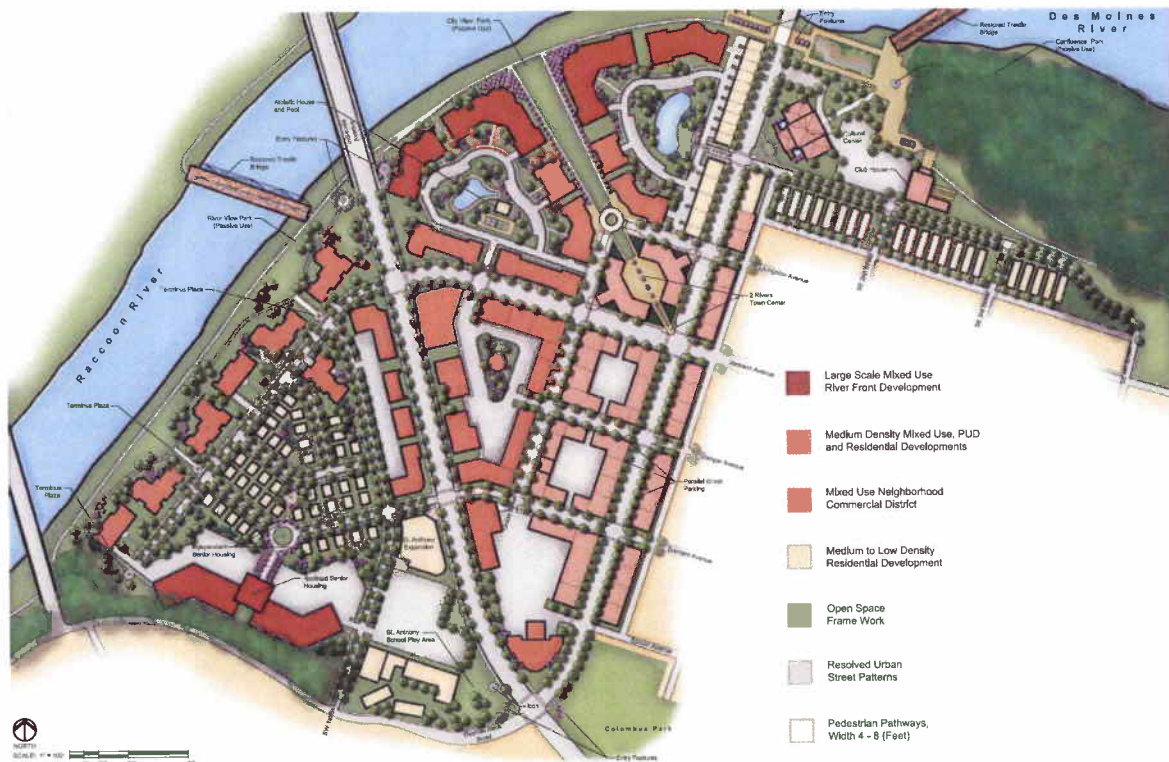
After the Plan was completed,
the BCA team began
preparation of 2 Rivers District
Land Use and Redevelopment
Plan report and supporting
recommendations.



Executive Summary

Land Use and Redevelopment Plan Summary

The 2 Rivers District Land Use and Redevelopment Plan proposes a long-range vision that protects the assets of the area while creating new opportunity for redevelopment. The Plan is organized around three main sub-areas: Riverview, Cityview and Confluence Park. Inter-related streets, streetscapes, trails and open space form the underlying structure of the 2 Rivers District and weave together the sub-areas. For instance, the Cityview area is envisioned as a high-density, mixed-use neighborhood offering river-view and city-view residences with retail uses including restaurants and shopping. The Riverview area is envisioned to have medium density multi-family housing along the river edge and single/multi-family housing adjacent to St. Anthony's Church. The streets, open spaces and trails in both of these neighborhoods offer physical and viewable connections to the River. Lastly, the 2 Rivers District is designed with a balance of maintaining the current neighborhood charm and the required densities to drive future infrastructure improvements. The 2 Rivers District Plan preserves and celebrates this neighborhoods' position as the next emerging mixed use district in Des Moines and Iowa.



Acknowledgement

Steering Committee

Matt Anderson, City of Des Moines
Luca Berrone, Italian American Cultural Center
Archie Brooks, City of Des Moines Councilman
Scott Cahill, Principal Financial Group
Jerry Haddenfeldt, Meredith Corporation
David Kamp, City of Des Moines
Michael Ludwig, City of Des Moines
John Mauro, Polk County Supervisor
Jim Post, Columbus Park Neighborhood

Stakeholder Groups:

Public Works / Property Management
Traffic and Transportation Division
Park and Recreation
Army Corp. of Engineers
Union Pacific Railroad
Saint Anthony's Catholic School
Indianola Hills Neighborhood
Land and Business Owners
Columbus Park Neighborhood

Design Team

Brian Clark - Brian Clark & Associates
Matt Carlile - Brian Clark & Associates
Eric Higginson - Brian Clark & Associates
Thomas Hester - Thomas Hester Studio
Shawn Foutch - Kirkham Michael

Special Recognition

Italian American Cultural Center Hosting
the Public Meetings

Jason Van Essen, City of Des Moines For all
his hard work and dedication to the
project.

Tom Hester, Thomas Hester Studio
His insight and expertise in urban design
and city planning was significant.

Everyone who was able to attend any of
our meetings to share your opinions with us.

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Rivers District

Index

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Section 3	Land Use Plans <ul style="list-style-type: none">Plan APlan BPlan C
Section 4	Master Plan <ul style="list-style-type: none">PurposeDesign ThemesMaster PlanZoningInfrastructureNext Steps
Section 5	Appendix <ul style="list-style-type: none">A Example Outline of Design GuidelinesB Public Involvement<ul style="list-style-type: none">Sign In SheetsSite AnalysisLand Use PlanMaster Plan

The background of the entire page is a faded, sepia-toned photograph of a city skyline. In the foreground, a wide river flows, with its surface reflecting the light. Several tall buildings are visible in the mid-ground, including a prominent one with a pointed top. The overall atmosphere is hazy and historical.

2 Rivers District Land Use & Redevelopment Plan

Site Introduction 1

Introduction

The Indianola Avenue Extension Land Use and Redevelopment Plan or "2Rivers District" study area covers approximately 135-acres of mixed use public and private land. This site was one of the last areas developed as part of the greater Des Moines neighborhoods and has been heavily influenced by Italian Americans whose presence is still evident today.



Study Area

The shape of the chosen study area resembles an obtuse triangle. The northern and western edges form the hypotenuse and are created by the confluence of the Raccoon River and the Des Moines River. The southern edge follows the path of Indianola Road and the rugged topography that towers above the site. The last leg of the triangle is the eastern border and is defined by SE 1st Street and various properties created by the grid pattern that has traditionally governed this area. Within these lines lie a complex and historically unique area of Des Moines, which has become the focus of the '2Rivers District study area.

Together, the City of Des Moines and Polk County have selected Brian Clark and Associates (BCA) along with Thomas Hester Studio to study and help understand its current condition and develop a concept that will help to better express this area's potential. The design team was asked to perform a three phase study beginning with a site analysis, a land use study and a conceptual master plan. Each phase was presented both to a Steering Committee and at a public open house.

Why Here, Why Now

The redevelopment of downtown Des Moines has impacted many outlying districts. This redevelopment led to an increase in property values, economic opportunities, improvements to recreational areas and many other great benefits. In order for these changes to be successful, many of the arterial street patterns needed to be realigned. With the re-alignment of Indianola Avenue, connecting to Southwest 3rd Street, traffic flow was greatly enhanced, but it divided the residential district into two separate halves.



View North: New Indianola Ave.

The new Indianola Avenue divides the historic residential grid in a diagonal cut. By doing so, the through traffic has become much more efficient; however, the alignment required the acquisition of some private land and created residual changes in the local traffic patterns. This, coupled with the relocation of



1957 Stanborn Map



Parcel Map

businesses and residents, has caused some significant changes in the area. While these consequences are not always desirable, the change has led to a considerable improvement in downtown access and site visibility, which in turn has led to an increased level of interest in the area. The City of Des Moines has now asked for a long-term vision for this area.

Site History

The area within the site boundary is commonly thought of as the Little Italy of Des Moines. Originally the area had been developed by German / Dutch settlers who worked in nearby coal mines. The area was one of the last tracks of land along the Des Moines proper to be developed as a residential development and was known then as Sevastapol. The Italian influence did not begin until the 1880's at which time Sevastopol had already been annexed (1877). The Italians were well known for their work at the nearby railway and brick yards.

The railway ran east to west and separated the study area from the river and downtown. At that point the tracks were used as a makeshift levee against the continual flooding of the Des Moines and Raccoon Rivers. Mexican immigrants then settled on the less valuable parcels of land that surrounded the rail tracks and the flood land that lay between the rails and the rivers edge. The last major flood in the area was in 1993 when there was catastrophic flooding state wide. Many of these original Mexican and Italian families are still represented in the area today.

Being that the study area is one of Des Moines' last areas near downtown to be re-developed; it would be expected to find a plethora of historical data and previous development plans for the area. However, the supporting information and historical data anticipated was almost nonexistent. This lack of information is attributed to a piecemeal development pattern, lack of a central planning effort, and a number of other influencing factors; such as being on the edge of two different residential neighborhoods and along a 'traditionally' less developed edge of downtown Des Moines. This has led to the mixture of uses that exist today.

The area has very recently been further segmented by the Indianola Avenue expansion. This expansion has effectively separated the area's small residential community into two smaller districts, disrupting the connectivity and harmony of the existing grid that defined this neighborhood.

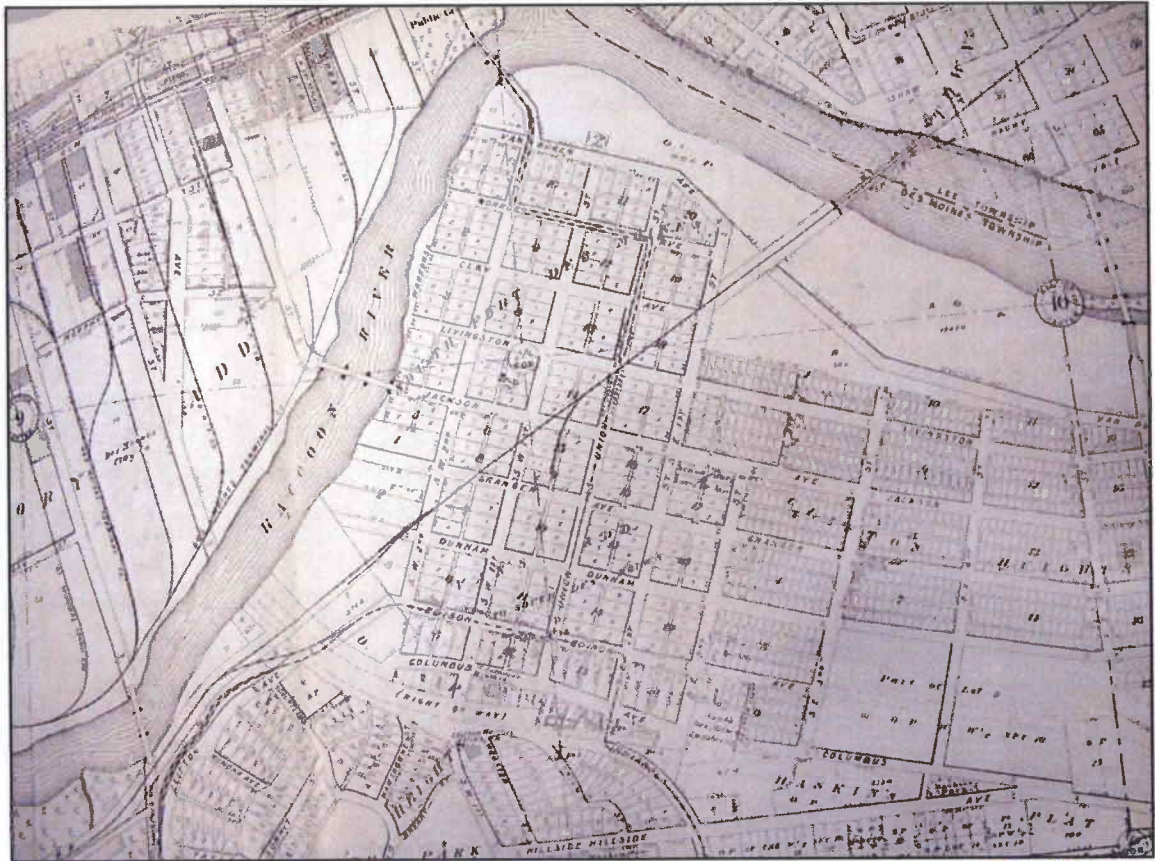
Despite these challenges, the strength and determination of the people who live in the area is remarkable. Each public meeting for this study resulted in higher numbers of attendance. The people and businesses represented had many positive remarks about the area and spoke passionately about the past when every house had a bread oven in the back yard and you could almost taste the air. (See appendix for a complete list of public comments from each meeting) The Steering Committee members also spoke of the area's past with fond comments. They spoke of great Italian food and the old Italian Festival that used to be held at Columbus Park. The festival brought lots of regional visitors to the area and grew so large that it became



Historic Map Title

too disruptive and had to be moved. There were also many comments such as; many of the small businesses have left (such as the South Union Bread Company) and many Italian families have moved to the west side of Des Moines.

The resulting effect is that there is an ethnic change occurring and the neighborhood seems to be in a transitional period. The strongest of these other ethnicities is a growing population of Mexican Americans. The single largest and newest building within the study area is the Mexican American Legion located across Jackson Avenue from Grazianos. This is typical of neighborhoods along the edge of industrial development and or land that is difficult to develop such as flood plains. These types of changes can be difficult, but the resulting melting pot of ethnicities creates a rich and dynamic fabric of heritage.



1909 Historic Map



2 Rivers District Land Use & Redevelopment Plan

Site Analysis 2

Site Analysis

Districts



Existing Industrial Use



View North: Atop Indianola Ave.



View South: Indianola Ave.

The study area currently has three forms of organization; zoning, tradition, and physical. Zoning and tradition are the two political forms of organizational development. This district was established well before any zoning regulations were set, which is typical of districts that are adjacent to city centers like Des Moines. The physical districts are created by the rivers, roads and other geographic landmasses, such as the varying topography on the southwest end of the site.

In studying the zoning ordinance outlined by the City of Des Moines, there are nine different land use zones within the boundaries of this project. They include varying degrees of residential, commercial and industrial / manufacturing uses, as well as a protected floodplain, which extends the length of levee. The most prominent of the labeled zoning districts is industrial. These industries range from warehouses to heavy construction staging and have been established near the river due to the cheap land prices associated with the flood plain. Unfortunately, these industrial developments are now the first impression encountered when entering this district from downtown. There are still many residential houses within this designated zone, many of which are occupied today.

Residential and commercial zoning equally claim the remaining land within the site. However, that does not mean that these zones follow the standard zoning regulation. There are many areas zoned commercial which have some residential and vice-versa, due to traditional development patterns. In addition, the new Indianola Avenue extension created odd shaped residual parcels, which have yet to be planned or redeveloped.

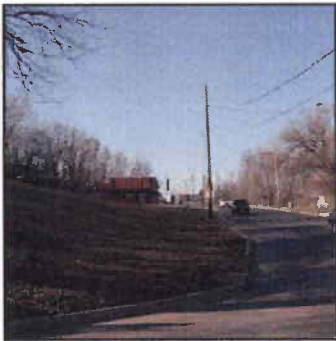
Physical districts can be difficult to delineate due to the varying scales needed to study the given area. At the broadest scale there is the district created by the Des Moines and Raccoon Rivers. Looking closer, there are several dividing lines, which seem to separate one area from another. Roads can create pockets of land, which are then broken down into smaller parcels; the smallest being a residential unit. The most significant of these pockets is the parcels created by Indianola Avenue, Indianola Road and SE 1st Street. These parcels will be referred to often and will be designated as the West, Central and East study areas.

Corridors, Nodes, Landmarks and Views

Indianola Avenue

Indianola Avenue is a new gateway corridor to downtown Des Moines and was created by the extension of the original Indianola Avenue further to the south. Indianola Avenue bisects the study area creating two new and distinct physical districts. There is one major intersection where Indianola Avenue meets SE 1st Street and Indianola Road. This intersection is the apex of the overall triangular site boundary. Because this is such a recent development, only two corners are being utilized. The landmarks of Columbus Park in the southeast corner and St. Anthony's Catholic School in the northwest corner are two of the major identifying elements within the site.

Unfortunately, the combination of topography and visual obstructions prevent many opportunities for direct views from Indianola Avenue to the Des Moines skyline. The only locations along Indianola where views to downtown are possible are from the south prior to entering the boundary area and from the Southwest 3rd Street Bridge. In approaching from the south on Indianola Avenue, a unique sensation is created. The downtown appears to descend into the ground. This illusion ends at the threshold of the site, near the Italian American Cultural Center. The Italian American Cultural Center is an important landmark, though it is not within the site boundary, it is referenced throughout the area's history.



View West Indianola Road

The 3rd Street Bridge is the transition point between Indianola Avenue to Southwest 3rd Street. This is another landmark that is located just outside the site boundary but directly relates back to this district. The bridge acts as both a buffer between and as an extension to the city center. At this location the views open to panoramic vistas that display the entire breadth of the city, as well as the gleaming dome of the Capitol and Sec Taylor Stadium at Principal Park.

Indianola Road

When Indianola Avenue was being realigned, a segment of its original path was renamed Indianola Road. Indianola Road now links directly with Southwest 1st Street to create a smooth east\west transition. These two roads effectively outline the study area and could be used by traffic to circumvent the entire body of the study site. Indianola Road is the only major collector street along the western half of the site, and it also acts as a catwalk along the steep slopes that dominate the landscape it passes through. This experience is the most sublime and scenic experience within the site boundary. There are small businesses clustered along its path, adding to the intimacy of the experience. The corridor is lined on both sides at various points by mature vegetation and provides filtered views to downtown and the site. Helping to create this experience is a twenty-five to thirty foot elevation change rising east to west. The highest point along the length of Indianola is at the intersection of Southwest 7th Street.



Saint Anthony's Church

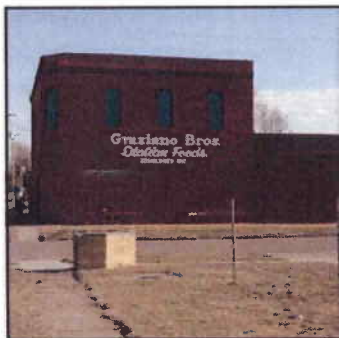
Southwest 7th Street transitions to the study area via the Southwest 7th Street Bridge. This bridge is one of two major landmarks that are found in this corridor and is best experienced from west to east as the topography drops into the site. East of the Southwest 7th Street intersection is the picturesque formal entrance to St. Anthony's Catholic Church.

Southeast 1st Street

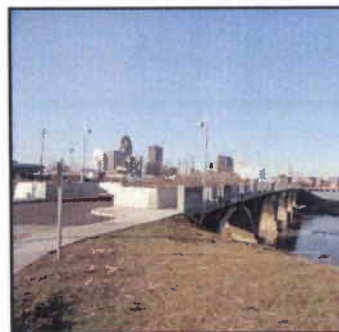
SE 1st Street creates the final leg of the triangle and is the only major street designed with a clean linear axis. It was the main corridor for through traffic prior to the Indianola Avenue extension. The City had previously delineated this area to be a commercial zoning; it currently is flanked on both sides by commercial zoning; however residential homes line both sides of this street. Most of these homes are located along the length south of Jackson Avenue. The eastern border of the study site is exclusively residential and is represented by the McKinley School / Columbus Park Neighborhood Association. A majority of the businesses are in contrast with the residential homes that border and filter into them. This trend continues on past Jackson Avenue between S.E. 1st Street and Indianola Avenue.



Tomea and Sons



Graziano Brothers' Italian Market



Meredith Trail Connection to Principal Park

Jackson Avenue is generally an east / west street that connects SE 1st Street and Indianola Avenue. Traffic through this area of the site is much less congested with the new Indianola Avenue corridor. Jackson is now primarily used as a business frontage drive with only local traffic. The intersection at SE 1st Street is the dividing line where Jackson Avenue becomes a collector street leading to the previously described residential district to the east. Here the street is widened and is better equipped to handle more traffic and regional destination. Visible from both SE 1st Street and Indianola Avenue, Graziano Brothers Italian Food serves as a local anchor. Also located along this section of Jackson is Baker Electric. The extending of Indianola Avenue has made the Baker site a very visible property.

From Jackson Avenue north, a business / industrial district lines both sides of SE 1st Street. One of these businesses is the renowned Tomea and Sons Italian Restaurant, another important landmark and icon of the Italian presence within the site. Just north of Tomea and Sons lies the industrialized river edge property of Gillotti Construction Company and those owned by Joe Romeo. These two sites lie on each side of SE 1st Street adjacent to the river's edge. Similar to other properties adjacent to the river, these two parcels are located along what once was undesirable land. Through the use of levees, these lands are now protected from rising flood waters, making these properties prime re-development parcels. The industrial zoned property east of SE 1st Street backs up to residential lots. This connection of industrial to residential has forced adjacent residents to erect tall privacy fences in an attempt to block out the noise and degraded views to the city and river from their back yards.

Beyond these industrial properties are the river banks of both the Raccoon River and Des Moines River. This location marks the confluence of these two rivers and the peninsula that downtown Des Moines is built upon. Three bridges span this segment of the Des Moines River. One bridge connects with the north bank of the Des Moines River and the other connects

with the north bank of the Raccoon River. The bridge that spans to the Raccoon River bank near Principal Park was recently renovated to a pedestrian only bridge. Scott Avenue Bridge spans to the banks of the Des Moines River and is very unique in that it curves along its entire length, unlike any other bridge in the area. The third bridge is an abandoned trestle bridge, which if renovated could be used to link the Meredith Trail with the John Pat Dorrian Trail. Like Southwest 3rd and 7th Street Bridges these bridges may not be within the formal study boundary but are keys icons within the district.

Meredith Trail & Principal Riverwalk

The connection and relationship to Meredith Trail and Principal Riverwalk is a key component of this project. Preserving the views that this trail has of the Capitol and the downtown skyline is very important. Meredith trail which links directly to the Principal Riverwalk is also the primary link over the Raccoon River to the budding downtown development. This includes Sec Taylor Stadium at Principal Park, the afore mentioned Riverwalk and the planned Court Avenue District. The Meredith Trail is a highly traveled path that brings pedestrians and cyclists to the area on a daily basis, making this location/connection a natural focal point. These pedestrian spaces exhibit significant investment by both the Meredith Corporation and Principal Financial Group. The district needs to build from its positive impacts and continue the trail's energy into the whole site.

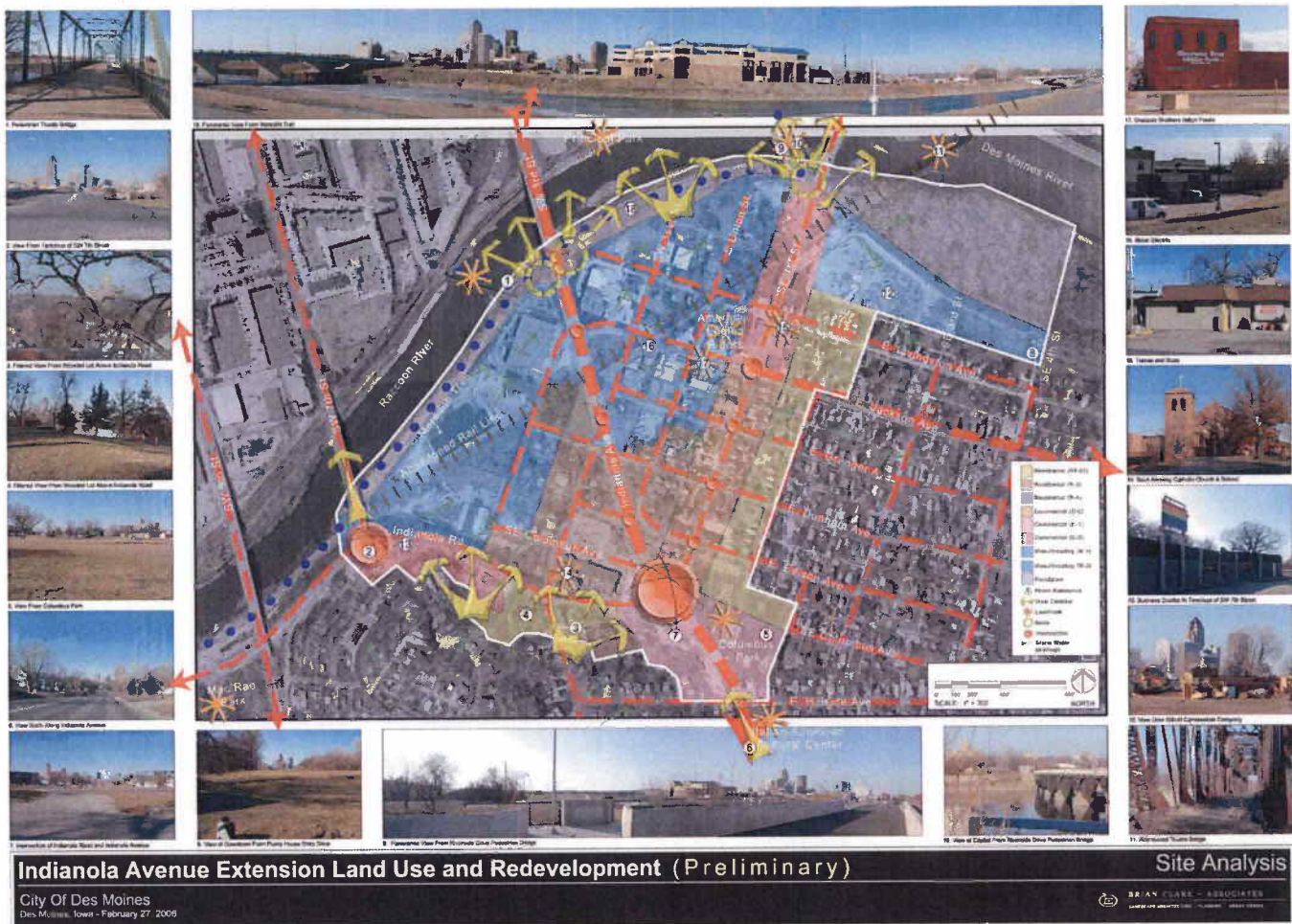
Other Influencing Characteristics

The Raccoon and Des Moines Rivers are the defining natural system of this area. The frequent river crossings further identify the site as separate but linked segments of land. Des Moines has made a conscious effort to make both the Raccoon River and the Des Moines River important assets to the community. This concept has been reinforced by the new Meredith Trail, which links the site to a host of new public and civic spaces.

The views to the adjacent downtown are excellent. With all of the economic revitalization in downtown Des Moines, this area is poised to be the next 'destination'. The unique combination of location to downtown and proximity to the river make this site a very desirable redevelopment area.



Raccoon River





2 Rivers District Land Use & Redevelopment Plan

Land Use Plans 3

Land Use Plan

Introduction

The Land Use Plans for the South of the River Study Area are the first step in reorganizing the developmental patterns and activities that occur within the site. The site is approached as a blank slate and primary consideration is made to adjacent land uses, which will help establish patterns. Working from these patterns a system of related uses and buffers are then interwoven to create areas of high intensity uses and areas of low intensity uses. This hierarchy is and has been lacking in the current land use patterns.

The triangular site has only two primary bordering uses; urban redevelopment to the north and residential to the southeast and southwest. The only element that disrupts this simple theme is Indianola Avenue, which introduces both commercial development along its length and heavier transportation loads.

Brian Clark and Associates and Tomas Hester Studio initially proposed three land use diagrams to the Steering Committee. Each diagram depicted how the area could be properly redeveloped within its given context and within a system of "givens." The givens were a small list of design needs taken from public and steering committee members who were involved in the review process. The givens incorporated into each design were:



Converted Pedestrian Bridge

- Green Streets / Streetscape
- Intensify land use to help fund new utilities
- Re-establish a connection to the rivers
- Connect area to the Meredith Trail – more locations
- Build around the positive landmarks / tradition
- Keep people in this area
- Bring back people who have moved away
- Create a destination and identity

Using these givens and the information gathered, three areas of development were chosen and named. The west study area was called River View, the central study area City View and the eastern study area was called Confluence Park. To prevent these areas from developing as individualized identities, a name for the entire development was chosen. Some of the names suggested were:

- South Union District
- 2 Rivers District
- South River Landing
- Sevastapol – (Historical Name)
- The South Village

Of these names the 2 Rivers District was chosen as the most descriptive and memorable of the names. This name and the names of the sub parcels are not official, but will be the names used throughout this report.

Plan A

Plan A, the most homogenous of the three layout themes utilized larger single purpose developments. The River View area was depicted as senior housing, a cultural / community center, a small area of support commercial and an expansion / land swap involving Saint Anthony's Catholic Church.

The City View area was designated primarily as mixed use commercial with housing on upper floors. Indianola was buffered with support commercial and SE 1st Street was buffered with neighborhood retail / commercial.

The last area, Confluence Park, was delineated as green space north of the existing levee and an expansion of the existing housing development south of the levee.

Plan B

Plan B built upon the frame work of Plan A, but created a slightly more intensified program within each sub division. River View was depicted as commercial office space with a larger area of commercial development along Indianola Avenue. The senior housing area was significantly decreased, but was kept adjacent to the expanded St. Anthony's Church property for convenient accessibility.

City View was kept the same with the exception of removing the retail / commercial along SE 1st Street north of Jackson Avenue.

Confluence Park was diversified by adding the cultural center and decreasing the size of residential development. The park north of the levees remained the same

Plan C

Plan C depicted the most heavily diversified program of uses. The river office space was removed from the River View development and replaced with a linear development of senior housing. The senior housing that was adjacent to Saint Anthony's was reclassified as residential. This left a large central pocket which was delineated as small support commercial with larger commercial development along Indianola Avenue.

The City View area depicts the most intensified use area of all the plans and also of any area within the plans. Even though it depicts a continued theme of river front mixed use development it creates a specific area of river front residential development that is backed by mixed use development that is again backed by neighborhood retail / commercial. Each of these uses is divided by a diagonal green space that more strongly denotes a district core at Jackson Avenue and SE 1st Street. All commercial development along Indianola Avenue is replaced by residential development tying into the existing, albeit disrupted, residential uses.

The Confluence Park area continues its theme of residential housing, cultural center and green space, but intensifies its neighborhood commercial development along SE 1st Street.

Plan A and C

The concepts were well received by the Steering Committee with the exclusion of the commercial office space in Plan B. The request was made to present a more simplified presentation to the public and combine the three plans into two.

The features in Plan B minus the office space were combined into either Plan A or C depending on its best fit; resulting into two final land use plans; Plan A and B, which were in turn presented to the public at an open house.



South of the River Plan (Preliminary)

City of Des Moines
Des Moines, Iowa - March, 2006

Land Use Plan

BRIAN CLARK & ASSOCIATES
LANDSCAPE ARCHITECTURE | PLANNING | DESIGN



- Residential (R1-60)
- Residential (R-3)
- Residential (R-4)
- Commercial (C-0)
- Commercial (C-1)
- Commercial (C-2)
- Manufacturing (M-1)
- Manufacturing (M-3)
- Floodplain
- Intersection

NORTH
 SCALE: 1" = 200'
 0 100 200 400 600



NORTH
SCALE: 1" = 200'

South of the River Plan (Preliminary)

City of Des Moines
Des Moines, Iowa - March, 2006

Land Use Plan

BRIAN CLARK - ASSOCIATES
LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN



City Of Des Moines
Des Moines, Iowa - April 5, 2006

City Of Des Moines
Des Moines, Iowa - April 5, 2006

 CHINESE ACADEMY OF SCIENCES





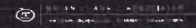
- LEGEND**
- Residential (R-1-B)
 - Residential (R-2)
 - Residential (R-3)
 - Commercial (C-0)
 - Commercial (C-1)
 - Commercial (C-2)
 - Manufacturing (M-1)
 - Manufacturing (M-2)
 - Floodplain
 - Intersection
 - Node

NORTH
BOULEVARD

South of the River Plan (Preliminary)

City Of Des Moines
Des Moines, Iowa - April 5, 2005

Land Use Plan





2 Rivers District Land Use & Redevelopment Plan

Master Plan 4

Purpose of Master Plan

Introduction

The purpose of the Master Plan for the South of the River project is to transform the study area into a viable self-sustaining destination neighborhood. As previously discussed the area has had both physical and social challenges which have not been fully resolved. The Master Plan created by Brian Clark and Associates seeks to heal these physical and social scars by creating spaces and places for a diverse population of people. Within the plan there is room for upscale professionals, older retired generations as well as financially challenged families. This mixture of development uses each group to help support and build socioeconomic development.

A Framework for Change

This Master Plan establishes a framework for neighborhood revitalization and is a tool to guide long-term decision-making to realize a shared future. These design themes have been developed based on existing adopted public policies and a thorough public process involving city officials and staff, business owners and neighborhood residents. They are statements of intent that reflect the character of the 2 Rivers District and identify elements that must be employed in any future design work or policy adoption.

Design Themes

1. Revitalizing the neighborhood will require building on the strengths of the past as a foundation for the future.
 - a. St. Anthony's, Columbus Park and the local businesses along and adjacent to SE 1st Street should form the historic core of the neighborhood.
 - b. New buildings should incorporate design features that respect the existing significant architecture.



Outdoor Seating Near Library

- c. Keep people in the area and bring back many of the people who have left; (Age diversification).

2. Creating memorable destinations in the neighborhood will require the creation of authentic and diverse public spaces.



Public Gardens

- a. A variety of public uses should be located in the neighborhood to strengthen it as a civic destination for the region.
- b. Public uses should surround activity areas and create civic spaces to expand pride in the neighborhood.
- c. Expand the range of attractions and economic development opportunities Des Moines offers. The area can then be seen as part of downtown and essential to its economic vitality.
- d. SE 1st Street should be enhanced as a diverse, pedestrian oriented shopping street, integrated with living and working spaces.
- e. Indianola Avenue should be enhanced as a regional gateway to downtown.
- f. Neighborhood streetscapes should be designed with consistent materials.
- g. Parks and open spaces should support a variety of events and activities.
- h. The area needs to synergize with the events located across the river and host some of their own experiences.
- i. Meredith Trail needs to expand and have more connections to the neighborhood

3. Integrating the neighborhood will require a mix of housing, public space and services for residents.

- a. Neighborhood densities should be increased and include a vibrant mix of civic, office, retail and residential uses.
- b. Under-utilized buildings should be redeveloped to contain a mix of uses, such as office, retail and housing.
- c. A variety of housing densities and types should be provided to create seamless integration with existing housing types.
- d. Integrate a range of housing into the community to address the demographics of the community.



Fleur Drive Planted Median

4. Achieving a more unified neighborhood will require an improved access system that provides safe access throughout the neighborhood and to downtown.

- a. Indianola Avenue should utilize several means of traffic-calming to allow safer pedestrian crossings.
- b. Parking should be integrated with neighborhood uses and be sufficient in terms of quantity and location.
- c. Parking should be a combination of on-street and ramp style parking.

- d. Neighborhood parks and open spaces should be connected to regional parks and destinations through a bike and pedestrian trail system.

Master Plan

Introduction

In order to develop a Master Plan that would be both beneficial to the residents who live in the study area today and the people who will live there in the future, both land use plans and design themes had to be integrated to be applied directly to the study area at any given time. Integrating these themes into a final plan is one of the key differences between the master plan and the land use plans. The land use plans concentrated specifically on appropriate use patterns based on physical patterns such as streets and successful contextual uses. The design themes bring the heart and soul of the community into the plan and progresses the plan from logical and sensible to livable and successful.

Open Space

Comparing the design themes with the Master Plan, many common elements become apparent; such as open space view corridors and river access. These ideas were continually brought up during the series of meetings. Everyone who lives in the area highly values the spectacular views to downtown and access to the rivers. They, in fact, requested more access to the rivers and the newly developed Meredith Trail.

Due to traditional developmental patterns, parks and open space are a highly sought after amenity and an increasingly rare attribute of residential developments. The fact that the 2 Rivers District is adjacent to protected floodplains and levees guarantees some form of open space. Currently, that open space is underutilized by both businesses and residences. Each home or commercial development has literally turned their back to the rivers. The new development calls for a change in attitude and orientation. The rivers are an attribute that should be capitalized on. With the improved levees and pump stations the river's edge is now suitable for residential and light commercial development. Throughout the new plan, each of the three developments is designed to allow views and physical access to the river and Meredith Trail, creating a truly public space. This type of development is unprecedented along the Des Moines River edge.

The plan recommends a mixture of sizes and heights, but each of the three river front developments share a common theme. Each development utilizes open spaces between buildings to allow views to the river and downtown Des Moines. This feature has been further amplified in the Final Master Plan, following the final public meeting. By orienting the buildings at angles, the

rivers edge appears to have a deeper experience, combining private / public park space into a unified configuration.

Working in conjunction with the open space plan is the green infrastructure plan. The 2 Rivers open space plan is connected to all the surrounding neighborhoods through a series of tree lined streets, acting as a series of greenbelts. The plan links individual parks together and unifies them with downtown. There are at least six parks that can be integrated into a series of interconnected uses within walking distance of downtown.

District Core

The second overriding concept is a district core. Des Moines is beginning to see the success of small commercial cores as ideal places for businesses and multiuse developments. Areas such as Beavertown, Drake and the East Village have seen an influx of interest and investment. These cores develop independent identities and give an area a sense of pride and belonging that is lacking in suburban living.

The proposed 2 Rivers District core is at the intersection of Jackson Avenue and SE 1st Street. This intersection has always had a prominent role in the neighborhood and is one of only two controlled intersections within the study area. The current zoning allows for both residential and commercial uses. The new zoning will build upon this already successful theme, and will further its reach by delineating more clearly defined uses.

It is not enough to identify a district core. The entire development must react to it and strengthen it. Through the use of a linear green space, this area is connected to the river and to Des Moines. Opening views and creating a central gathering space for public events (such as the Italian Festival that was once held in the area but had to be moved due to its popularity) will help connect local residents to their community. Each of the buildings in this area is oriented to amplify and build upon this theme. They do this by creating a consistent street facade that is directly attached to a tree lined sidewalk.

Surrounding Districts

The remaining spaces are created to harmonize with the new neighborhood core and with the areas they are directly adjacent to. The large triangle of land west of Indianola Avenue, the 'River View' district, is created to both help support the core and to be able to act independently from it by using Indianola Avenue as a buffer. This allows for a stepping of uses that will help make adjacent properties work together.

The main identity within this western landmass is St. Anthony's Catholic Church and School. St. Anthony's owns pieces of land within this area and they would like to expand. The remaining land along Indianola Avenue would be developed as support commercial, similar to the buildings along the east side of the road. The interior land is then utilized by varying residential uses such as senior housing, multifamily housing and high-end river lofts and town homes. This allows the western area to revert



Open Space Connection Plan



Pedestrian Green Belts



Town Center, Burano Italy

back to its original designation as residential, while celebrating the new Indianola Avenue extension.

Similarly, the landmass to the east of SE 1st Street builds upon its adjacent uses and allows for a smooth transition from residential to commercial uses. This is achieved by extending the commercial district already established along SE 1st Street towards the river and then transitioning to architecturally similar row housing adjacent to the river. The transition is further enhanced by a large parcel of land reserved the multi-cultural cultural center.

This location was chosen for a multiple reasons. One of the most significant is that it directly connects to the largest and oldest residential development, which is east of SE 1st Street. If this building were built directly adjacent to these properties; its size and style would negatively contrast with the small bungalow style homes. To prevent this from happening a series of single family detached row homes are used as a buffer to transitions from the small homes to larger structures and newer building styles.



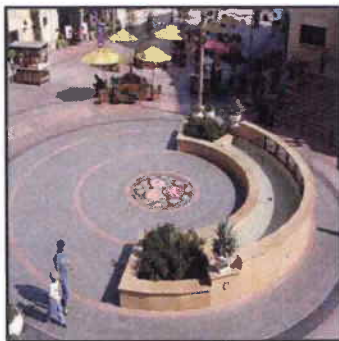
Central Gathering Space

Zoning

Rectifying the zoning conflicts within the study area is essential to the success of the proposed 2 Rivers District. The two rivers that converge at this site are key elements to the district, as well as to the City of Des Moines. The entire river corridor has to be considered as a whole in order for the riverfront to succeed.

Current Zoning

Currently there are eight different zoning classifications plus a protected levee floodplain shown within the study boundary. The current zoning is largely a relic of the industrial era and does not accurately reflect the historic development patterns. Presently, the riverfront is zoned light to heavy manufacturing and industrial. This use was overlaid upon existing residential and neighborhood commercial developments. As a result, there are conflicting adjacent uses and lingering residential properties within nonconforming industrial uses.



Focal Element

The land located adjacent to the manufacturing / industrial class zoning is mostly varying classes of residential uses. This inappropriate arrangement devalues private property and, over time, can create troubled neighborhoods. Luckily this has not been the case as many of the families have passed down their homes from one generation to the next.

Many of the original ethnically rich and diverse commercial and retail businesses have moved from the area; what businesses remain are located along the three main access roads. Along SE 1st Street and Jackson Avenue, there is a pocket of neighborhood retail. Along the south side of Indianola Road, ending at the SW 7th, there is a unique bar district. And south along Indianola Avenue there is a large amount of general commercial. Each of these pockets has begun to develop individual identities. These identities range from small iconic



Single Family Row Housing

ethnic business such as Graziano Brothers Italian Food market and Tomea and Sons Italian Restaurant, which are located near SE 1st Street, to the night clubs, which are near the SW 7th Street Bridge.

Proposed Rezoning

By integrating the historic 'zoning' and adapting it to the current traffic patterns, the harmony of this residential district can be restored and strengthened. The proposed zoning builds upon the strengths of the current development patterns and removes the conflicting inappropriate uses. The established energy will help to guarantee future success. Some of these patterns conflict with current uses, but with the changing dynamics of the area due to the extension of Indianola Avenue and the future expansion of Martin Luther King Parkway, BCA believes these new uses will better serve the area in the near future.

Creative zoning that regulates the types and sizes of business and seeks to harmonize commercial and residential uses, not only helps the residents, but will help the success of the businesses. Larger businesses also have a place within the 2 Rivers development. These businesses should be held to the same design guidelines as any other business so that they add to the character of the area.

Of the eight original, highly varying and conflicting zoning uses, this plan has rezoned them into six different, but harmonizing, classes. These zones are:

Neighborhood Pedestrian Commercial

- Minimal setbacks from the street
- Intended for the 20th Century Automobile Corridors with a variety of retail, office and apartment use.
- Promotes retail density while protecting adjacent residential districts, therefore protecting its character.
- Excludes warehouses, car repair, car lots, etc.
- NPC – must be reviewed by the Planning and Zoning commission to insure that the development meets the standards established.

Downtown Riverfront

- Promotes the downtown riverfront as a lively people oriented space.
- Intended to support redevelopment that significantly enhances the downtown riverfront.
- Includes the following:
 - Publicly owned parks
 - Medium Density Housing
 - Civic Uses
 - Offices
 - Retail Shops
 - Entertainment
 - Hotels
 - Etc.
- Used to establish the area as a pedestrian oriented cultural and recreation destination.



Private Property Adjacent to Industrial Property



Cultural Center, Tennessee



Pedestrian Mall,
Boulder, Colorado

Planned Unit Development

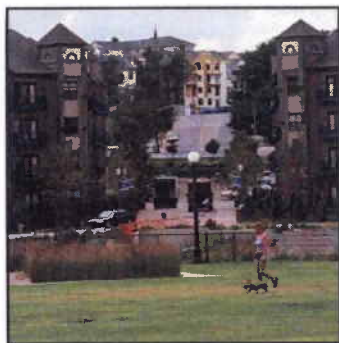
- Encourages large scale and quality site development
- Allows developer some diversity in uses while still conforming to the character intended by the neighborhood
- Restrictive but workable for developers
- More review by the City – Submittal requirements
- Standard City Site Plan parking requirements

Commercial Business District Mixed Residential

- Encourages large scale and quality site development
- Allows developer some diversity in uses while still conforming to the character intended by the neighborhood
- Restrictive but workable for developers
- More review by the City – Submittal requirements
- Standard City Site Plan parking requirements

Single Family Residential (Modified)

- Single family detached dwellings
- Churches are allowed in this zone
- Modified to create a row house feel
- Intended to re-create the feel of the Neighborhood
- Assisted Senior Housing areas may be of a similar character to keep the Seniors who grew up here home



Commons Park,
Denver, Colorado

Building Heights and Design Guidelines

Building Heights

Generally, building heights in the 2 Rivers District will relate to their proximity to the River and their context with the existing neighborhood. As is suggested, development along the riverfront will be of higher density and therefore, will accommodate taller structures. As development moves away from the riverfront, and densities lessen, so should the building heights. Prescribing exact building heights is difficult and speculative, at best. Each project should be reviewed in the aforementioned context and evaluated accordingly.

Design Guidelines

Although not part of this project's scope, Design Guidelines for the 2 Rivers District would be a natural next step and help protect the heritage and architectural character of the neighborhood, as it re-develops. Typically, Design Guidelines would address typical categories, such as:

1. Architecture (Traditional and Contemporary)
 - a. Building Materials
 - b. Building Massing
 - c. Building Signage
 - d. Awnings
 - e. Storefront Windows
 - f. Building base and bulkhead



Proposed Rezoning Map

- g. Upper Story Facades
 - h. Building Cap
2. Landscaping
 - a. Streetscape Plantings
 - b. Street Furnishings (benches, trash receptacles, tree grates, etc.)
 - c. Lighting
 - d. Parking Lot Landscaping
 - e. Wayfinding and Signage
 - f. Paving Materials
 - g. Site Drainage
 3. Site Planning
 - a. Building Siting and Orientation
 - b. Open Space Systems
 - c. Vehicular Circulation and Parking
 - d. Trail Systems
 - e. Plazas/Squares/Courtyards
 - f. Gateway Features

By orchestrating Architecture, Landscaping, and Site Planning design guideline components, the City would create a contextually appropriate environment that creates value for developers, land owners and builders by assuring that aesthetic quality is maintained over time. Remember, image is everything, and the appearance of the site, architecture and landscape is crucial to the implementation of a successful and memorable community.

Infrastructure

Infrastructure has been studied and reviewed by Kirkham Michael engineering firm. The purpose of their study was to determine if the current existing systems could handle the increases proposed in the master plan. Their findings do not reflect existing conditions for specific individuals or business.

Infrastructure

To determine what infrastructure exists within the study area, Kirkham Michael met with the City of Des Moines Storm & Sewers, the City of Des Moines Water Works, and Mid-American Energy. The meetings were held to determine the condition, capacity, and coverage of all utilities within the study area. The information gathered was preliminary and will need to be re-evaluated and expanded if the proposed developments take place.

Storm Sewers

The storm sewer lines in this section of town are very old, but are considered adequate by current standards. There appears to be no combined sewers at any locations and there are 4 to 5 storm outlets into the Des Moines River. According to the city staff, there is some ponding in the streets during large storm events, but there are no complaints about flooding of businesses or homes. The current storm sewers were sized to handle a 5-year storm, and keep the 100-year storm in the streets.

There are permanent pump stations near the river to clear the storm sewers if the river is high, and there appears to be private storm sewer systems in the industrial area on the west end of the study area. This industrial area will require additional investigation before formal storm sewer plans can be made. For the proposed redevelopment, many storm sewer lines might be destroyed and new ones constructed due to the street alignment changes. All new site construction requires detention basins, so if these are constructed the current system should operate efficiently.

Sanitary Sewers

The sanitary sewers located in the study area are very old and the slope of the lines is very flat. These slow moving lines are constructed of clay pipe and usually wrapped in a lining. Sugar sand is known to be prevalent in this section of town, and is the cause for the wrapping of these lines. All of the sanitary sewer lines in the study area run to a 24" main line running underneath Jackson Street. This main line runs from west to east, and carries the sewage to a pump station that is only 6 years old.

It is our belief that major reconstruction in some areas may be required to serve the proposed developments. Many of the old sewer lines will be unable to conduct the increased sewage from the proposed dense housing. The re-alignment of streets will also render some of the lines useless. New lines may be routed to the Jackson Street line, which should be sufficient to carry any increased flows.

Water Service

In a meeting with the Des Moines Water Works we learned that the study area has an ample water supply. A main 48" feeder line passes on the south side of Indianola Avenue that connects to a 12" main on SE 1st Street. These two mains can provide sufficient water for the proposed developments. The only infrastructure problem that may exist is with any old 6" mains. These mains will need to be reconstructed because they are not adequate for fire protection.

There are also four Iowa Department of Natural Resources (IDNR) leakage sites that require all piping to have special gaskets. Any pipe that is replaced in these areas will require special construction. It is likely that major rebuilding of the grid network will be required to meet current fire protection standards. The water mains on Indianola Avenue and SE 1st Street are more than adequate to feed the study area, and won't need reconstruction.

Gas & Electric

To determine what major power utilities may exist within the study area, Kirkham Michael met with Mid-American Energy to discuss their service lines. We learned that this section of town has almost no infrastructure when it comes to gas and electric. There are some overhead street light cables, but no major electric or gas lines pass through the heart of the study area.

Mid-American Energy advised us that large utility lines do pass through the northeast corner of the study area near the intersection of SE 1st and Scott Streets. A 14" natural gas line comes from the north at this intersection and follows Scott Street back across the river to the east. There are also overhead electric transmission lines in the same area, and a large electric feeder near the old railroad trestle bridge. The location of these lines is ideal because they will not conflict with any reconstruction in the study area, but they are close enough to feed any demand that may arise.

Summary

Overall, the general infrastructure of the study area can be sufficient for the proposed development. The storm sewer system is old, but will stand up to the development if proper construction regulations are enforced. The sanitary sewer system has a main trunk line on Jackson Street which new lines may be connected to, and a relatively new pump station nearby. The water service is ideal, with large mains on Indianola Avenue and SE 1st Street. No major electric or gas lines pass through the study corridor, but main lines are close enough to be pulled into the area. With the proper work, the infrastructure can meet the proposed demands.

Next Steps, where to begin

Thomas Hester Studio, in conjunction with Jason Van Essen of the City of Des Moines, studied the initial property IMP value. This study shows the ratio of improvements to initial land value. As shown in the following overlay, the study was broken down into three categories. These three categories are based on the ratio of land value to land development; the higher the percentage the higher the cost of redevelopment. This can also be looked upon from the view of utilization. Utilization does not convey proper use, but the level of intensity for a specific parcel of property; the lower the percentage the lower the intensity of use.

The diagram delineates two areas which appear to be the strongest potential for redevelopment. These two areas have either larger parcels and or multiple parcels of similar utilization. The first area is adjacent to the new Indianola Avenue extension. These thin but long strips of properties are located along a highly visible entry corridor to downtown Des Moines and would be ideal for commercial buffering. The second area is along the Raccoon and Des Moines Rivers. These properties allow for a more diverse palette of uses to be developed, which would create ideal circumstances for the character of the development to begin to reveal itself.

Despite the seemingly clear delineation of land use character, the true availability of land can be misleading. Some areas in the 70% range may be under heavy utilization, but also may be more interested in land acquisition and visa-versa. Also areas that are strong candidates for redevelopment may have other complications such as accessibility and or other design criteria.

Individual studies must be conducted for each proposed use in order to determine their ideal location and parcel availability.

A Closing Word

The "2Rivers District" study area can not be dismissed as just another piece of land or three separate pieces of land, but is an integral riverfront space that must relate and tie into a cohesive river front corridor plan. This area has many challenges from significant grade changes, to previously addressed zoning challenges. These challenges are further amplified by the unique orientation of Indianola Avenue and its triangular bisection of the site. There will also, most likely, be some difficulty in overcoming the existing site uses. This being a long established neighborhood in the Des Moines community, we anticipate some strong opinions. We need to consider those opinions as part of this process, which is the purpose of involving the public in the planned meetings throughout the project.

The zoning of the area must be re-evaluated to insure that the new development continues to enhance the South of the River area. Where appropriate, existing views must be protected and enhanced. Critical entry corridors must be identified and enhanced. As part of this process we need to review the sign ordinance to eliminate things like billboard flood lighting and degraded sign materials. Changes such as these will enable the area to be a better place to live and pass through and act as a destination for the greater Des Moines area.

The design team of Brian Clark and Associates and Thomas Hester Design, along with the City of Des Moines and Polk County, have sought to integrate the observed information exhibited in this process and the information gathered in the private and public meetings to form the cohesive plan depicted as the 2 Rivers District. This area has the potential to become a prominent district within the larger Des Moines community and a "destination" with a rich ethnic heritage unique to any other area in Des Moines.



2 Rivers District

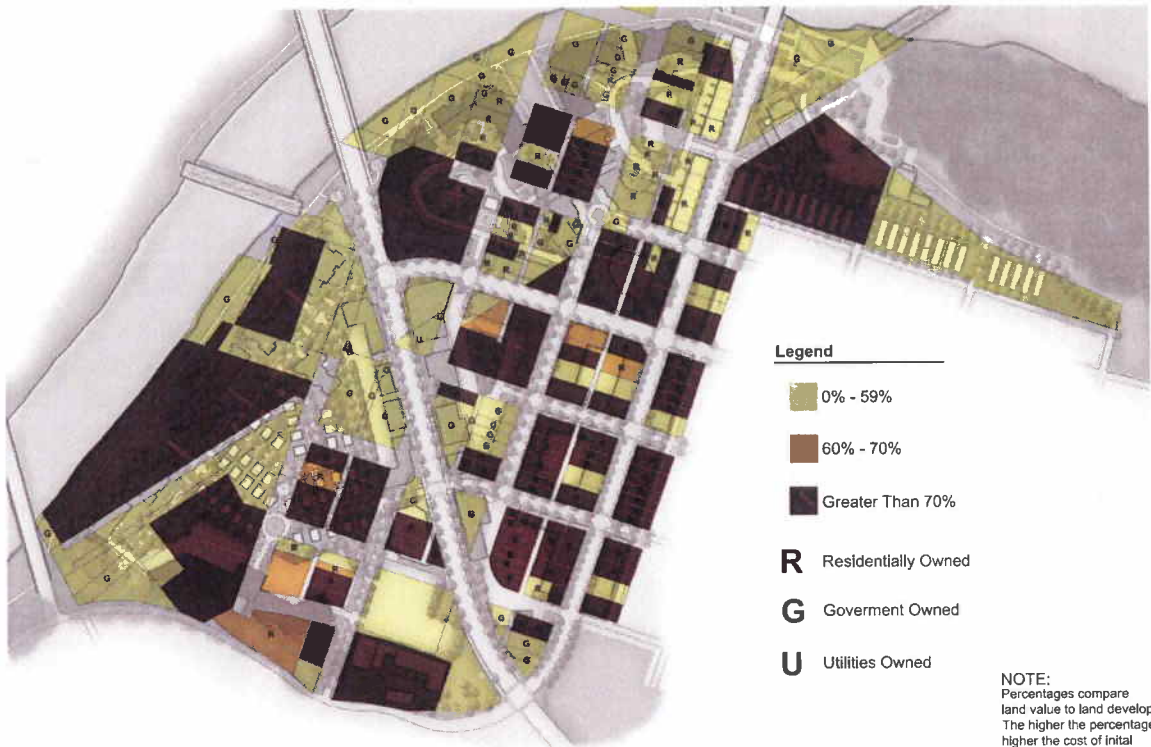
City Of Des Moines
Des Moines, Iowa - September 2006

Final Master Plan - Development Concept

BRUN CLARK & ASSOCIATES



LANDSCAPE ARCHITECTS • PLANNERS • DESIGNERS

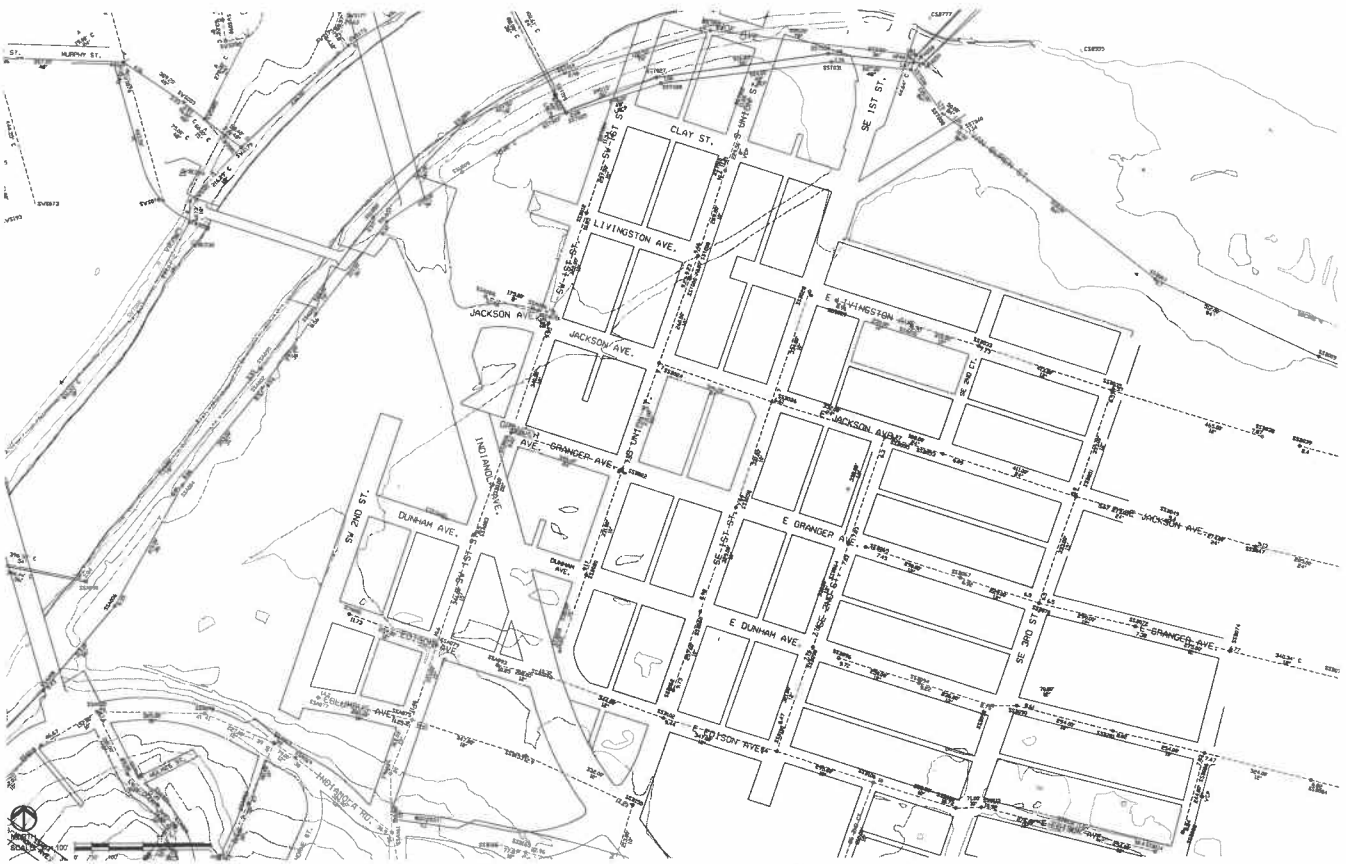


2 Rivers District

City of Des Moines
 Des Moines, Iowa - September 2006

IMP Land Value Analysis

BRIAN CLARK - ASSOCIATES
 LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN



2 Rivers District

City of Des Moines
Des Moines, Iowa - April 2006

Existing Sanitary Conditions



BRIAN FLUKE ASSOCIATES

LANDSCAPE ARCHITECTS PLANNERS ENGINEERS



2 Rivers District

City of Des Moines
Des Moines, Iowa - April 2006

Existing Storm Sewer Conditions



BRIAN CLARK & ASSOCIATES

PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE



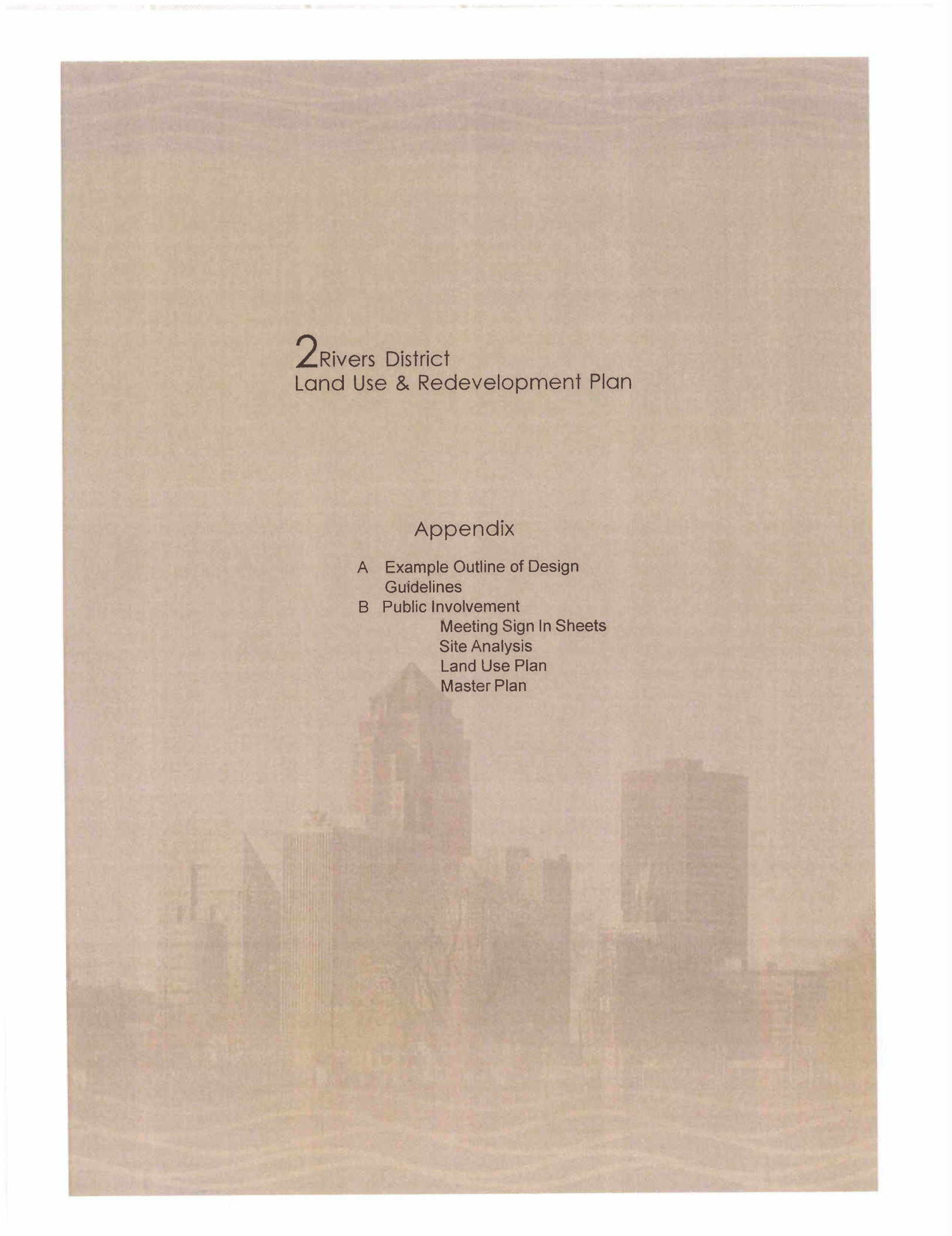
2 Rivers District

City of Des Moines
Des Moines Iowa - April 2006

Existing Water Line Conditions



BRIAN CLARK & ASSOCIATES
CIVIL ENGINEERS AND ARCHITECTS



2 Rivers District Land Use & Redevelopment Plan

Appendix

- A Example Outline of Design
Guidelines
- B Public Involvement
 - Meeting Sign In Sheets
 - Site Analysis
 - Land Use Plan
 - Master Plan



2 Rivers District Land Use & Redevelopment Plan

Appendix A

Design Guidelines Outline Example

Indianola Avenue Design Requirements and Guidelines

Table of Contents

- 1. Definitions**
- 2. Site Planning**
 - 2.1. Zone lot lines
 - 2.2. Building orientation
 - 2.3. Vehicular / Pedestrian / Bicycle Access and Driveways
 - 2.4. Parking
 - 2.5. Service areas
- 3. Architecture**
 - 3.1. Non-residential and mixed use buildings
 - 3.1.1. Building character
 - 3.1.2. Building form
 - 3.1.3. Building facade treatment
 - 3.1.4. Pedestrian access and facade transparency
 - 3.1.5. Building materials
 - 3.1.6. Special guidelines for subareas
 - 3.2. Residential buildings
 - 3.2.1. Building form
 - 3.2.2. Building elements
 - 3.2.3. Building facade treatment and materials
- 4. Landscape**
 - 4.1. Landscape design for private pro~
 - 4.1.1. Residential front yards
 - 4.1.2. Non-residential front yards
 - 4.2. Landscape design for common open space
 - 4.2.1. General
 - 4.2.2. Subarea 1 open space
 - 4.2.3. Subarea 2 open space
 - 4.2.4. Subarea 3 open space
 - 4.3. Landscape materials
 - 4.3.1. Plantings
 - 4.3.2. Hard surface materials
 - 4.4. Screening, fencing and walls
 - 4.4.1. Non-residential
 - 4.4.2. Residential
 - 4.4.3. Utility screening

- 4.5. Street and Alley landscaping
 - 4.5.1. Landscaping within the public R.O.W. and streets
 - 4.5.2. Public and private alley landscaping
- 4.6. Parking lot landscaping
- 4.7. Existing landscape
- 4.8. Lighting
 - 4.8.1. Pedestrian lighting
 - 4.8.2. Street and parking lot lighting
 - 4.8.3. Alley and security lighting
 - 4.8.4. Building lighting
 - 4.8.5. Private property landscape lighting
 - 4.8.6. Furnishings
- 5. Street Design**
 - 5.1. Public Streets
 - 5.1.1. Proposed Bingham Junction Boulevard.
 - 5.2. Private Streets
 - 5.2.1. Private street(s) (with the same design)
 - 5.2.2. Private street(s) (with the same design, but different than above)
 - 5.2.3. Private street(s) (with the same design, but different than above. Use as needed)
 - 5.2.4. ...
 - 5.2.5. ...
 - 5.2.6. Public and private alleys
 - 5.3. Other design considerations
 - 5.3.1. Intersection design
- 6. Signage**
 - 6.1. Non-residential buildings
 - 6.1.1. Sign coordination
 - 6.1.2. Sign design

The background of the page is a faded, sepia-toned photograph of a city skyline. A prominent skyscraper with a pointed top is visible in the center-left. Other buildings of varying heights are scattered across the horizon. The overall tone is muted and historical.

2 Rivers District Land Use & Redevelopment Plan

Appendix B

Public Involvement

Public involvement is critical to the success of redevelopment projects such as the South of the River Plan. The local residents will either embrace the design and concept if done with their comments and hopes in mind, or will resent it because it does not reflect their beliefs and needs. Public involvement is also a double edged sword in that it has been used ineffectively by many policy holders to pacify a given group of people. Once a group has been asked to give their time and effort towards a cause with no resulting action they will be less willing to support any future development plans. When done correctly by integrating the public's ideas and following through with some form of action, they will begin to take personal stake in the success of the project and will be more likely to get involved and support future plans.





Project: SOUTH OF THE RIVER PLAN Date: MARCH 27 2006
Project #: _____ Time: 8:00
Re: PUBLIC WORKS / PROPERTY MANAGEMENT

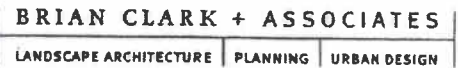
[illegible]



Project: SOUTH OF THE RIVER PLW Date: MARCH 27, 2006
Project #: _____ Time: 9:00
Re: TRAFFIC & TRANSPORTATION DIVISION

Attendees:

[illegible]



Project: SOUTH OF THE RIVER PLAN Date: MARCH 27, 2006
Project #: _____ Time: 10:00
Re: Park & Recreation

[illegible]



Project: SOUTH OF THE RIVER PLAN Date: MARCH 27, 2006
Project #: _____ Time: 11:00
Re: ARMY CORPS OF ENGINEERS

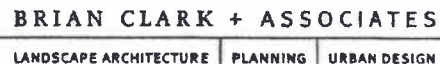
Name	Organization	Mailing Address	Email Address
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[illegible]



Project: SOUTH OF THE RIVER PLAN Date: 1:00
Project #: _____ Time: _____
Re: UNION PACIFIC RAILROAD

[illegible]



Project: South of the River Plzn Date: 27 FEB 86
Project #: _____ Time: 2:00
Re: _____

[illegible]



Meeting Sign-in Sheet

Project: SOUTH OF THE RIVER PARK Date: MARCH 27, 2006
Project #: _____ Time: 3:00
Re: INDIANOLA HILLS NEIGHBORHOOD

Attendees:

Name	Organization	Mailing Address	Email Address
Mary Jo Woodmann		103 E Dunham Ave	
N. Chapman		4311 SE 2nd St.	
Barry Martwee	CHAPPELL	4120 CASEBER RD.	WEEZEEMAMA@MSN.COM
Robert Zegadi		1644 Guthrie Ave	DN 50916
Shelly Boon		1900 SE 1st	
Walter Davis		1900 SE 1st	
Dawn Edwards		422 Indianola Ave	
Dale Edwards		702 Pleasantview Dr.	
JOE SIRIANNI		1711 S.E. 1st	
Pat SIRIANNI		1711 S.E. 1st	
Chris + Margaret Randall		1317 S. Union	
FRANCES GRAZIANO	GRAZIANO BROS	1601 S. UNION ST	
Jeff Clayton	THE RIVERS Realty	1001 S.W. Union	jclayton@latamurphy.com
Andrea Lang	"	732 37th St.	
Chris Borey		5567C Meredith Dr	clsborey@nchsi.com
Larry Hughes	TerraTender, Inc	P.O. Box 305	Hughes 305@AOL.com
Nancy Williams	Roned's 1318 McKinley	Norwalk, Ia	nancyw@aib.edu
Jaulette Cook		PO Box 8187 Des Moines	paucoc@msn.com
Caterina Civitate	Stal-Am. Cret	2200 S. Union	civitate9@msn.com
Michael Lavelle		435 49th ST Des Moines	roccolaval@msn.com
Joe Harrison	Indianola Hills Neighbors	306 E Bell Ave	joharrison@earthlink.net

Meeting Sign-in Sheet

BRIAN CLARK ASSOCIATES
LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN

FEBRUARY

Project: SOUTH OF THE RIVER PLAN

Date: February 27 2006

Project #:

Time: 6:30

Re: PUBLIC OPEN HOUSE

Attendees:

Name	Organization	Mailing Address	Email Address
Joe Craveling	Retired	11932 County Line Rd	None
Jo BURNS	"	16 E. Titus	joburns2001@MSN.com
Jean Ann De Brigger	"	328 E Edison	
Mark Camp		117 E. Jackson	campasmr@aol.com
Jeremy Weiss		1807 SW 2nd	
JASON VAN ESSEN	C DSM		
Sally Ader	RETIRED	331 SE Edison	
CAROL PUTNEY	RETIRED	134 E Philip St	
To Anna Schmeling	IACC	516 SE Broad	
Dick Schmeling	IACC	516 SE Broad	
Beverly Skoog	Business	45 Jackson	BEVASK@AOL.COM
Michelle Scaglione		925 Jarvis	
Butz Patrick	Malamban Book Nip	625 Jackson	
Bob + Juanita Mendenhall		5451 SE 29th St.	
Joe Turner		15201 SE 1st	
Kenny Miller		4150 Indiana Ave	
John Casey		18 SE Clinton	
David Zeffella		203 SE Edison	
Jeff		274 SE Livingston	
Jenni Leo		2131 SE 3rd	
Mary Detagio		2022 Sumner	
Charles Post		601 E Jackson	
Dale Hyman		300 Walnut #100	
Tim HICKEMA		2502 35th St.	thielkema@duran.com
Fran + Gene Graziano	Graziano's	4626 Locust WDM	EDGRAZIANO@AOL.COM

PETE LEONETTI NOODLES PASTA SHOP 2924 S.W. 9th

1300 WALNUT STREET, SUITE 200 • DES MOINES, IOWA 50309
TEL (515) 288/4875 + FAX (515) 288/8359 + BCADESIGN.COM



BRIAN CLARK + ASSOCIATES

LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN

Meeting Sign-in Sheet

Project: South of the River Plan

Date: April 5, 2006

Project #: 05086

Time: 6:00 p.m.

Re: Public Open House

Attendees: Brian Clark, Matt Carlile & Eric Higginson

Name	Organization	Mailing Address	Email Address
Sophy Phung	1811-1813 South Union St		PhungSS@yahoo.com
Shirley Post	601 E Jackson		
Chris Randall	Resident	1317 S Union	
Margaret Randall		1317 S Union	
Larry Chappell	1408 S Union	4120 Caschere Rd	PHHooqa@aol.com
Raquel Martinez Chappell	"	"	WEE3EE MAMA@MSN.COM
Lucretia	Lucretia DeFrancisco	1417 S Union	
CURTIS W. STENBRUN	WILLIAM J. LUDWIG & ASSOCIATES, LTD	1444 NW 24TH COURT DES MOINES, IA 50325	ludwig@cigroup.com
Nancy Williams	Romeo's on the River	1300 SE 1st	
Joe Romeo	AIARC	1318 McKinley	WMS Romeo
Ellen Celsi	Polk Co./Resident	131 Hartford	DM 2a 50315
Frank Celsi	South DM Res.	131 Hartford Ave	" " 50315
Jack Hummer	Indianola Hills Neighbors	306 E Bell	50315
Cathy + Angel Alvarez	1914 SW 1st St	1914 SW 1st St	50315
Sue A. Turrell	1611-SE 1st Street	1611-SE 1st Street	50315
Joe Pat Sirianini	1711 S.E. 1st St	1711 S.E. 1st St	50315
A.P. Costanza	1701 S.E. 1st St	1701 S.E. 1st St	50315
John Brakes	2001 SE 6th Blvd	2001 SE 6	50315
Michelle Scaglione	925 Jarvis		
Beck Kroeg	Landlord-5 Jackson	310 Caulder Ave-DM	50315
Theresa Colacino	1810 S.E. 2nd	←	50315
Mark Treist	S.D, LLC	6151 Thornton, Ste 200	DSM 50321
Jeremy Weiss	1807 SW 2nd		
PETE LEONETTI	SOCIETY OF ITALIAN-AMERICANS	308 INDIANOLA AVE	

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BRIAN CLARK + ASSOCIATES

LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN

Meeting Sign-in Sheet

Project: South of the River Plan

Date: April 5, 2006

Project #: 05086

Time: 6:00 p.m.

Re: Public Open House

Attendees: Brian Clark, Matt Carlile & Eric Higginson

Name	Organization	Mailing Address	Email Address
Don McLaughlin	City Dsm	405 SE 20th	dmcLaughlin@dmgor.org
Dick Schmeling	I-A. Cultural Ctr	516 SE BROAD	
Joanna Schmeling	Pres. I.A.C.C.	516 SE BROAD	
Nick Jarvis	IACC	3420 SW 12th Pl	
Theresa Sales		4280 SE 15th	
Robert Bissett		1606 SE 1st St.	
Garardo Morillo		1501 S UNION	
Anne Marie Vance		2200 S W 1st	
Greg Annexstad	ST ANTHONY	15 INDIANOLA	gannexst@dawling.
Ted Overton	"1901 SW 2nd/ "	357 Greenfield Pl	POB. K12. IA. US
Tony DeAngelo	SOHO Dev.	400 E LOCUST, SUITE 10	
David Miller		203 S.E. Edison	DMiller7270@msn.com
Cristina Cuitate	St-am. Cult	2200 S Union	divit@taz9@msn.com
Joe Henry	Terra Realty	200 Arroyo Rd	+ 50 Joe Henry@TerraRealty
Thomas Ellice	4280 SE 15th	St. Louis 5032	
Linda Ochoa	Builder	1500 S.W. 1st N. m	Ia 50815
Scott Lindstrom	Owner	1736 NW 70th Ave	Ankeny IA 50023



Project: South of the River Plan Date: April 5, 2006
Project #: 05086 Time: 6:00 p.m.
Re: Public Open House
Attendees: Brian Clark, Matt Carlile & Eric Higginson

Page 1 of 1



BRIAN CLARK + ASSOCIATES

LANDSCAPE ARCHITECTURE | PLANNING | URBAN DESIGN

Meeting Sign-in Sheet

Project: Indianola Avenue Connector Land Use StudyDate: May 23, 2006Project #: 05086Time: 5:30 p.m.Re: Final Meeting

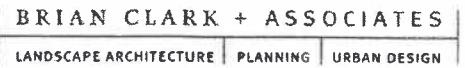
Attendees:

Name	Organization	Mailing Address	Email Address
Ken DeBorja Roman		200 S Livingston	
Daniel Quijano		132 E Livingston	
Suzie Quijano		1501 SW 1 st	
John Matrella	Soc of Italian Amer	317 SE Major DM	
Philippa		200 S E Livingston	
Leif Rios		334 E Park Ave DM	50315
Amberly Todd		1801 SW 1 st St	
Greg Ameystead	St Anthony	15 Indianola Rd	gannas@denting
Catalina Centeno	Ital-Am. Cult Ctr	1961 Indianola Rd	put. R2. US. LA
Chris Randall		337 S Union	
Willie Davis		1900 SE 1 st	
Nick Scaria	IACC	3420 SW 12th Pl	
So. Turner		1501 SW 1 st	
Sam Myhre	CITY OF DM	400 Robt Ray Drive	
Greg Stettin		21 E Dranger	50315
David Doherty		" " " "	50315
A. P. Costanzo		1701 SE 1 st St	50315
DAVID DeBort	Black County	21 E Grand	
Theresa Caliendo		1810 S.E. 2nd	
Stephen R. Linder	Linder LLC	1500 S.W. 2nd	
Anna + Dick	Schmelz	516 S E Broad	
Agnes Martinez	Chappel	4120 Casebeer Rd Altoona, Pa.	50009
John Phann		1811 18th South Union St	Phann55@yahoo.com
Leonardo Murillo		150 S Union St	MurilloSusana@yahoo

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Site Analysis Meeting (February 27, 2006)

The first opportunity for the general public, private business and landowners to voice their thoughts and concerns about the chosen study area was at the presentation of the site analysis study. Over one-hundred people attended a series of meetings that concluded in a two hour open house. The specific groups that Brian Clark and Associate met with were:

- City of Des Moines Public Works & Property Management
- City of Des Moines Traffic & Transportation Division
- City of Des Moines Parks & Recreation
- Saint Anthony's Catholic School
- Land and Business Owners
- The Columbus Park Neighborhood
- The Public

Other organizations such as the Army Corps of Engineers and the railroad were invited as well but neither attended their assigned times or responded in any manner.

Overall the response was positive to a study being conducted to create a future plan for the area. Some people were concerned about the already hoped for "Little Italy" that may or may not have been appropriate for the area. This unofficial idea even appears on the way finding signs along the Meredith Trail. Despite this slant there is a rich ethnic mix in the area, and multiple groups' desire representation. Italian Americans and Mexican Americans seemed to be the strongest heritages represented and also the longest standing, but there were several others cultures who participated at every meeting. The businesses represented are mostly Italian with the only significant Mexican American building being the Mexican American Legion Bar.

Meeting Notes

8:00: Public Works / Property Management

Strengths

1. Sanitary / storm sewer access
2. Flood protection
3. Walkable community
4. Great views
5. Utilize old trestle for trail
6. Old RR line for trail
7. Good vehicular access

Weakness

1. Some unimproved roads
2. Traffic grid
3. Storm sewer capacity

Needs

1. Better grade on roadways
2. Storm capacity
3. Convenience store
4. Small commercial area (Bakery, Shoe Shop, Hardware Store)

5. A "Destination"
6. Cultural Center
7. Residence Housing
8. Community Center

Challenges

1. Neighborhood Support
2. Development Costs (Sandy Soils)
3. Existing Businesses / Residents

9:00 - Traffic and Transportation Division and Joe Romeo

Strengths

1. Indianola Connection to I235 and I80 / I35 through D/T
2. Access to D/T
3. 3rd Street Bridge (30,000 vehicles per day by 2030)

Joes Comments

1. Jewel in the rough
2. Trail connection to anywhere (All paths lead to Romeo's)
3. City skyline (Waving hand)
4. Italian people (Hill country reminiscent of homeland)
5. Historic R/R
6. Lowest property tax of entire state along the river
7. Opportunities for housing along river

Concerns

1. Indianola Avenue near school
2. Local access needs improvements
3. Grades
4. Eminent domain (1 house on Livingston, people don't want to move)
5. Resolve the grid

Vision / Needs

1. Italian village with archetypical structures
2. Needs to be special
3. Housing
4. Support commercial on 3rd
5. National Cultural Center in the old Bob Allan's site (Joe)

10:00 – Parks and Recreation

Strengths

1. Trails to Grays Lake
2. Near by parks
3. Fishing at Scotts Dam has been rated as one of the best 'urban' fishing spots in the nation

Challenges

1. Size of Jackson as a 'major' street
2. Safe access to trail from Union Street up
3. Current site scenery, trail or sidewalk
4. Elevations
5. Industrial zone between residential districts and recreation districts
6. Corps access to levee
7. Access to east
8. Park uses (Columbus Park not being utilized)

Needs

1. Park Connections
2. Connection to East
3. Access to trail from 7th
4. River access for recreational uses
5. More light commercial

1:00 Random Walk-In Group (R/R No Show)

Strengths

1. Doesn't have to be Italian
2. St. Anthony's
3. The river and parks

Needs

1. New cultural center
2. Need to show people they have something to offer to keep people in the area
3. Need to entice younger generation to come back and stay

Challenges

1. Get people on board
2. St. Anthony's back is now its front
3. Losing Italian people / new ethnic flip
4. Society of Italian Americans and Cultural Center

2:00 St. Anthony's Catholic School

Needs

1. Develop hill for views and river area for recreation
2. Sidewalk
3. Tree lined streets
4. Infrastructure
5. Structure that would reflect family needs
6. Security (homeless people just walking around not good for a school)
7. Access to trail from church

8. Fix up degraded properties along Union
9. General beautification
10. Water mains falling apart
11. Surface storm water management

Challenges

1. Resolve grid with Indianola
2. City
3. What is the city going to classify the area (zoning)
4. Are 'they' going to work with the people to get a cohesive plan?
5. Money
6. Large truck traffic to industries
7. Get church back into a residential district like it used to be
8. Change properties from M2 to R3

Strengths and Assets

1. Stable Housing (multi-generation)
2. Finally proper flood protection
3. Location to downtown
4. Walkable community
5. New visibility for church (just did two-million in renovations)
6. 1700 regular families in 450 seat sanctuary
7. Columbus Park

Challenges and weaknesses

1. Church's front is now its back
2. No younger population
3. Wants to grow educational uses and become a major institute
4. Grid
5. Zoning
6. Infrastructure

4:00 Land and Business Owners

Needs

1. Grants for fixing up existing houses
2. Freeze property taxes for older generation
3. Better police security
4. Fines for people who refuse to clean up property
5. Introduction to their gateway
6. Would like to see alley refuse pick up to keep streets more clean
7. Phase out Industrial and give property back to people
8. Create defined districts
9. General beautification
10. Lookout tower on hill
11. Continued improvements to trail
12. More parking
13. Hotel
14. Hold festivals in floodplain area
15. Open space markets
16. Sense of community
17. Better sidewalks

18. Pedestrian scale lighting
19. Quality structures
20. Identity / branding
21. 3 phase power
22. Club house for kids (pool ect)
23. Make a move on the Bob Allen property
24. Zone new structures to be no more than 2 stories in height

Strengths and Assets

1. City owned properties
2. Views to skyline
3. Recreational uses
4. Landmarks
5. Heritage
6. Closure of SE1st makes district safer
7. Last remaining district adj. to downtown to get redeveloped

Challenges and Weaknesses

1. Homeless camps
2. River smells bad in summer
3. Dilapidated properties
4. Vacant properties
5. Illegal dumping
6. Road signage
7. Street parking (Dunham)
8. No money
9. Possible flooding
10. Unity of design within small area
11. Help from local residence and businesses
12. How to make a reason to visit
13. River can be a barrier
14. Communication

5:00 Columbus Park Neighborhood

Needs

1. Parking near St. Anthony's
2. Sidewalks
3. Replacement of removed Elms from Tree lined streets
4. Basic infrastructure
5. New developments
6. Tax freeze
7. Bring back the old businesses
8. Attentions from city (forgotten corner)
9. Commercial
10. Day care
11. Senior center

Assets

1. Safe
2. Friendly
3. Walk able
4. East public transportation (there used to be street cars)
5. Trails

Challenges

1. Makes city look bad
2. Existing structures
3. Peoples habits
4. Downsized Parks (Indianola took some of Columbus Park)

6:30 Open House

Strengths and Assets

1. It's not just a single asset it just is....
2. Fishing at Scotts Bridge
3. Historical
4. River
5. Church / Columbus Park
6. Access to downtown

Weaknesses

1. Age (need younger generation to come back)
2. Utilities
3. West side of Indianola infrastructure
4. Degraded structures
5. Loss of pride
6. River smells and needs general clean up of debris

Needs

1. Water park with trail access
2. Farmers market / bring festival back to area
3. Mixed use like East Village
4. Specialty stores to create a destination
5. Concrete railings continued and repaired down by river (tie back to downtown)
6. Community house for younger generation
7. Cultural center relocated
8. Extend trails into neighborhood (trail access)
9. Restaurants
10. Hotels
11. Focal point
12. Cool architecture like columns
13. Grants for existing housing improvements
14. Combine uses to make more self sustainable
15. Preserve / maintain character
16. Infill
17. Clean up from river south (how does it appear to a visitor who has never been there and doesn't know the rich history)
18. Don't want generic box cutter structures (strict design guidelines like "Pella Dutch")
19. Entertainment district
20. Florence bridge of shops
21. Get public involved (Clean up contest – church out reach)
22. Continued trail along levee
23. Make connection using old trestle bridge
24. Fish market (Markets)
25. Tax abatement for new buildings
26. Money for neighborhood associations
27. Tree lined streets with Craftsmen style homes
28. Incentive for remodeling
29. Enclosed farmers market

Challenges

1. Money
2. City
3. Infrastructure
4. Older generation can't physically do the work
5. Existing population vs. higher density population
6. Protecting views
7. Don't want transient population (no rentals / apartments)
8. School resources
9. Revert back to old plot rules for smaller lots (50' ruling)
10. No one can afford the new lofts costs
11. Organizing people
12. Land acquisition (eminent domain)
13. Posted speed vs. actual speed of Indianola
14. City

Preliminary Concept Meeting (April 5, 2006)

The Land Use Plan Steering Committee Meeting

Most people saw these plans as unthreatening and approved of the movement to make changes in the area while still maintaining and enhancing current social centers. There were many reoccurring comments both from the Site Analysis meeting and recurrent opinions about the proposed Land Use Plans. Comments became centered on individuals' concerns about their specific private property. Comments ranged from; 'are you going to make me move' and 'how much are you going to pay me to move'; to 'the city needs to clean up the trees next to my yard they're messy'. This is common in public meetings regarding planning efforts.

Some comments heard:

1. Intersection at Jackson and SE 1st is the core of the community
2. Majority want change to happen
3. My house is here.... what will I do?
4. The city trees next to my yard make a mess and need cleaned up.
5. High interest in the Central Connection in concept B.
6. Connects the core of the area to the river
7. Gives the community a central gathering space
8. Confluence Park would add to the area
9. Cultural Center desired to be near Indianola Ave.
10. Extend Meredith Trail to the east of SE1st Street
11. Leave a majority of residential east of SE 1st Street
12. Capture more of the traffic from events across the river
13. Add on-street parking
14. Area may not need as much Senior Housing as shown
15. "Give us back the River" – Connect us to downtown

Final Master Plan Meeting (May 23, 2006)

The Master Plan meeting depicted the loose ideas represented by the bubble diagram concepts into highly illustrated drawings clearly delineating street patterns, sidewalks, buildings and green space. This comprehensive design was created from the comments provided by the public, steering committee members and the combination of both initial concepts.

Despite the desire to see change in the area, the initial response was cautious and reserved. Once the local residents and business owners saw buildings and parking lots over their homes they were understandably cautious about endorsing the plan. Despite the bubble diagrams delineation of the areas to be changed, it seemed the public was hoping for a plan that would work around each of the existing homes and land uses.

The City of Des Moines and Polk County hired Brain Clark and Associates to study the area to provide a best use plan for the study area. BCA concluded that the current land use and zoning was not appropriate and would become detrimental to the future health of its residents and cause blight to grow along the city's southern river front. By answering questions and developing a better understanding of the 'big picture', the attendees were able to look at the plan more objectively and the reaction became increasingly more positive.

Some comments heard:

1. Love the plan, it goes beyond covering up the 'eye sores'
2. Intersection at Jackson and SE 1st is the core of the community and is well represented
3. Like the diversity of spaces especially the open spaces
4. My house / my parent's house is here when do I have to move.... What will I do?
5. High level of interest in the central connection of the core to the river
6. Like the idea of a central gathering space
7. Confluence Park would have to respect the eagles
8. Cultural center desired to be near Indianola Ave. but liked the plan near SE1st Street too
9. Extending Meredith Trail over the trestle bridge to northeast makes perfect sense and connects the two trails
10. Relieved to see the residential east of SE 1st Street is left intact
11. Capture more of the traffic from events across the river
12. Like the on-street parking
13. Senior housing was more appropriate as shown
14. Plan connects us to downtown and will create an area unique to Des Moines and Iowa