



Roll Call Number

Agenda Item Number

26

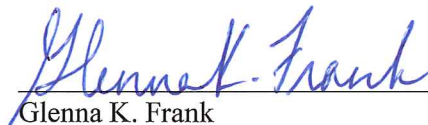
Date January 9, 2017

RECEIVE AND FILE COMMUNICATION FROM THE
PLAN AND ZONING COMMISSION REGARDING
PROPOSED 7TH STREET SKYWALK BRIDGE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 15, 2016, its members voted 13-0 to recommend **APPROVAL** of a City-initiated request for a proposed Skywalk over 7th Street between Grand Avenue and High Street, to allow connection of the public Skywalk system through the 7th & Grand Parking Garage project to the Miesblock Mixed Use project, subject to compliance with Urban Design Review Board recommendations.

MOVED by _____ to receive and file the attached communication from the Plan and Zoning Commission.

FORM APPROVED:


Glenna K. Frank
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk

December 16, 2016

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held December 15, 2016, the following action was taken regarding a City initiated request for review and recommendation to the City Council regarding a proposed Skywalk over 7th Street between Grand Avenue and High Street, to allow connection of the public Skywalk system through the 7th & Grand Parking Garage project to the Miesblock Mixed Use project.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Carolyn Jenison				X
Greg Jones	X			
William Page	X			
Mike Simonson	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			

APPROVAL of the proposed Skywalk over 7th Street between Grand Avenue and High Street, to allow connection of the public Skywalk system through the 7th & Grand Parking Garage project to the Miesblock Mixed Use project, subject to compliance with UDRB recommendations.

RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends the Commission forward a recommendation of approval to the City Council subject to compliance with UDRB recommendations.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

The 7th Street skywalk bridge would span between the new 7th and Grand Parking Facility under construction on the west side of 7th Street and the approved Miesblock mixed-use project on the east side of 7th Street. This would be a new bridge over 7th Street. The previous parking structure spanned 7th Street and a skywalk corridor through the garage provided the crossing.

The bridge would connect to the new skywalk corridor in the new parking structure running along the south and would traverse slightly more than four feet of grade change as it would cross 7th Street and meet the elevation of the existing Grand Avenue skywalk bridge near this corner. The western supports are proposed to be integrated into the stair-elevator core and would be exposed along the sidewalk to form the entry to the parking garage. The eastern supports would be integrated into the structure of Miesblock. The bridge is planned to be top-supported by roof beams spanning the street and the floor hung from the upper beams. An alternate design that would provide bottom support is also being explored. A mechanical shaft would be located on the roof of the corridor of the 7th and Grand Parking Facility and concealed by the taller parapet of the curtainwall system.

Bridge materials are proposed to be clear glass with exterior opaque spandrel glass panels and aluminum mullion caps extensions concealing the structure, mechanical, and lighting above the gypsum board ceiling.

The Skywalk construction would begin in June 2017 with an estimated cost of \$7-9 million.

The Urban Design Review Board (UDRB) provided initial review of the project design at their November 15, 2016 meeting.

The Plan and Zoning Commission should be reviewing the location of the bridge within the context of the PlanDSM: Creating Our Tomorrow Plan. The applicable portions of the PlanDSM can be found under:

Land Use Goal 5: Continue to support the development of Downtown as the economic, cultural, and residential core of Des Moines.

LU28: Encourage infill development at strategic downtown development sites and corridors.

LU30: Promote development of additional housing and amenities for all age groups and families.

Transportation Goal 1: Develop a complete multi-modal transportation network for pedestrians, bikes, transit, and automobiles.

T2: Address all forms of transportation including walking, bicycling, transit, and automobile.

T4: Reprioritize transportation initiatives and funding to improve the pedestrian, bicycle, and transit networks.

Transportation Goal 3: Provide opportunities for healthy lifestyles through walking as a primary mode of transportation.

T11: Design safe and accessible pedestrian ways connecting major destinations throughout the City including transit corridors.

Economic Development Goal 2: Focus economic development efforts in strategic locations for continued vitality and growth.

ED9: Identify infrastructure, transportation, and connectivity needs in strategic areas and work with the appropriate agencies to serve the needs of existing development and ensure availability for new development.

ED12: Coordinate with business community to foster growth and evolution in a world class downtown, including:

- Maintenance and expansion of the skywalk system

Economic Development Goal 3: Recognize livability as a key aspect to economic development.

ED15: Expect quality in the creation of public places and private development.

Public Infrastructure Goal 1: Provide safe and reliable public infrastructure and utilities for current residents as well as future development needs.

PIU1: Invest in and manage public infrastructure systems to support development and redevelopment in targeted areas.

PIU2: Require new development to provide adequate public infrastructure to serve the needs of the development and ensure facilities are sized and staged to provide for additional development beyond its boundaries.

PIU3: Adequately plan for maintenance, repair, upgrades, and replacement of City infrastructure. Align with neighborhood revitalization and economic development programs. Coordinate infrastructure work with other department work programs and outside utilities.

The What's Next Downtown? Plan addressed the Skywalk system with the following:

"The Skywalk system is a unique aspect of Downtown Des Moines. Skywalks appear destined to remain a vital part of the city. As the system faces its thirtieth anniversary, the Skywalks & Sidewalks section of the plan proposes a number of aspects for examination:

1. re-invigorate the skywalk system
2. expand the skywalk system
3. connect the skywalk level to the sidewalk level
4. enhance the pedestrian experience at sidewalk level

The proposals aim to elevate the quality of both the Skywalk system and our sidewalk network making both worthy of their unique role in Downtown Des Moines.

Staff believes that the proposed Skywalk bridge furthers these goals in the Plan DSM and the "What's Next Downtown?" plans so long as it is designed in a manner that exemplifies good civic design based on the recommendations of the UDRB.

SUMMARY OF DISCUSSION

Greg Jones asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

David Courard-Hauri moved staff recommendation for approval of City initiated request for review and recommendation to the City Council regarding a proposed Skywalk over 7th Street between Grand Avenue and High Street, to allow connection of the public Skywalk system through the 7th & Grand Parking Garage project to the Miesblock Mixed Use project, subject to compliance with UDRB recommendations.

Motion passed 13-0.

Respectfully submitted,



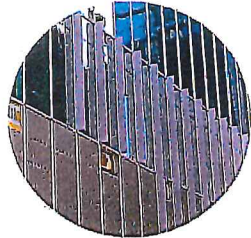
Michael Ludwig, AICP
Planning Administrator

MGL:clw

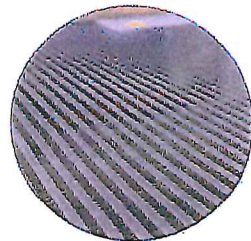
Attachment

SECTION PERSPECTIVE - SKYWALK

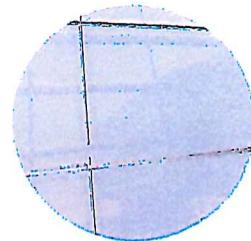
Aluminum Mullion Cap Extensions



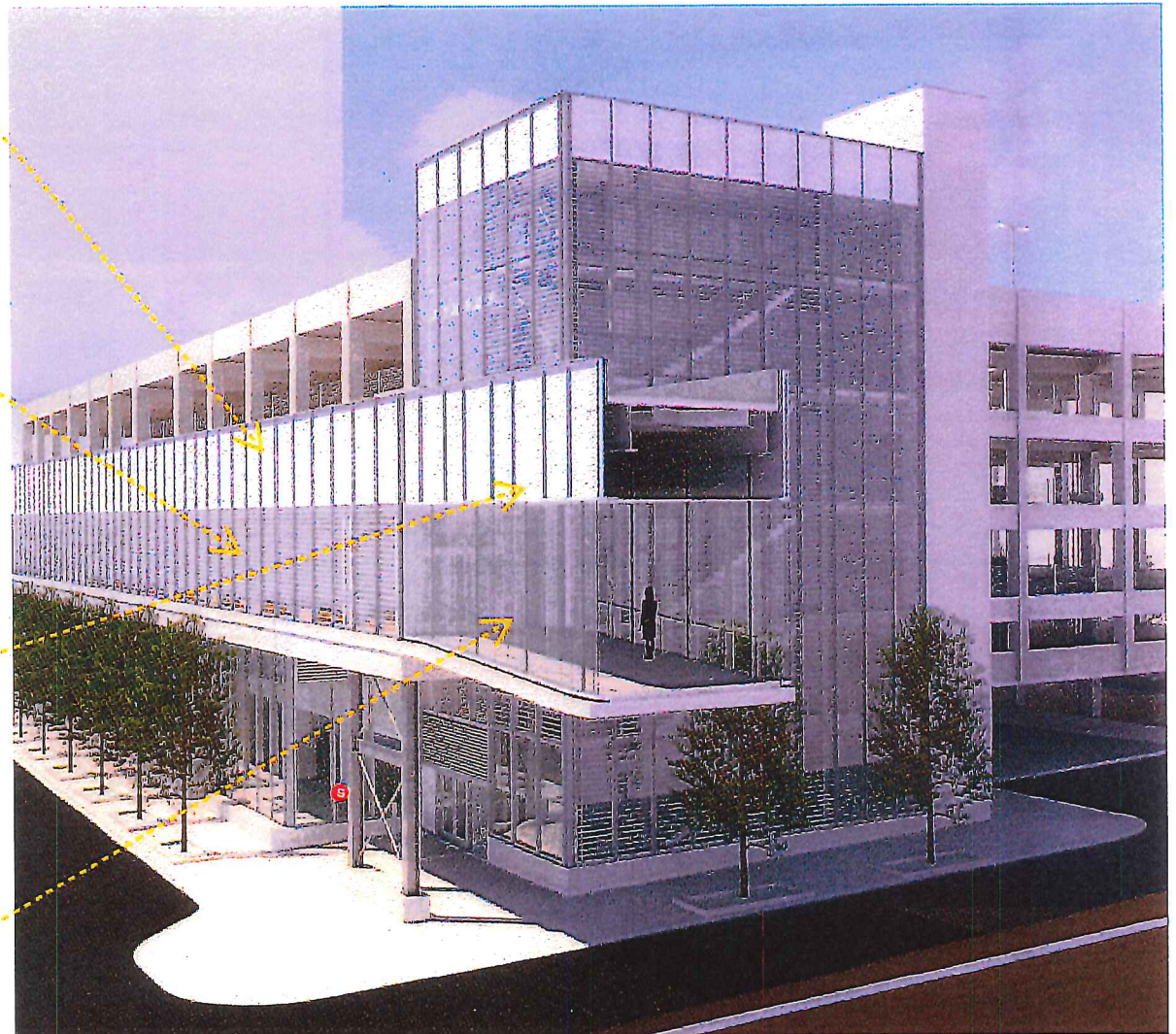
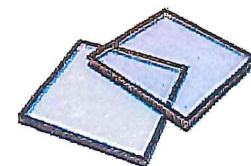
Clear Tempered Insulated Glazing Unit
w/ Applied White Silkscreen Frit (25%)



Insulated Spandrel Panel
Glazing w/ Opaque Interlayer



Clear Tempered Insulated Glazing Unit
Double Glazed 1/4" Low-E



7TH STREET FROM NORTH



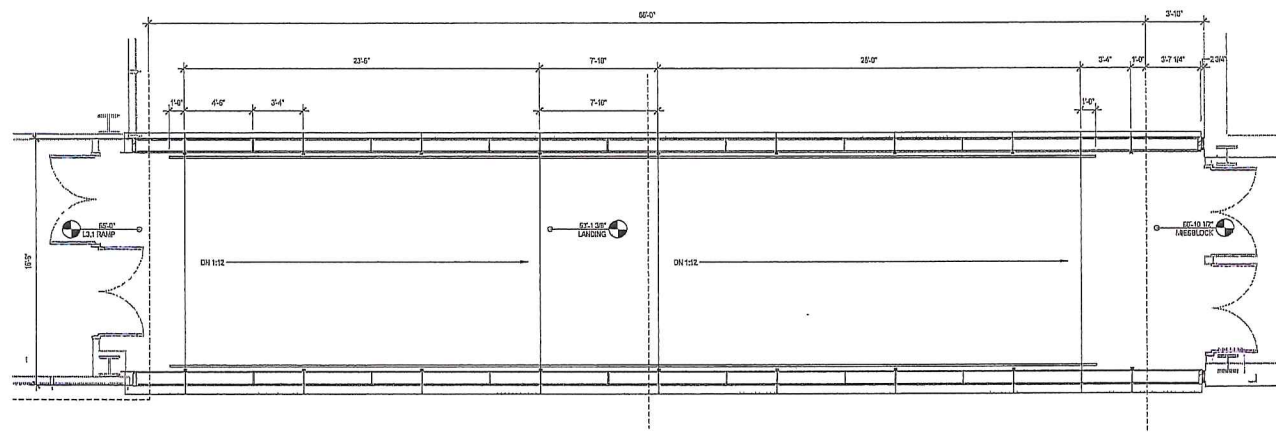
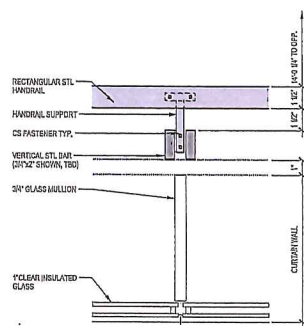
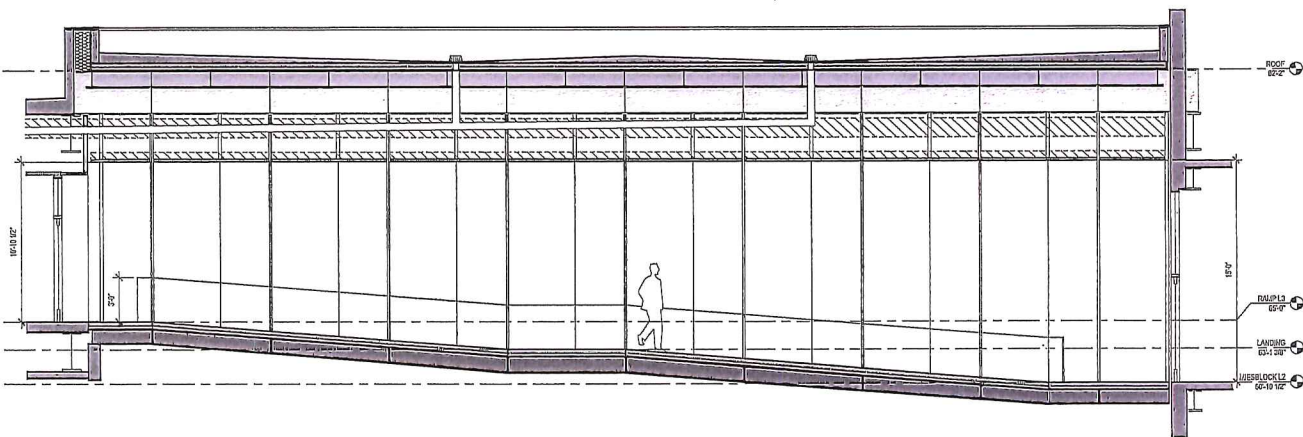
substancearchitecture

7th Street Skywalk Bridge, Des Moines, IA
November 15, 2016

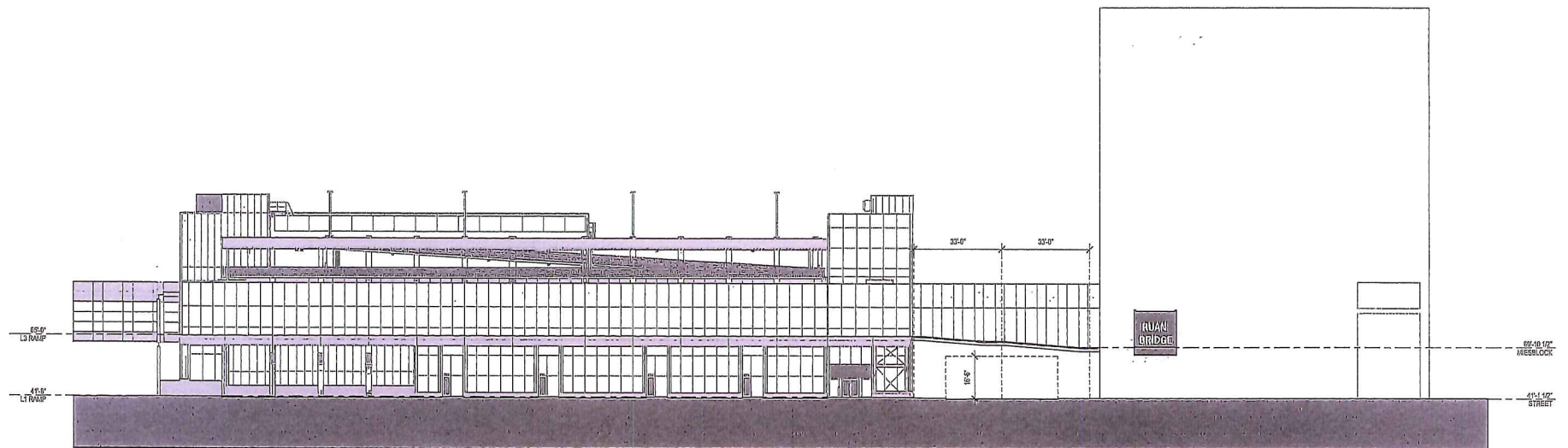


VIEW FROM SOUTHEAST





SITE ELEVATION



SITE PLAN

