



Roll Call Number

Agenda Item Number

39B


Date January 9, 2017

RECEIVE AND FILE COMMUNICATION FROM THE
PLAN AND ZONING COMMISSION REGARDING PROPOSED SKYWALK REPLACEMENT
OVER PARK STREET BETWEEN 4TH STREET AND 5TH AVENUE

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on November 3, 2016, its members voted 10-0 to recommend **APPROVAL** of the proposed skywalk replacement over Park Street between 4th Street and 5th Avenue, to allow connection of the Iowa Events Center Hilton Hotel project to the skywalk system, subject to review of final design by the Urban Design Review Board.

MOVED by _____ to receive and file the attached communication from the Plan and Zoning Commission, and refer to the City Engineer and to the Polk County Board of Supervisors.

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

39B



November 21, 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 November 17, 2016, the following action was taken regarding a request review and recommendation to the City Council regarding a proposed Skywalk replacement over Park Street between 4th Street and 5th Avenue, to allow connection of the Iowa Events Center Hilton Hotel project to the Skywalk system.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 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 replacement over Park Street between 4th Street and 5th Avenue, to allow connection of the Iowa Events Center Hilton Hotel project to the Skywalk system, subject to review of final design by the Urban Design Review Board.

RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends the Commission forward a recommendation of approval to the City Council subject to review of final design by the Urban Design Review Board.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

The Park Street Skywalk bridge would span between the Iowa Events Center Hilton Hotel, under construction on the north side of Park Street, and an existing office building to the south. See attached rendering, plan, and elevations.

The bridge would connect to the existing Skywalk corridor running along the office building to the south and would utilize the existing concrete supports from the former Park Street Skywalk bridge. The bridge is designed with a slight slope as it would cross Park Street, with the slope increasing as it would approach the hotel. The northern support is proposed to be a concrete column located in a landscaped area within the public sidewalk and the entry drive on private property. The downward bridge slope design increases to 1:12 as it would enter the hotel. The Skywalk bridge would penetrate the canopy over the ground floor hotel entrance.

Bridge materials are proposed to be glass (clear and colored) and metal panel. These materials match the palette being used for the hotel.

The Skywalk bridge would be bid in early 2017 and is scheduled to be completed in 2018 with the opening of the hotel. Polk County is coordinating the project design with RDG Planning and Design. The Skywalk bridge would ultimately be owned by the City of Des Moines.

The Urban Design Review Board (UDRB) provided a second review of the project design at their November 1, 2016 meeting and had the following comments:

- The UDRB liked the idea of the “picture frame” on the sides of the bridge over the ROW portion, but suggested that the remaining section over the private property be made as transparent as possible, not opaque. Full glass will allow public to place themselves in the environment right before entering the building.
- Recommended exploring the use of the same material as the hotel for the grey metal portions of the skywalk.
- Consider eliminating the sequential patterning as it works against the picture pane notion. It appears to draw unnecessary attention to what is typically an understated, translucent pedestrian walkway over the streets.
- Be careful how the portion outside the frame intersects the building itself. A more translucent element is recommended.
- It is awkward to have the Skywalk path slope down to get into the hotel only to go back up once in the building.
- Prefer Skywalks that try to be neutral within their surroundings. There is a series of Skywalks Downtown that try to be an extension of the building with which they were built. This notion becomes challenging for the new structures that go up. Skywalks that delicately or subtly bridge are the most successful.
- Recommended expanding on the details of the way the skywalk intersects the hotel.
- This is a tough geometry to tackle given the elevation set for the hotel building and the need to meet clearance for the Park Street grade. When you have a tough, complicated problem you look for the simplest solution. Recommended making it as simple as possible.

Staff for the UDRB recommended consideration of a resolution of the slight bridge slope with an exterior enclosure and also requested additional information regarding integration to the hotel of mechanical, electrical, and roof drainage.

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 addresses 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, 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

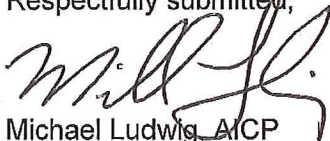
Greg Jones asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

Jann Freed moved staff recommendation for the approval of a proposed Skywalk replacement over Park Street between 4th Street and 5th Avenue, to allow connection of the Iowa Events Center Hilton Hotel project to the Skywalk system subject to review of final design by the Urban Design Review Board.

Motion passed 10-0.

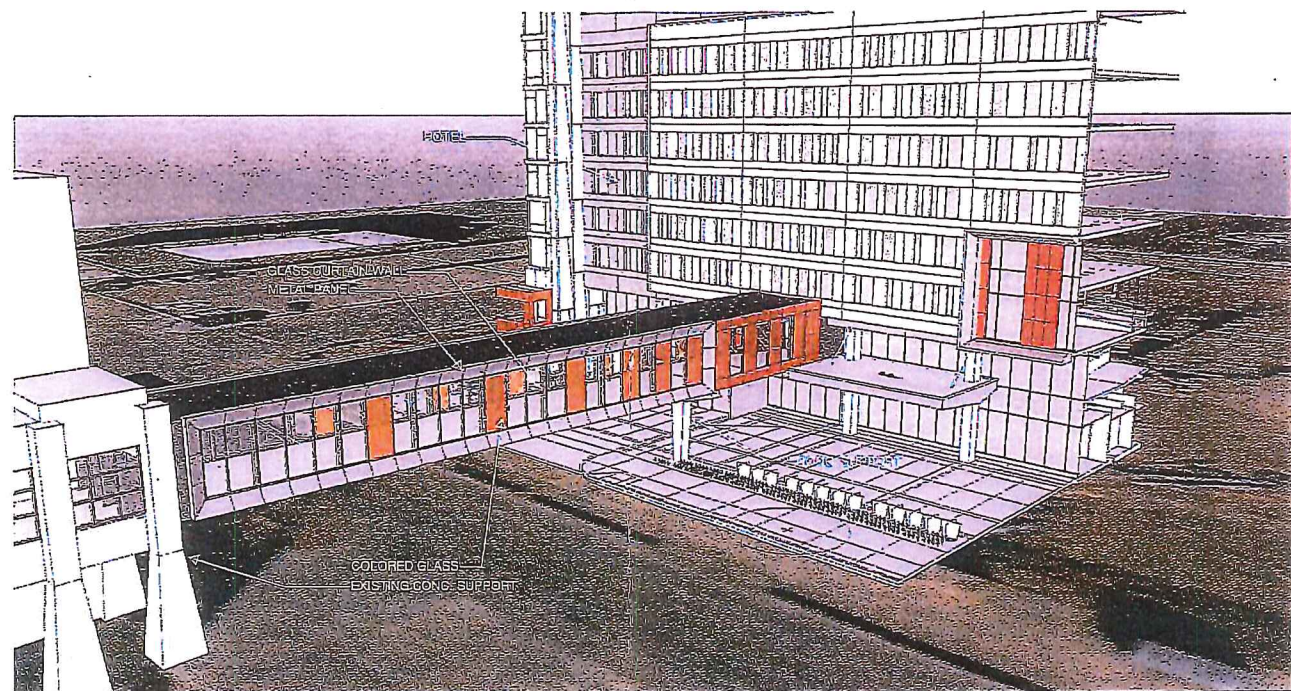
Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

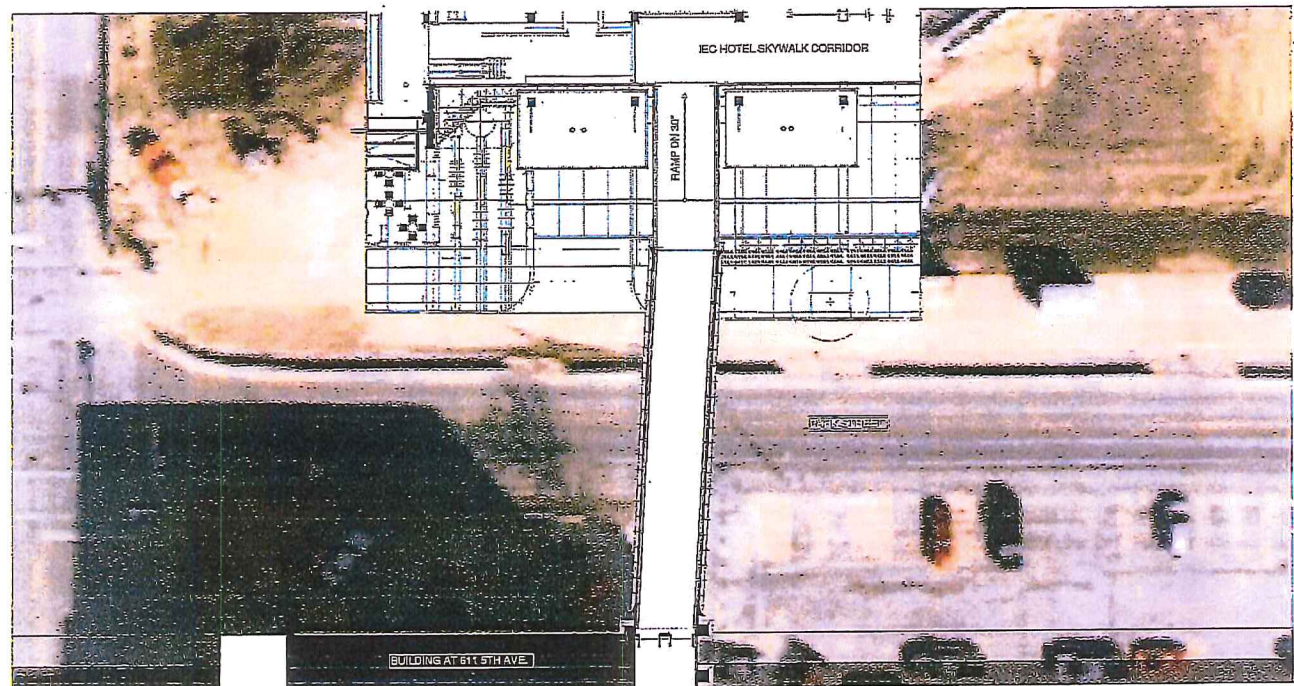
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Attachment



Concept Perspective
OCTOBER 21, 2016

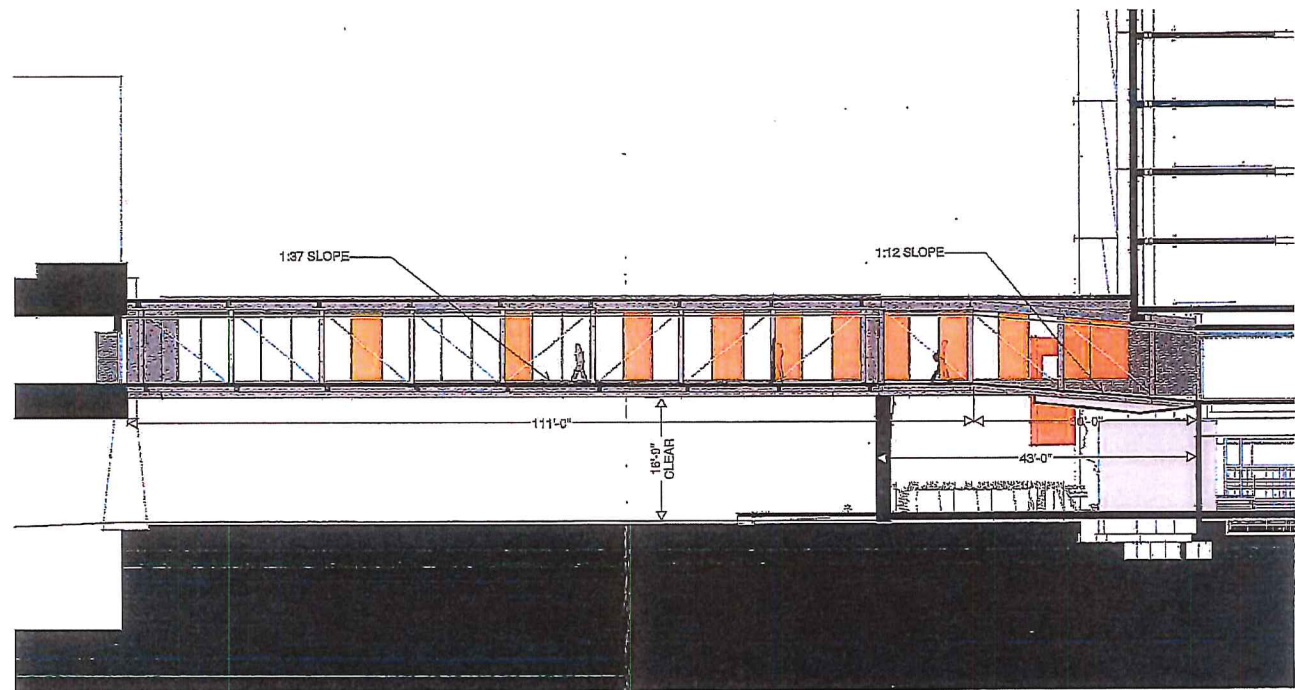
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Concept Plan
OCTOBER 21, 2015

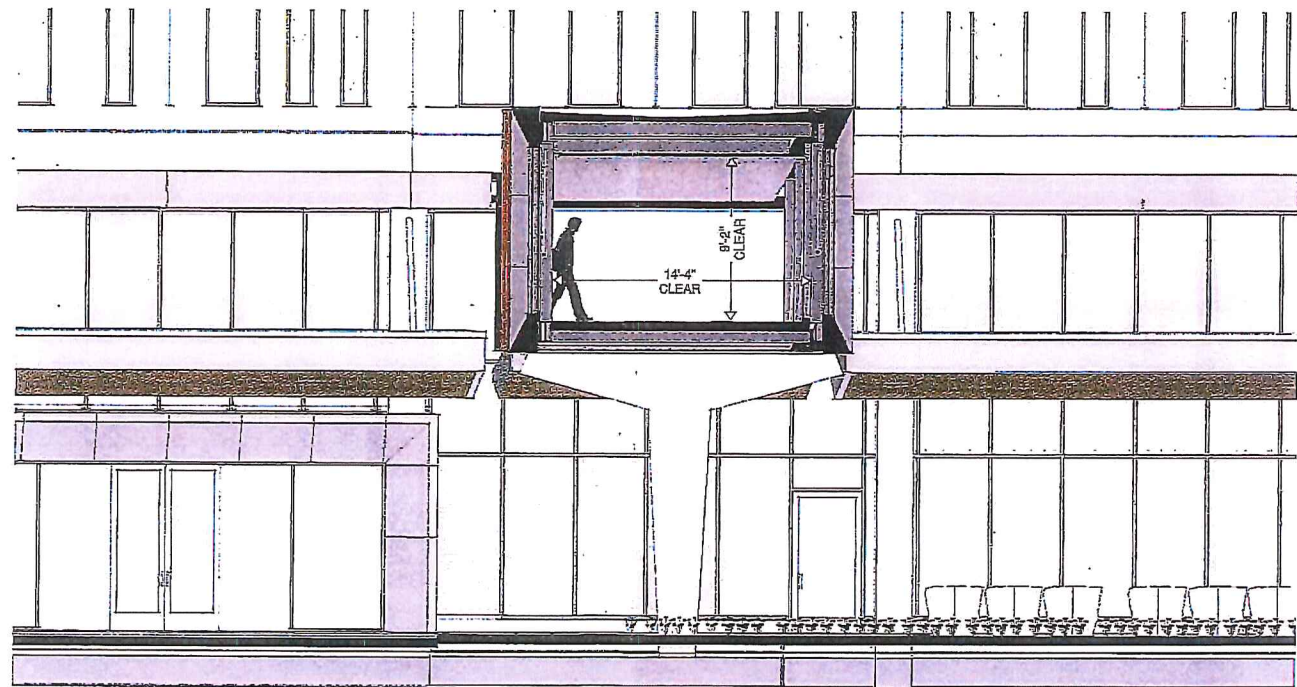
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Concept Section
OCTOBER 21, 2016

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Concept Section
OCTOBER 27, 2016

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