



AGENDA
PLANNING COMMISSION
COUNCIL BLUFFS PUBLIC LIBRARY, Meeting Room 'B'
400 WILLOW AVENUE, COUNCIL BLUFFS, IA
Tuesday, November 10, 2020 - 6:00 PM

1. CALL TO ORDER

- A. ***DUE TO THE COVID-19 PANDEMIC ALL PERSONS ATTENDING THIS MEETING ARE REQUIRED TO WEAR A FACEMASK AND/OR FACESHIELD AT ALL TIMES***

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL OF MINUTES

5. PROOF OF PUBLICATION

6. REVIEW OF MEETING PROCEDURES

7. PUBLIC HEARINGS

A. CASE #HP-20-005

Public hearing on the request of The 712 Initiative for local historic landmark designation of property legally described as Lots J, K, L and M, Auditor's Subdivision, of Block 6, Mynster's Addition, and Block 2, Bayliss 1st Addition, City of Council Bluffs, Pottawattamie County, Iowa, and being commonly known as the 500 Block of West Broadway. Location: 530 West Broadway.

B. CASES #ZC-20-012, #CP-20-002, and #SAV-20-004

Combined public hearings on the requests of YMCA of Greater Omaha to rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, EXCEPT East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District; and to amend the Bluffs Tomorrow: 2030 Plan by reclassifying said properties from Low Density Residential to Local Commercial; and to vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard. Location: West of 235 Harmony Street.

C. CASE #MIS-20-007

Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2022-2023 through Fiscal Year 2025-2026 Capital Improvement Plan.

D. CASE #ZT-20-005

Public hearing on the request of the Community Development Department to amend Section 15.26.030(b), Abandonment of Nonconforming Use, of the Municipal Code (Zoning Ordinance) to allow a nonconforming use to cease for a continuous period of twelve (12) months before the subsequent use shall be required to conform to the use regulations of Title 15: Zoning.

8. OTHER BUSINESS

9. ADJOURNMENT

If you plan to attend this meeting and require special assistance please contact the Community Development Department at (712) 890-5350 at least 48 hours before the meeting.

Planning Commission Communication

Department: Community

Development

Case/Project No.: HP-20-005

CASE #HP-20-005

Council Action: 11/10/2020

Submitted by: Christopher N.

Gibbons, AICP, Planning Manager

Description

Public hearing on the request of The 712 Initiative for local historic landmark designation of property legally described as Lots J, K, L and M, Auditor's Subdivision, of Block 6, Mynster's Addition, and Block 2, Bayliss 1st Addition, City of Council Bluffs, Pottawattamie County, Iowa, and being commonly known as the 500 Block of West Broadway. Location: 530 West Broadway.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

CASE #HP-20-005 Staff Report & Attachments

Other

11/5/2020

Planning Commission Communication

<p><u>Department:</u> Community Development</p> <p>CASE #HP-20-005</p> <p><u>Owner/Applicant:</u> Pottawattamie County Development Corp d/b/a The 712 Initiative c/o Sheryl Garst 1228 S. Main Street Council Bluffs, IA 51503</p>	<p>Ordinance No. _____</p>	<p>Historic Preservation Mtg: 10/7/2020</p> <p>Planning Commission Mtg: 11/10/2020</p> <p>City Council, First Reading: 11/23/2020</p> <p>City Council, Second Reading: 12/14/2020</p> <p>City Council, Third Reading: 01/11/2021</p>
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Subject/Title

Request: Public hearing on the request of The 712 Initiative for local historic landmark designation of property legally described as Lots J, K, L and M, Auditor's Subdivision, of Block 6, Mynster's Addition, and Block 2, Bayliss 1st Addition, City of Council Bluffs, Pottawattamie County, Iowa, and being commonly known as the 500 Block of West Broadway.

Location: 530 West Broadway

Background

Pottawattamie County Development Corporation d/b/a The 712 Initiative has submitted a request to designate property commonly known as the 500 Block of West Broadway as a historic local landmark site. The subject property is addressed as 530 West Broadway and is located on the northwest end of Council Bluffs historic commercial core. The buildings that comprise the proposed landmark site were originally built as four individual two-part commercial block buildings (530, 534, 536, and 538 West Broadway) in the late nineteenth to early twenty century. Historically, the site has been utilized by a variety of commercial uses such as: Blue Ribbon Saloon, Wilcox Flowers, Eve's Bakery, the Iowa Clothes Shop, EQ School of Hair Design, and now represent the few extant historic structures located along the 500 Block of West Broadway.

In 2018, the applicant purchased 530 West Broadway and the adjacent property to the north (12 Scott Street) for the purpose of rehabilitating and adaptively re-using both properties as multi-family residential and/or mixed-use commercial/residential structures. They are requesting to designate 530 West Broadway as a local landmark site in order to preserve the few remaining historic properties along the 500 Block of West Broadway, and to make the property eligible for historic tax credits, which will be used to help finance the costs of their adaptive re-use projects.

LOCAL LANDMARK DESIGNATION PROCEDURE

The Historic Preservation Commission shall follow the procedures stated in Section 16.07.020 of the Municipal Code when designating a landmark, landmark site, or historic district. Typically, the Commission hears a request for a Local Historic Landmark designation concurrently with a National Register Nomination, which requires review and comments from the State Historic Preservation Officer. However, in this case, the applicant is only seeking a local historic landmark site designation for the subject property; therefore the designation request is not required to be reviewed by the State Historic Preservation Office, according to Iowa Code. The Historic Preservation Commission's recommendation will then be forwarded to the City Planning Commission who will consider the request in the same manner as a rezoning. The Planning Commission shall

forward their recommendation to the City Council. The City Council will consider the recommendation of both City Commissions and make a decision. The designation will become effective at the time of determination.

The tentative review schedule is as follows:

- City Historic Preservation Commission: 11/10/2020
- City Planning Commission: 11/10/2020
- City Council first consideration: 11/23/2020
- City Council second consideration: 12/14/2020
- City Council third consideration: 01/11/2021

ROLE OF THE HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission typically hears a request for Local Landmark designation concurrently with a National Register Nomination request. However, in this case, the applicant is only seeking a local landmark site designation due to the extensive interior and exterior renovations that have occurred to the buildings over time, which made it unlikely to be listed on the National Register of Historic Places list. Included with this report is a letter of intent along with a National Register of Historic Places Registration Form, prepared by a consultant at the request of the owner, for the Commission to review (see Attachment A).

When considering a local landmark site designation, the Commission must use the following criteria as listed in Section 16.07.005 of the Municipal Code to evaluate the request.

1. If it has historical or cultural importance, having significant character, interest or value, as part of a development, history or cultural characteristics of the city, state, or nation;
2. If it is associated with the life of a person significant in the past;
3. If it is the site of a significant historical event;
4. If it exemplifies or reflects a cultural, political, economic, social or historic heritage of the city, state, or nation;
5. If it has potential for yielding information or archeological significance;
6. If it embodies distinctive elements of an architectural or an engineering type, style, materials or method of construction;
7. If it is representative of the notable work of a master builder, designer or architect whose individual genius influenced the city, state or nation;
8. If it represents an established or familiar visual feature of the neighborhood, community or city due to its unique location or singular physical characteristics;
9. If it has geographical importance by being part of or related to a square, park or other distinctive area and should be developed or reserved according to a plan based on an historic, cultural or an architectural motif;
10. If it has a relationship to a landmark, landmark site or historical district;
11. If it has integrity as a natural environment that significantly contributes to the quality of life in the City.

Based on the information stated in the submitted nomination forms the Community Development Department is of the opinion that the subject site demonstrates the following local designation distinctions as listed above: #1, #6 and #8.

The consultant that prepared the National Register of Historic Places Registration Form found that Criteria 'A' applied to the property. The consultant provided the following statement of significance:

The four bays that today comprise 530 West Broadway were constructed as four separate buildings. Historically, the buildings were addressed as 530, 534, 536, and 538 West Broadway.

They were all constructed in the late nineteenth to early twentieth centuries. This period of significance extends from 1885 to 1977, the estimated year of earliest construction to the year that the exteriors and interiors were modernized and unified. Several locally well-known, long-lasting businesses occupied the individual bays prior to 1977. The building is local significant under Criterion A, as representative of a commercial building within the Council Bluffs historic downtown.

Criteria A: Property is associated with events that have made a significant contribution to the broad patterns of our history.

PLANNING AND ZONING REVIEW

The subject property is zoned C-4/Downtown Business District and is surrounded by like zoning to the north, south, east, and west (see Attachment B). Existing land uses in the general vicinity of the request include a mixture of professional offices, financial institutions, a restaurant, and City-owned parking lots/open space. The future land use plan of the Bluffs Tomorrow: 2030 Comprehensive Plan designates the subject property as Downtown/Mixed-use. Furthermore, the following vision, goals, and objectives from the Bluffs Tomorrow: 2030 Comprehensive Plan apply to the applicant's proposed mixed-use project and local historic designation request:

Neighborhood & Housing

Goal – Enhance and maintain the City's neighborhoods to provide the housing, character, and supporting amenities to retain and attract residents to Council Bluffs

Objective #7: Encourage new housing in Downtown through the rehabilitation of historic buildings.

Commercial Areas

Goal – Strengthen the City's commercial areas to better meet the daily needs of Council Bluffs residents, attract patrons from beyond Council Bluffs, and create a positive image.

Objective #4: Continue the revitalization of downtown as guided by the 2003 Downtown Plan and the recommendations of the Comprehensive Plan.

History & Identity

Goal – Recognize, preserve and build upon Council Bluffs' unique history and character by instilling local community pride and defining the way the community is perceived throughout the region, state and country.

Objective #1: Encourage participation in Council Bluffs local landmark designation program.

In general, the applicant's request to designate the subject property as a Local Historic Landmark site is consistent with Bluffs Tomorrow: 2030 Comprehensive Plan.

Comments

CITY DEPARTMENTS & UTILITY PROVIDERS COMMENTS

All City Departments and local utilities were notified of the proposed local historic landmark site designation request. The following comments were received:

- Council Bluffs Permits and Inspections Division stated the subject property is located within a floodplain and that the historic designation must be made by a federally certified local historic preservation board, as per the Iowa Floodplain Management manual. In response to this comment, the Community Development Department contacted Iowa State Historic Preservation Office and received written confirmation that the Council Bluffs Historic Preservation Commission is considered a "federally certified local historic preservation board" as they participate in the Certified Local Government Program for historic preservation, which is administered by the United States National Park Service.
- Public Works Department stated they have no comments for the request.

- Fire Department stated they have no comments for the request.
- Parks and Recreations Department stated they have no comments for the request.
- Council Bluffs Water Works stated they have no comments for the request.

NEIGHBORHOOD RESPONSE: All property owners located within 200 feet of the proposed site were notified of the nomination request along with the place/date/time when the Historic Preservation Commission and City Planning Commission would hold a public hearing on the matter. Additionally, copies of the complete nomination request were made available for public review in the Council Bluffs Community Development Department. No public comments or inquiries were received for the request.

The applicant provided the City with a letter of support from the Historical Society of Pottawattamie County and a copy of the responses they received from an online social media petition in support of the proposed local historic designation request. These documents are included with this staff report as Attachment C & D.

PUBLIC HEARING – HISTORIC PRESERVATION COMMISSION – October 7, 2020

The following individuals spoke in favor of the request:

1. Sheryl Garst, CEO, The 712 Initiative, 1228 S. Main Street, Council Bluffs, Iowa
2. Caitlin Benton, Alley Poyner Macchietto Architecture, 1516 Cuming Street, Omaha, NE 68102
3. Christopher Gibbons, Planning Manager, City of Council Bluffs.

No one appeared in opposition.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Historic Preservation Commission:

1. Concurs with the Community Development Department that 530 West Broadway, commonly referred to as the 500 Block of West Broadway, is historically significant based on Criteria ‘A’ of the National Register of Historic Places and criteria #1, #6, and #8 in Section 16.07.005, *Procedure* of the Municipal Code (Historic Preservation) and is eligible for designation as a local historic landmark site; and
2. Transmits that determination to the City Planning Commission for review and forward to the Mayor and City Council for approval.

VOTE: AYE 5 NAY 0 ABSTAIN 0 ABSENT 1 VACANT 1 Motion carried.

Recommendation

The Community Development Department recommends the City Planning Commission find the property located at 530 West Broadway, commonly referred to as the 500 Block of West Broadway, historically significant based on the local designation criteria #1, #6, and #8 as per Section 16.07.005, *Procedure* of the Municipal Code (Historic Preservation), and also find the property historically significant based on Criteria ‘A’ of the National Register of Historic Places, and recommends designation as a local historic landmark site to the City Council.

Attachments

Attachment A: Letter of intent and National Register of Historic Places nomination

Attachment B: Zoning/location map

Attachment C: Letter of support from the Historical Society of Pottawattamie County

Attachment D: Online social media petition in support of the proposed local historic designation request.

Prepared by: Christopher N. Gibbons, AICP, Planning Manager

September 8, 2020

Historic Preservation Commission
c/o Community Development Department
City of Council Bluffs
209 Pearl Street
Council Bluffs, IA 51503

RE: Petition of Support – 530 W. Broadway Historic Landmark

Dear Historic Preservation Commissioners:

As the owner of 530 W Broadway, Pottawattamie County Development Corporation (DBA The 712 Initiative) requests the property be designated as a Council Bluffs historic landmark. As noted in our application, we believe the building has significant character and was associated with events that have made a significant contribution to the broad patterns of our history. Located at the west entrance of downtown, it has been and remains an important part of the development of the city.

We believe that saving the character and history of our community great benefits public welfare.

If you have any questions, please contact me at 712-396-2464 or at sgarst@the712initiative.org.

Sincerely,



Sheryl Garst
CEO

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name 500 Block of West Broadway

other names/site number Blue Ribbon Saloon, Wilcox Flowers, Eve's Bakery, Iowa Clothes Shop

Name of Multiple Property Listing _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number 530 W. Broadway (formerly 530/534/536/538 W. Broadway) ☐ not for publication

city or town Council Bluffs ☐ vicinity

state Iowa county Pottawattamie zip code 51503

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ **national** ___ **statewide** ___ **local**

Applicable National Register Criteria: ___ **A** ___ **B** ___ **C** ___ **D**

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

State Historical Society of Iowa

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

Date of Action

500 Block of West Broadway

Pottawattamie County, Iowa

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

☐ private
☒ public - Local
☐ public - State
☐ public - Federal

Category of Property

(Check only **one** box.)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4		buildings
		site
		structure
		object
4	0	Total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: Business; Specialty

Store; Department Store; Restaurant

SOCIAL: Meeting Hall

Current Functions

(Enter categories from instructions.)

VACANT

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS

Materials

(Enter categories from instructions.)

foundation: BRICK

walls: BRICK

roof: ASPHALT

other: STONE

500 Block of West Broadway

Pottawattamie County, Iowa

Name of Property

County and State

Narrative Description

Summary Paragraph (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The four buildings that today comprise 530 W. Broadway were built as four individual two-part commercial block buildings, 530 W. Broadway, 534 W. Broadway, 536 W. Broadway, and 538 W. Broadway. They were combined into a single use in 1977 and their addresses joined into one, 530 W. Broadway. They are the only extant buildings within the 500 block of West Broadway, bound by Main Street at the east and 6th Street at the west, dating from the late nineteenth and early twentieth centuries. The 500 block of West Broadway is located at the northwest end of Council Bluff's historic commercial core. Their historically separate uses can be seen from the exterior, specifically at the south, where each historic building is delineated from another by façade composition, architectural detailing, and wall height. At the interior, the demising walls running north-south that originally separated the four buildings have been restructured, allowing circulation through the entirety of the conjoined building mass.

NOTE: When the physical description has a heading including "530 W. Broadway" it is referring to the singular historic building associated with that street address, not the contemporary 530 W. Broadway conglomerate in its entirety.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

EXTERIOR

The changes made on the interior of the historic buildings is rendered visibly on the first floor of the south and east facades. Today, a non-historic beige wall panel wraps the near entirety of the first floor on the south and east facades. Above, a dark brown brick belt separates the now visually unified first floor from the four independent façades above. At the upper levels, much of the original features remain to distinguish each building from one another, although all the brick and stone was painted, and windows changed for a more cohesive appearance.

For the sake of clarity and general accessibility the physical description of this property will make distinctions along the north and south facades using the original street addresses above the first floor. This is done to ensure proper attention is given to each instance of architectural detailing and will provide a clear base of reference between the different architectural styles.

SOUTH FAÇADE

Most notable on the south side is the ability to delineate where the contemporary 530 W. Broadway conglomerate was historically split into four independent buildings. Moving from east to west, the street address of each independent building was 530, 534, 536, and 538, respectively. As mentioned in the overview paragraph, the appearance of the independent facades, above the first floor, will be described making references to these street numbers for the sake of clarity in describing the different architectural styles present. The first floor will be described almost independently from the above building stories.

FIRST FLOOR

The first floor has been modified heavily since the transition from four independent buildings to the contemporary 530 W. Broadway conglomerate in 1977. Where the first level used to be represented by individual storefronts with their own architectural stylings associated by street address, now the first floor is unified by use of faux standstone wallboard across the near entirety. The wall board is installed in panels of consistent width and are between 8-9' tall. Located directly above the wallboard is a dark brick belt course. The brick work is primarily stretcher bond, while the top and bottom rows are a slightly recessed vertical soldier bond. On the west end of the façade are two large horizontally aligned windows. One window is

500 Block of West Broadway

Pottawattamie County, Iowa

Name of Property

County and State

roughly centered beneath 538 W. Broadway and the other is roughly centered beneath 536 W. Broadway, skewed slightly towards the east. The top extents of both windows are flush with the horizontal brick belt course. The windows are recessed roughly ~18 inches from the finish surface of the wall board. An angled brick sill spans the entirety of the window width and slopes so that it meets flush with the surface of the wall board. The windows are square in proportion. Flanking each primary window, at a slight convex angle, are slender vertical glass panels. The dramatic brick sill and slender glass panels give the primary windows the effect of being "recessed" into the new unified first level façade. At the corner of Broadway and Scott, beneath the brick belt course the façade recedes at a 45-degree angle. The brick belt course continues beyond the opening for roughly ~15 feet. The load of the brick work is carried by two rectangular columns, one on the south façade and the other along the east façade. The south column is centered relative to the negative space beneath the brick course. Where the first level recedes beneath the brick belt course the wall type changes to a glass storefront system. There is a singular full height glass storefront panel on the primary south façade outside of the recess. The primary entrance fits into the storefront system and is centered along the 45-degree wall.

BUILDING 1 - 530 W. BROADWAY

530 W. Broadway is the eastern most building, with visible facades at the corner of Broadway and Scott Streets, is the most prominent portion. This is visually discerned through two primary architectural strategies. First, the historic 530 W. Broadway is roughly 6-8' taller than the other buildings that make up the conglomerate. The additional height of 530 W. Broadway is distributed to the second and third floors, and as a result has a fenestration pattern independent of the regulating lines found across the neighboring buildings. Second, the edge between the south and east façade of the 530 W. Broadway building has been chamfered creating an additional façade that fronts the intersection of Scott and Broadway. The chamfered corner not only makes the building more distinct in footprint, but the slender façade serves as a transitional element that ties the south and east facades together creating a unified reading and subsequently larger impression of the two facades. The second and third levels of the south façade of the 530 building retain elements influenced by Beaux Arts Classicism. The Beaux Arts influenced details are reliefs, as opposed to freestanding. The upper levels are dressed in painted brick with painted stone trim and ornament.

At the base of the second level, a stone belt course runs along the entire facade. Above the belt course are two rusticated pressed brick pilasters. Centered between the pilasters are two vertically aligned window openings, containing non-historic windows. The window openings are framed by angled multi-band brick trim. Each window is crowned with a wedge-shaped keystone. Between the third floor and the cornice, a stone belt course runs across this façade and continues onto the Scott Street side. Above the belt course is a minimal pediment with no significant architectural detailing. Atop the pediment is an ornate cornice that projects between eighteen inches to two feet from the surface of the base wall. The cornice is formed by two bands or rectilinear corbelling and a continuous band of molded trim.

Visible from the south is the chamfered corner façade previously mentioned. The surface of the wall is less pronounced in its architectural detailing. The window openings are horizontally aligned with those on the true south façade and vertically aligned amongst themselves. Both openings contain non-historic single panes of glass. The second-floor window has a painted slender stone sill. Above the window is capped by a flush flat arch and a protruding wedge-shaped keystone. The third level window has distinct profile, rectangular with a semicircular arched top. The window has a pronounced sill that includes a molding sweep. The third-floor window is framed by two layers of angled, soldier course bricks, like that used on the south facade. Independent above the third level window, the belt course continues from the south façade. The wall has a similar pediment before the ornate cornice. The cornice is detailed in the same fashion on the chamfered portion of the wall as the true south façade.

BUILDING 2 - 534 W. BROADWAY

500 Block of West Broadway

Pottawattamie County, Iowa

Name of Property

County and State

534 W. Broadway is the second building west of the corner of Broadway and Scott Streets. The transition from the 530 building to the 534 building is signified by two factors. First, the 534 building is roughly six to eight feet shorter than the adjacent 530 building. One result of the smaller height is the lower placement of second and third floor windows relative to the 530 building. Second, the extents of 534 building are demarcated by pilasters with unique head detailing, dissimilar in style and aesthetic from both the adjacent 530 building and the 536 building.

Most of the façade is relatively unadorned, with all the notable architectural detailing happening on the east-west edges and the top edge of the building. The fenestration pattern compliments the simplistic detail with a hierarchical window arrangement. Emphasis is created in the center of the building with a larger window type across both the second and third floors. The central windows are roughly one third larger than the windows that flank either side. The lower band of windows are situated so that their sill is flush with the brick belt course below (described previously as a part of the first floor). Each window has an angled, soldier course painted brick sill. Each second-floor window has a distinct stone head that abuts the adjacent, so a continuous horizontal band is formed between the two pilasters that separate the 534 building. The third level windows are vertically aligned with the windows and are taller than the second-floor windows. The central window has a simplified stone sill that is flush with the extents of the window opening. The two distal windows sills are more pronounced and have curvilinear embellishments. Each window is capped with a stone header. Compared to the second floor, the stone headers are narrower and do not continue to the pilasters at the extents of the building. Above the third level windows is an ornate cornice with geometric and curvilinear elements. Four ornate consoles are positioned equidistant across the width of the building and vertically align with divisions in the fenestration pattern and the pilasters. The consoles are the primary element of the cornice. The architectural detailing of the consoles emphasizes rectilinear qualities using pronounced edges, rectilinear reliefs, and convex curves. The two central consoles have a multipoint star carving and the distal consoles include a relief carving of a bird. Between each console is a series of corbels, curved dentils, geometric modillions.

BUILDING 3 – 536 W. BROADWAY

536 W. Broadway is the third building west of the corner of Broadway and Scott Streets. The building employs Neoclassic elements. The 536 building is differentiated from the neighboring buildings by the parapet height. The building height exceeds both adjacent buildings by approximately two feet.

Most of the façade is relatively unadorned below an ornate cornice. The building creates horizontal emphasis of internal levels using pronounced trims on the exterior. The second-floor windows are aligned so the brick windowsills are flush with the continuous brick belt course of the unified 530 W. Broadway conglomerate. The top of each window opening has a segmental arch with rectilinear window frames. Resting atop the flat arches is a pronounced architrave that connects all three windows and terminates just beyond the outer extent of the window grouping, creating horizontal emphasis. The third-floor windows align vertically with the second-floor windows. The windows are taller than the second-floor windows. The third-floor window openings also have a segmental arch with rectilinear window frames. A continuous stone sill at all three third-story windows terminates just beyond the outer extents of the distal windows. Each third-floor window has a flat arch similar in size and proportion to those found above the second story windows. The flat arches of the third-floor windows visually connect to a decorative frieze with curvilinear and natural relief elements. Above, a continuous band of rectilinear corbelling supports a multi-layered cornice detail. The parapet of the 536 building is unadorned and is terminated by stone parapet caps four feet above the decorative multi-layered cornice.

BUILDING 4 – 538 W. BROADWAY

538 W. Broadway is the fourth building from the corner of Broadway and Scott Streets. The building has an enframed window wall. The façade of 538 is unique from the other facades in that it employs a radically

500 Block of West Broadway

Pottawattamie County, Iowa

Name of Property

County and State

different motif than the previously described facades. There is a singular large opening, subdivided by a spandrel panel at the floor division. The entirety of the grouping is surrounded by a continuous brick trim. The brickwork is dressed in a distinct checkerboard brick pattern. The checkerboard effect is achieved by utilizing bricks with a portion of the surface roughened to give the illusion of an additional color. The pattern wraps from edge around to the top and back down the edge and reinforces the simple brick trim used to surround the window.

The lower extents of the second-floor window grouping are flush with the brick belt course below. The window group shares one continuous soldier course brick sill. Vertical mullions subdivide the window grouping into three smaller windows. The distal windows are roughly half the width of the central window. On the second level the distal windows are divided vertically as well. The second floor and third floor window groupings are separated by a singular spandrel panel. The third-floor windows are slightly taller than the second-floor windows. The third-floor window group shares the same general division as the second floor. Both the second floor and third-floor windows and spandrel panel are enframed by two courses of brick trim. The inner course is composed of full width bricks. Where the vertical courses transition to horizontal, a large 45-degree joint is made. The outer band is composed of bricks oriented to expose the narrow face. The outer band protrudes farther than the inner band and further emphasize the framing effect. Both bands of brick trim utilize the same technique of roughing the brick surface to give the illusion of two different hues. This effect is used in this instance to create additional lines within the trim. A singular large wedge-shaped keystone sits above the third-floor windows. Atop the parapet is a minimal stone fillet cap.

WEST FAÇADE

The west façade is only visible at the 538 building and has little architectural expression. The 1928 Sanborn map indicates that another retail bay shared a demising wall with the 538 building. Today that wall is composed of common brick with a beige-colored cementitious coating and stone parapet cap. The wall is highest at the southern end indicating three stories. Roughly 50-60 feet from the southern edge, the parapet crowsteps down, before continuing to the northern extent of the west façade. The northern extent of the subsequent buildings (536, 534, 530) do not align with the 538 building.

NORTH FAÇADE

The delineation between the four historic buildings that comprise the contemporary 530 W. Broadway conglomerate is also very notable on the north façade. Moving from west to east, the street address of each independent building was 538, 536, 534, and 530, respectively. The north façades differ from the south facades in that there is little in terms of architectural detail since the north façades abut an alley. The north façades will be described referring to street numbers, much like the south façades.

BUILDING 4 – 538 W. BROADWAY

The north façade of 538 W. Broadway is subdivided into two vertical surfaces, illustrating the multiple programmatic uses the building had when built. The exterior wall of the third story is set back roughly 40-50 feet from the exterior face of the first and second stories. The first and second story of the north exterior wall is constructed of common bricks painted brown. The fenestration pattern is regular and aligns across the first and second floor. On the first floor a door is centered within the width of the 538 building, with small square windows spaced equidistant on either side of the door. A band of soldier course brick surrounds the door frame. The threshold of the door is lower than the finish surface of the alley and a small concrete ramp provides accessibility. The first-floor windows have been infilled using different sized masonry. The second floor maintains the relative fenestration on the first floor, but changes proportions of openings. The second-floor windows are taller compared to the square windows present on the first floor, roughly twice the height. The second-floor windows have been infilled with a different type of brick than the first floor. There are no visible openings at the third story. The entire surface is treated with a red-orange painted stucco.

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BUILDING 3 – 536 W. BROADWAY

The north façade of the 536 W. Broadway building protrudes an additional 8-12 feet beyond the 538 W. Broadway building. The north façade of the 536 building can be subdivided into two parts. The first part is the wall that abuts the alley. This first-story wall surface abuts the alley and is roughly eight feet tall constructed of common brick, with stucco covering various areas. There are three openings equally distributed horizontally. The westernmost opening is a metal door, the remaining two are rectangular windows vertically aligned with the head of the door. The second story aligns with the upper wall of the 538 building. The roof between the lower northern wall and upper northern wall has various mechanical equipment mounted to it. This top portion of the wall is treated with the same painted stucco as the upper wall of the 538 building.

BUILDING 2 – 534 W. BROADWAY

The north wall of 534 W. Broadway building aligns with the north wall of the 536 building. The first story is roughly ten feet tall, constructed of common brick, with a metal parapet cap. There are no openings visible on the wall, either existing or infilled. The surface of the north wall is capped on either side by parapet extending roughly 8-12 inches on the west side and two-to-three feet on the east side. The parapet on the east side is the brick belt course visible on the south and east facades. The second story aligns with the upper wall of the 536 and 538 buildings. The roof between the lower wall and upper wall has various mechanical equipment mounted to it. This top portion of the wall is treated with the same red-orange hue stucco as the 536 and 538 buildings' upper wall. There are no visible openings on the top section of wall.

BUILDING 1 – 530 W. BROADWAY

The first-floor level of the north façade of the 530 building is a single story in height and it abuts the alley. The lower portion of the wall is finished with beige stucco. Above the stucco, there is the dark brick belt course. The belt course is primarily composed of brick laid in a stretcher bond, while the top and bottom rows are a slightly recessed vertical soldier bond. Near the east extent of the first level the wall below the belt course recedes at a forty-five-degree angle. The brick belt course continues over the lower portion of the wall creating a recessed entry. The brick work is supported by a large square column dressed in beige wall board. The angled wall is constructed of a similar store front system as the one seen at the intersection of the south and east façade. The second and third stories of the building are offset from the alley approximately 15-20 feet faced with red-orange hue stucco. The roof above the single-story has mechanical equipment mounted to it. There are no visible openings at the second and third floor levels. Visible at the east edge of the wall is the detailed cornice and brick work.

EAST FAÇADE

The east façade of 530 W. Broadway showcases a similar level of attention paid to the architectural detailing and expression as the south façade of the 530 building. Like the entirety of the south façade, the first level of the east façade has been modified extensively since construction. This is most apparent on the north extent of the east façade, where the first level continues beyond what is identified as the original/primary building mass. Historically, there was a shorter building mass on the north face of the 530 building, but since it is aesthetically unified with the entire first level, it creates a different compositional reading of the east façade. Where the first level extends beyond the primary historic building mass, there is a recessed entry made at a 45-degree angle. The brick belt course continues beyond the entry and is supported by a large rectangular column. The angled entry wall is simple storefront system. The top levels of the primary historic building mass retain their architectural detailing.

The second and third levels of the 530 building are influenced by Beaux Arts Classicism and retain much of the historic detailing. The Beaux Arts influenced details are reliefs as opposed to freestanding. The entirety of the upper stories is dressed in a painted brick. The east façade is subdivided into three bays, the central bay is the largest and the two bays that flank it are much narrower. The two distal bays employ the same details as those seen on the south façade of the 530 building. At the base of the second level of the wall is a stone

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belt course. Above the belt course are two rusticated pressed brick pilasters. Centered between the pilasters are two vertically aligned window openings. Each window opening contains two non-historic windows. The window openings are enframed by multiband brick trim. Each window is crowned with a wedge-shaped keystone. Between the third floor and the cornice a stone belt course runs across the entirety of the east facade. Above the belt course is a minimal pediment with no significant architectural detailing. Atop the pediment is an ornate cornice that projects approximately 18-24 inches from the surface of the base wall. The cornice is formed by two bands or rectilinear corbelling and a continuous band of molded trim.

The central bay of the east façade is less pronounced in its architectural detailing and is roughly three times as wide as either flanking bay. The central bay has two bands of windows horizontally aligned with the windows in the distal bays, and vertically aligned across floors creating a gridded symmetrical character of the building. The second and third floor windows of the central bay are articulated with only a single pane of glass. The second-floor windows do not have an independent sill, they rest just above the stone belt course that runs across the entirety of the east facade. Above, the second-floor windows are capped by a flush flat arch and a protruding wedge-shaped keystone. The third level windows share a distinct profile, predominantly rectilinear but with a semicircle arched top. The third level windows have pronounced, independent sills that include a molding sweep. The windows are framed by two layers of angled, soldier course bricks. Unconnected above the third level windows, the belt course continues from the two distal bays. The wall has a similar pediment before the ornate cornice. The cornice is detailed in the same fashion on the chamfered portion of the wall as the true south façade.

Post 1976 Alterations

Prior to 1976, the individual buildings underwent minor alterations over the years. Known exterior and interior alterations are described below in the Narrative Statement of Significance. Between 1976 and 1977, the buildings were altered the most dramatically when they were combined into a single use, as the Iowa Clothes Shop.

In 1976, in response to urban renewal efforts than taking place in downtown Council Bluffs, the owner of Iowa Clothes Shop, Pete Lee, undertook a renovation and expansion of his store into all four bays (530, 534, 536, 538 W. Broadway).¹ At the interior, large connections were made so the four bays could more functionally serve their new, collective purpose. Modernization efforts at the exterior mostly focused on the storefront level, removing the existing storefronts, windows and brick and adding a new brick belt course above faux sandstone wallboard and storefront to give this level a more uniform appearance. Access to the entire building was now provided by a new main entrance at the corner of Broadway and Scott, and a side entry at the rear of the building, on Scott Street.

The early twentieth century ornamentation at the upper levels of all four facades was left mostly intact, including cornice detailing, stone windowsills, stone keystones, stone bases, and brick pilasters. All surfaces at the upper levels were painted and the windows were replaced within the existing openings. The most modified upper level façade was that at 538 W. Broadway, which previously had a double height opening between the second and third storied containing windows surrounding a curved pediment flanked by two small square panels with diamond details. A stone sill ran beneath the opening, separating the upper stories from the storefront. The windows and ornamentation were removed from the opening and new windows were added at both levels. The stone sill was also removed and replaced by the expanse of brick that runs along the top of the storefront levels. The other most notable modification, done either during this renovation or at an unknown later date, was the removal of the two-story portion at the rear of the corner bay, facing Scott Street.

¹ *Daily Nonpareil*, "Iowa Clothes plans expansion," March 14, 1976.

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The renovation was complete by September 1977 and the buildings were thereafter known collectively as 530 W. Broadway. Pete Lee, and Iowa Clothes Shop, received praise for the work and was even given an award, the Pine Tree Award, by the organization Operation Pride. Lee and the store were the first to receive the award in over two years. In accepting the award, Lee said he hoped his efforts would “serve as an example to take price” in Council Bluffs.²

Figure 1: The renovated and combined 530 W. Broadway in 1978. Courtesy of Richard Warner and Pottawattamie County Historical Society (PCHS).

By 1990, Iowa Clothes Shop boasted that it was the largest men’s clothier in southwestern Iowa.³ In 1996, Pete Lee took his own life and the store closed. At the time, Lee’s family said that while sales were still good, none of them had the retail experience to continue the business. At the time of its closure, it was one of the last remaining storefronts in downtown Council Bluffs, which less than one hundred years before had bustled with the activity of people and commerce.⁴

The building was more recently used by a beauty school, EQ School of Hair Design. They moved to another location in 2018. Today the building sits vacant.

² *Daily Nonpareil*, “Iowa Clothes honored,” September 28, 1977.

³ *Daily Nonpareil*, “Iowa Clothes Shop grows to largest men’s clothier,” April 29, 1990.

⁴ *Daily Nonpareil*, “Iowa Clothes closing its doors,” June 26, 1996; *Daily Nonpareil*, “Bluffs will miss landmark business,” June 27, 1996.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

Period of Significance

1885-1977

Significant Dates

c. 1885, 1903

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation (if applicable)

Architect/Builder

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Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The four bays that today comprise 530 W. Broadway were constructed as four separate buildings. Historically, the buildings were addressed as 530, 534, 536, and 538 W. Broadway. They were all constructed in the late nineteenth or early twentieth centuries. The period of significance extends from 1885 to 1977, the estimated year of earliest construction to the year that the exteriors and interiors were modernized and unified. Several locally well-known, long-lasting businesses occupied the individual bays prior to 1977. The building is locally significant under Criterion A, as representative of a commercial building within Council Bluffs's historic downtown.

Narrative Statement of Significance

(Provide at least one paragraph for each area of significance.)

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

These buildings are located on Broadway Street, within the historic center of commerce and community in Council Bluffs. They are located at the northwest end of what was once a bustling area lined with multi-story, multi-use buildings. During the late nineteenth century and early twentieth century, a central business district arose in Council Bluffs that extended along Broadway, from Franklin at the east to S. 7th Street at the west, and along Main Street from Broadway at the north to 9th Avenue at the south. Council Bluffs had defined itself as a major transportation hub by this period and it steadily worked to be defined as a cosmopolitan city.



Figure 2: 500 Block of Broadway in 1921. The four bays are on the left side in the middle. Courtesy of Richard Warner and Pottawattamie County Historical Society (PCHS).

Brick buildings replaced frame ones, dirt streets were paved, and a streetcar system was installed that linked Council Bluffs with its neighbor across the Missouri, Omaha. The business district was home to commercial enterprises like clothing stores, bakeries, pharmacies, and saloons; entertainment venues like live theaters and motion picture houses, and community gathering spots like fraternal halls. The multi-story brick buildings would often have residential units at their upper floors.⁵ During the early to mid-twentieth century, the four buildings housed many of these activities, including a succession of pharmacies and bakeries, a saloon, and a clothing store, all at the storefront level, and residential units or storage at the upper floors.

The corner bay, 530 W. Broadway, was built between late 1902 and early 1903. The construction dates for the three bays to its west, 534/536/538 W. Broadway are less clear. Buildings that have a similar size to the existing buildings, are three stories high, and built of brick appear on the 1885 Sanborn Map. By the 1891

⁵ Jennings, Gottfried, Cheek/Preservationists, "Council Bluffs: A Plan for Historic Preservation," (1982), 22-27, accessed August 29, 2020, https://www.iowawestfoundation.org/wp-content/uploads/2019/03/Council_Bluffs_A_Plan_For_Historic_Preservation_-_City_of_Council_Bluffs_1982.pdf; Dr. Richard Warner and Ryan Roenfeld, Images of America: Council Bluffs (Charleston, SC: Arcadia Publishing, 2014).

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Sanborn, the sketches of 534 and 536 indicate small rear additions, of one and two stories, respectively. 534's addition has a skylight. By 1896, 534 Broadway has been further extended to the north, with a one-story addition. By 1928, all three of the west bays have additions. 534's is similar to that shown on the 1896 Sanborn; 536's consists of a short three-story addition adjoining the building, and a larger 1 story addition extending to the north; and 538's is a two-story addition. A thorough search of the *Daily Nonpareil*, which often documents construction and remodeling, did not mention any such work to these bays prior to 1900. After 1900, articles discussing façade improvements and interior modifications appear. It must therefore be assumed that the three bays 534, 536, and 538 W. Broadway were built in c. 1885.⁶

Today, many of the turn-of-the-twentieth-century commercial buildings that once lined Broadway and Main Streets have been demolished, replaced by new buildings, parking lots, or empty lots. The greatest concentration of historic buildings within the commercial area are located within two National Register historic districts, the 100 Block of West Broadway and the Haymarket Commercial Historic District, which encompasses buildings along three blocks of Main Street. The buildings historically addressed as 530, 534, 536, and 538 W. Broadway remain as the only extant set of turn-of-the-century commercial buildings within the west end of the historic central business district, on W. Broadway between Main Street and S. 7th Street.

The history of the individual buildings will be described below utilizing their original addresses. These four buildings are notable for housing several locally prominent, long-running businesses, most of which remained in operation at this location for around ten years or more. Between 1976 and 1977, the bays were renovated and combined by the owner of one of these long-standing businesses, Iowa Clothes Shop. Further details on those efforts are also described below.

530 W. Broadway – 1902-1976

Notable businesses

Blue Ribbon Saloon: 1903-1916

Wilcox Flowers: 1916-1935

Martin's Drugs: 1936-1954

Lane's Bros. Pharmacy: 1954-1976

This is the corner bay with primary facades facing the intersection of W. Broadway and Scott Streets. It was built between 1902 and 1903. A building housing the *Daily Nonpareil* newspaper office previously occupied the site and was demolished around June 1902 to make way for the new building. The newspaper had moved its office to 400 W. Broadway in late 1900.⁷ Construction on the new building was underway by October 1902 and the building was in operation by August 1903.⁸ The architect is unknown. The builder was Wickham Bros. Contractors. The building was designed with a saloon on the first floor and boarding rooms on the upper two floors. Mrs. Maggie Buck was the building owner.⁹



Figure 3: 530 W. Broadway in 1935. Photo accompanying article in *Daily Nonpareil*, "Wickhams Sell Broadway Property to Harry Cohen," December 13, 1935.

The first occupant of the new building was the Blue Ribbon¹⁰ Saloon, owned by the Storz Brewing Company. This was one of ten saloons operated by Storz Brewing in

⁶ Sanborn Map Company, Insurance Maps of Council Bluffs, Pottawattamie County, Iowa, 1885, 1891, 1896.

⁷ *Daily Nonpareil*, "The Nonpareil Premises," November 9, 1900.

⁸ *Daily Nonpareil*, "Notes About Town: Bulletins on the fight by rounds at the Blue Ribbon," August 14, 1903.

⁹ *Daily Nonpareil*, "They are tearing down the old Nonpareil building...", June 22, 1902.

¹⁰ Storz Blue Ribbon was one of the breweries labels and, it is assumed, the namesake for the saloon at 530 W. Broadway.

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Council Bluffs at the time. Storz Brewing was established by Gottlieb Storz in the late 1800s. The company had several name changes until settling on Storz Brewing in the early twentieth century. Storz, a German immigrant and experienced brewer, lived in Omaha and had a large production facility in the northeast part of that city. During the early 1900s, the brewery began to operate saloons in the area that sold only their beer. Maggie Buck and her husband John had strong connections to Gottlieb Storz. John worked as a brewer at Storz Brewing for over fifty years and was related to Gottlieb's wife, Minnie Storz, née Buck.¹¹

Maggie Buck, as a representative for the Storz company, was the building owner for all the Storz saloons¹² operating in Council Bluffs in the early 1900s. The saloons appear to have operated like franchises, having owners who could buy or sell their interest in the saloon business but also paid rent to the building owner.¹³ In 1903, Maggie and Storz Brewing had trouble getting some of the brewery operators to pay their rent on time and sought legal action. The Blue Ribbon, which was operated by former alderman W.C. Royer, was one of these and Royer ended up selling his interest in the saloon due to financial troubles.¹⁴ Other early difficulties encountered by the Blue Ribbon and other Council Bluffs Storz saloons related to Iowa's state prohibition legislation. There were also charges of illegal gambling at the upper floors of the 530 W. Broadway building.¹⁵

The saloon remained in the building until 1916. Owners of the saloon after Royer included Frank S. Craybill,¹⁶ T.J. Griffin, S.G. French, Myron H. Sherman and Thomas Healy (jointly), and S.A. Dale.¹⁷

Tenants on the upper floors of the saloon are only partially known. The third floor was used as meeting space for local fraternal groups. In 1903, the Dramatic Order, Knights of Khorassan (D.O.K.K.) rented the space for club rooms.¹⁸ By 1914, a chapter of the Woodmen of the World and the Moose lodge had shared meeting space there but was vacating it.¹⁹ As noted above, gambling also took place at the upper floors early on.

In 1916, the building was purchased by the Wickham family. They then leased the building to J. F. Wilcox & Sons, florists. Wilcox & Sons had previously operated for many years out of the Everett block at 521 W. Broadway (non-extant). At their new location, they undertook renovations to the entire building. The first floor would accommodate company offices and a retail area while the upper floors would be used for packing, shipping, and creating floral arrangements.²⁰ J.F. Wilcox & Sons was a successful floral business that supplied arrangements nationally. The business grew out of one established by L.A. and Mary Casper in the late 1860s. John Franklin (J.F.) Wilcox worked for the Caspers and married their niece, Emma. In 1892, Wilcox purchased the modest business from Casper and worked to expand it, adding greenhouses and customers over the next two decades. In 1912, Wilcox died and the business was taken over by his family

¹¹ U.S. Census Bureau, Council Bluffs, 1900. Ancestry.com. Accessed July and August 2020.

¹² A law introduced in 1907 made it illegal for breweries to operate saloons. Storz skirted this restriction by creating a holding company in his wife's name, something the Nebraska state supreme court frowned upon. In 1907 Maggie was one of the incorporators of the holding company Storz created to allow his brewery to continue operating saloons. The company was called Independent Realty Company, with the other two incorporators being Minnie, Storz's wife, and William F. Weber, the brewery's clerk.¹² Storz Brewing managed to survive Prohibition by creating non-alcoholic beverages during that time. The company remained in operation until 1966, when they were absorbed by one of the corporate breweries then gaining hegemony in the industry. Jim McKee, "Rise, fall, and rebirth of Storz Brewing Co.," *Lincoln Journal Star*, September 17, 2016.

¹³ *Daily Nonpareil*, "Storz Saloons Open," January 27, 1904.

¹⁴ *Ibid.*; *Omaha World Herald*, "Landlady Wants Her Rent," November 9, 1903.

¹⁵ *Daily Nonpareil*, "Uses Companion of Hey Days to Snuff Out Life's Worries," February 21, 1934; *Daily Nonpareil*, "Indict Saloonists," December 22, 1908.

¹⁶ Alternatively, spelled Crabill in some newspaper articles.

¹⁷ *Daily Nonpareil*, "Uses Companion of Hey Days to Snuff Out Life's Worries; *Daily Nonpareil*, "Saloon Sold," February 1, 1908; *Daily Nonpareil*, "Wants New Front," August 12, 1913.

¹⁸ *Daily Nonpareil*, "Khorassan to Have Club Home," July 15, 1903.

¹⁹ *Daily Nonpareil*, "Lodge Charter Found in Street," January 5, 1914.

²⁰ *Daily Nonpareil*, "Wilcox Company Rents New Store," August 14, 1916.

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who continued to operate it successfully, as Wilcox Flowers and then Bloomin John's, until 1990.²¹ The Wilcox floral business remained at 530 W. Broadway until 1935.

In 1935, Harry Cohen, proprietor of the Iowa Clothes Shop at 536 and 538 W. Broadway, purchased 530 W. Broadway from the Wickhams. The sellers at that time included B.P. Wickham, Eleanor A. Wickham, John J. Wickham and E.A. Wickham and Company. Cohen told the *Daily Nonpareil* reporters that "the purchase was for investment purposes."²² At this time, Cohen planned to remain operating his business out of the two bays west of 530 W. Broadway. In 1936, Cohen undertook renovations to the storefront for a new drugstore.²³ In 1936, Cohen announced plans to remodel the two-story portion at the rear of 530 W. Broadway, facing Scott Street, into store and office space.²⁴



Figure 4: 530/534/536 W. Broadway prior to remodeling in 1976. Courtesy of Richard Warner and Pottawattamie County Historical Society (PCHS).

Between 1936 and 1976, the building contained two successive pharmacies. Martin's Drugs, owned by Martin Gluckman, operated out of the building from 1936 through 1954.²⁵ Gluckman sold his business in 1954 due to illness. Gluckman went on to open a drive-through pharmacy, a new concept at the time, in 1959 at 700 First Avenue.²⁶ Martin's successors, Ed and Marguerite Lane, renamed the business Lane Bros. Pharmacy. They remained at the location until 1976, when they moved to 40 Pearl Street, fronting Baylis Park. At their new location, the business no longer provided prescriptions and became known simply as Lane's. According to Lane, the discontinuation of prescriptions was caused by the movement of doctors out of downtown to be closer to suburban hospitals.²⁷ The Lane Bros. Pharmacy move was precipitated by Iowa Clothes Shop's plans to expand its store from 538 and 536 W. Broadway into 534 and 530 W. Broadway.²⁸ Iowa Clothes Shop remained in this bay until the store closed in 1996.

534 W. Broadway – 1885-1976

Notable businesses

Eve's Bakery, 1903-1976

This is the second bay west of the corner of Broadway and Scott Streets. It was built around 1885. In 1885 the building was occupied by the Broadway House. In 1891 it was occupied by a tea room, with a photographer at the second floor. In 1895 it was occupied by a candy seller, Purity Candy Kitchen.²⁹ Erikson's Bakery (also called the New Bakery in newspaper advertisements) occupied the first-floor storefront from

²¹ S.M. Senden, *Lost Council Bluffs* (The History Press: Charleston, South Carolina, 2016), 109-111; Richard Warner, "Council Bluffs under glass: Growing a major business," *Daily Nonpareil*, August 7, 2019.

²² *Daily Nonpareil*, "Cohen Purchases Business Block," December 13, 1935.

²³ *Daily Nonpareil*, "Nine Permits for Building Issued," May 10, 1936.

²⁴ *Daily Nonpareil*, "Cohen to Remodel Part of Building," August 28, 1936.

²⁵ Council Bluffs City Directory, 1944-1954, Ancestry.com, Accessed July and August 2020; *Council Bluffs Nonpareil*, Advertisements.

²⁶ *Daily Nonpareil*, "Gluckman to Open Drive-In Pharmacy," November 19, 1958; *Daily Nonpareil*, "Drive-In Pharmacy," January 11, 1959.

²⁷ *Daily Nonpareil*, Advertisements, 1954-1968; *Council Bluffs Nonpareil*, "Lanes like view of park in new business location," May 2, 1976.

²⁸ *Daily Nonpareil*, "Iowa Clothes plans expansion," March 14, 1976.

²⁹ Sanborn Map, 1885, 1891, 1896; *Daily Nonpareil*, Ad "Candy, Candy, Candy," October 4, 1895.

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1900 to 1903. The bakery was run by John Erikson, who also owned the building.³⁰ In 1903, Eve's Bakery took over the storefront and remained there until 1976.³¹ Charles Eve, an immigrant from England, owned the bakery. Eve came to America in 1885 and had done business in Council Bluffs for many years prior to becoming a naturalized U.S. citizen in 1914.³² Eve purchased the building from Erikson in 1907.³³

Charles Eve was active in the local community and the state's baking community. As of 1940, he was a member of the Iowa Bakers Association, Council Bluffs Retail Merchants Association, Dodge Park Club, AF & AM 71, York Rite, Abu Bekr Shrine, and the Second Presbyterian Church.³⁴

The two upper floors of the building contained residences. It appears that early on each floor contained one residence. In the 1910 and 1930 census, Charles Eve and his family are listed at this address, as are one other family. Sometime in 1930 or thereafter, the apartment floors were divided into two units at each floor, for a total of four. In city directories between 1930 and 1955, these four units are listed collectively with four units at the upper floors of 536 W. Broadway, using the address 534 ½ W. Broadway.³⁵ In city directories between 1930 and 1946, Eve is listed as residing at apartment 6 at 534½ W. Broadway. In the city directories, the building is called the Eve building.³⁶

In 1946 or 1947, Charles Eve had sold the bakery and moved out of the city, likely to California, where he died in 1963.³⁷ Eve appears to have sold the building to Harry Cohen, owner of the Iowa Clothes Shop that occupied 536 and 538 W. Broadway. By the 1955 the *Daily Nonpareil* newspaper's apartment rental ads for the apartments at 534 W. Broadway directed inquiries to Harry Cohen, Iowa Clothes Shop.³⁸ A bakery remained at the storefront of 534 W. Broadway until the late 1970s.

After Eve sold the bakery, the name temporarily changed but was known as Eve's again by the mid-1950s, likely because Eve's Bakery had an established name in the city. In 1947, the new bakery owner, John J. Kornmayer, changed the name to Kornmayer's (also called Kornmayer's Pastry Shop in newspaper advertisements). The new bakery was advertised as "the cleanest and most modern coffee bar and bakery in western Iowa."³⁹ In 1952, employment ads for the business advertised it as Eve's Bakery once again.⁴⁰ By 1955, the name had changed to Kornmayer's & Eve's Pastry Shop.⁴¹ In 1956, the shop was under new management and referred to as Eve's Bakery.⁴² Mrs. Lena Mazzei owned the business in 1961.⁴³ It was sold later that year to Joe and Shirley Coco. The Cocos continued to operate the bakery at 534 W. Broadway until

³⁰ Also referred to as John Eckerson in newspaper articles. *Daily Nonpareil*, "Filled Stove Too Full," November 8, 1900. *Daily Nonpareil*, "Notice – When in need...", May 17, 1900; *Daily Nonpareil*, "A Model Bakery," June 22, 1902.

³¹ Council Bluffs City Directory, 1904; *Daily Nonpareil*, Advertisement for Eve's Bakery, April 19, 1906; J.R. Perkins, *Iowa Press Association's Who's Who in Iowa Biographical Sketches* (Iowa Press Association, Des Moines, Iowa, 1940), accessed August 27, 2020, <http://iagenweb.org/pottawattamie/biographiesandfamilyhistories/sketches-002-C-E.htm>.

³² *Daily Nonpareil*, "Would Become Citizens," May 5, 1914.

³³ *Daily Nonpareil*, "Real Estate Transfers," January 4, 1907.

³⁴ Perkins, *Iowa Press Association's Who's Who*.

³⁵ It is assumed that Eve owned both 534 and 536 between 1930 and the late 1940s, since the apartments at the upper floors were combined into a single address.

³⁶ U.S. Census Bureau, Council Bluffs, 1910 and 1930. Ancestry.com. Accessed July and August 2020. Council Bluffs City Directories, 1930-1955.

³⁷ *Daily Nonpareil*, "Obituaries: Charles R. Eve," November 4, 1963.

³⁸ *Daily Nonpareil*, Apartment advertisement, "3 rooms and bath...", May 18, 1955 and June 7, 1966.

³⁹ *Daily Nonpareil*, Kornmayer's advertisement, June 6, 1947.

⁴⁰ *Daily Nonpareil*, "Neat, clean saleslady for bakery," February 3, 1952.

⁴¹ *Daily Nonpareil*, Kornmayer's and Eve's advertisement

⁴² *Daily Nonpareil*, Eve's Bakery advertisement, November 16, 1956.

⁴³ *Daily Nonpareil*, "Inquiring Reporter," March 19, 1961.

500 Block of West Broadway

Pottawattamie County, Iowa

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1976 when they moved to a new location at 154 W. Broadway.⁴⁴ The Iowa Clothes Shop then expanded into this bay and remained here until they closed in 1996.⁴⁵

536 W. Broadway – 1885-1976

Notable businesses

Iowa Clothes Shop, 1919-1996

This is the third bay west of the corner of Broadway and Scott Streets. It was built around 1885. In 1885 the building was occupied by a butcher. In 1891 it was occupied by a grocer. Between 1895 and 1896, it was occupied by Mrs. E.J. Scott, milliner.⁴⁶ Prior to 1919, a succession of businesses operated out of the building for short periods of time, including a milliner, a laundry, a lunch parlor, and a pool hall.⁴⁷ In 1914, the entire facade was replaced with a new one. The tenant at the time was Napoleon Café and Dubuque Realty company was the building owner.⁴⁸ Around this time, many downtown storefronts were renovating their facades to give them a more modern appearance. According to a newspaper article discussing the improvements, the 500 block of Broadway (referred to in the article as the block between Pearl and Sixth street on Broadway), "during the past five years has almost been rebuilt." Several businesses in the block are discussed as having recently undergone renovation, but 536 W. Broadway and its adjoining bays are not mentioned.⁴⁹

In 1919, a building permit to remodel the store at 536 W. Broadway was secured by C.E. Sessions & Sons, contractors.⁵⁰ By late November, an advertisement proclaimed the "Grand Opening of the Iowa Clothes Shop."⁵¹ The store was operated by Harry Cohen.⁵²

Harry Cohen was active in the local community. He was born in Omaha in 1894 and moved with his family to Council Bluffs when he was three. In his early years he was a grocery delivery boy and a clerk at a grocery store. He then worked at Glasier Clothing Store at 409 W. Broadway prior to joining the army and fighting in World War I. He returned from service in 1918, a year before partnering with Glasier and opening the Iowa Clothes Shop. He was a member of the Iowa Retail Clothiers' Association and was elected a director of the group in 1938.⁵³ He was a respected and enthusiastic member of his community, taking an active role in local veterans groups, the Jewish community, and fraternal groups.⁵⁴

At first, the Iowa Clothes Shop sold both men and women's clothing. The store experienced steady growth and began to expand within a decade. In 1931 a new department, the Down Stairs store, opened in the basement of 536 W. Broadway. The new department specialized in work clothes and allowed the store to

⁴⁴ At 154 Broadway, the bakery became known as Eve's Pastry Shop. It closed for good in 1983. The owners blamed the closure on a lack of parking and of downtown customers. Anita Young, "Bakery closing 'hurts' owners," *Daily Nonpareil*, August 28, 1983.

⁴⁵

⁴⁶ Sanborn Map, 1885, 1891, 1896; *Daily Nonpareil*, Ad "Mrs. E.J. Scott," September 27, 1895 and November 29, 1897.

⁴⁷ *Daily Nonpareil*, "Laundries," January 28, 1903; *Daily Nonpareil*, "Raid on Gamblers," January 26, 1908; Council Bluffs City Directory, 1914-1915.

⁴⁸ *Daily Nonpareil*, "Remodeling Front," February 16, 1914.

⁴⁹ *Daily Nonpareil*, "Many Changes in Business Houses," March 13, 1914.

⁵⁰ *Daily Nonpareil*, "To Remodel Store," August 20, 1919.

⁵¹ *Daily Nonpareil*, Ad "Grand Opening of Iowa Clothes Shop," November 21, 1919.

⁵² A newspaper article commemorating Harry Cohen said that he had a partner when he first opened, who last name was Glaser. According to that article Cohen bought out his partner in 1922. However, newspaper advertisements for Iowa Clothes Shop in the early 1920s list Cohen's name in conjunction with V.Pucci, a clothier who had previously operated out of other downtown Council Bluffs storefronts. *Daily Nonpareil*, "Harry Cohen Dead at 80; Iowa Clothes Shop Owner," April 29, 1974. *Daily Nonpareil*, Ads, "Iowa Clothes Shop," 1920 to 1922.

⁵³ *Daily Nonpareil*, "Clothiers Elect Cohen," March 8, 1938.

⁵⁴ *Daily Nonpareil*, "Harry Cohen Dead at 80; Iowa Clothes Shop Owner," April 29, 1974.

500 Block of West Broadway

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carry a larger stock of goods.⁵⁵ In 1932, Cohen expanded his store to the bay immediately to the west, 538 W. Broadway. Cohen explained this strategic plan, "Realizing that the depression is fading and that things are on the up grade, we determined to take advantage of the present low prices for building and not only profitably enlarge the store but furnish needed employment to labor."⁵⁶ With the additional storefront, the clothing store doubled its space, enlarging its shoe department, adding a new sports clothes department, and improving its boys department. By this point, the store had eliminated its women's department and specialized solely in outfitting men and boys.⁵⁷

In late 1938, the second and third floors were remodeled for sales and storage. The boys department was relocated to the second floor.⁵⁸ The clothing store continued to prosper in the coming decades. Harry Cohen remained at the helm of the Iowa Clothes Shop until his death in 1974. Thereafter his grandson, Pete Lee, took over ownership of the store. In 1976, Lee showed his confidence in Council Bluffs's downtown retailing by expanding the two-bay store into the two bays to the east. Iowa Clothes Shop remained in this bay until the store closed in 1996.

538 W. Broadway – 1885-1976

This is the fourth bay west of the corner of Broadway and Scott Streets. It was built around 1885. In 1885 the building was occupied by a furniture store. In 1891 it was occupied by a music store. In 1896 it was occupied by a grocery, H.S. Homer's, which remained there until 1899.⁵⁹ In the early 1900s, it was occupied by a clothing company, Bauman & Diwoky and a grocer O. Ewall.⁶⁰ In 1904, the building was sold from Ellen Dodge Scott and husband to Samuel Friedman.⁶¹ By 1910, if not sooner, Friedman had a pawnshop at the first floor and lived in one of the units above. Friedman remained here until 1932, when Harry Cohen expanded his Iowa Clothes Shop into this bay.⁶² Friedman retained ownership of the building through at least August 1937.⁶³ Iowa Clothes Shop remained in this bay until the store closed in 1996.



Figure 5: 536 & 538 W. Broadway prior to renovation in 1976. Courtesy of Richard Warner and Pottawattamie County Historical Society (PCHS).

Major changes made to the buildings in the 500 block of West Broadway and to the historically dense central business district of Council Bluffs are tied to the population loss and shifts in lifestyle preferences that occurred in the post-World War II period. Like many U.S. cities, people and businesses in Council Bluffs

⁵⁵ *Daily Nonpareil*, "Clothes Shop Opens New Department," March 18, 1931.

⁵⁶ *Daily Nonpareil*, "Iowa Clothes Shop Will Have Opening," August 13, 1932.

⁵⁷ *Daily Nonpareil*, Iowa Clothes Shop Advertisement, August 19, 1932.

⁵⁸ *Daily Nonpareil*, "Enlarges Store," October 9, 1938.

⁵⁹ Sanborn Map, 1885, 1891, 1896; *Daily Nonpareil*, Ads "H.S. Homer," 1894-1899.

⁶⁰ *Daily Nonpareil*, Ad "Bauman & Diwoky," November 25, 1900. *Daily Nonpareil*, Ads, "O.Ewall," 1901.

⁶¹ *Daily Nonpareil*, "Real Estate Transfers," May 19, 1904.

⁶² U.S. Census Bureau, 1910; Council Bluffs City Directory, 1915; *Daily Nonpareil*, "Iowa Clothes Shop Will Have Opening," August 13, 1932.

⁶³ *Daily Nonpareil*, "Iowa Clothes Shop Will Have Opening," August 13, 1932; *Daily Nonpareil*, "Awning Afire," August 26, 1937.

500 Block of West Broadway

Pottawattamie County, Iowa

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began to leave the densely populated city for more suburban sites in increasing numbers in the post-World War II period, as people sought out single family homes on large plots for their growing families and automobile proliferation made it easier to commute further distances. During the 1960s and 1970s, Council Bluffs leaders introduced urban renewal schemes to help rejuvenate the downtown area. By the early 1970s, an urban renewal area had been established and storefront renovations were being encouraged.⁶⁴ These efforts encouraged some owners, like those of the Iowa Clothes Shop, to expand their business and remain downtown. But many others left for suburban sites or closed forever. The urban renewal efforts and business closures resulted in the demolition of many of the buildings along Broadway and Main Streets, including many of those near 530 W. Broadway, for parking lots or new development.⁶⁵

Conclusion

The buildings historically addressed as 530, 534, 536, and 538 W. Broadway remain as one of the last turn-of-the-twentieth century building clusters in what was once Council Bluff's bustling downtown, historically centered on Broadway and Main Streets. Originally built as four separate buildings in c. 1885 (534/536/538) and c. 1903 (530), the building was combined into a single property in 1977. They housed several long-standing businesses, including the Iowa Clothes Shop, Eve's Bakery, the Blue Ribbon Saloon, Wilcox Flowers, and Lane Bros. Pharmacy, whose owners served customers faithfully for decades. With many historic features still intact, particularly at the upper floors on the exterior and interior, the building stands as a testament to the evolution of commerce in Council Bluffs between the late nineteenth century and through the middle of the twentieth century.

⁶⁴ *Daily Nonpareil*, "Inquiring Reporter," July 2, 1972; Warner and Roenfeld, 73-107.

⁶⁵ *Daily Nonpareil*, "Going once, going twice: Mall of the Bluffs will go on the auction block Monday," August 3, 2015.

500 Block of West Broadway

Pottawattamie County, Iowa

Name of Property

County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Council Bluffs City Directories for 1900 to 1950. Ancestry.com. Accessed July and August 2020.

Daily Nonpareil articles, 1885-2020. Digital access from the Council Bluffs Public Library website. Accessed July and August 2020.

Sanborn Map Company. Insurance Maps of Council Bluffs, Pottawattamie County, Iowa. 1885, 1891, 1896, 1928.

U.S. Census Bureau, Council Bluffs, 1900, 1910 and 1930. Ancestry.com. Accessed July and August 2020.

Warner, Dr. Richard and Ryan Roenfeld, *Images of America: Council Bluffs*. Charleston, SC: Arcadia Publishing, 2014.

Previous documentation on file (NPS):

<input type="checkbox"/>	preliminary determination of individual listing (36 CFR 67) has been requested	
<input type="checkbox"/>	previously listed in the National Register	
<input type="checkbox"/>	previously determined eligible by the National Register	
<input type="checkbox"/>	designated a National Historic Landmark	
<input type="checkbox"/>	recorded by Historic American Buildings Survey	#
<input type="checkbox"/>	recorded by Historic American Engineering Record	#
<input type="checkbox"/>	recorded by Historic American Landscape Survey	#

Primary location of additional data:

<input type="checkbox"/>	State Historic Preservation Office
<input type="checkbox"/>	Other State Agency
<input type="checkbox"/>	Federal Agency
<input type="checkbox"/>	Local Government
<input type="checkbox"/>	University
<input type="checkbox"/>	Other
<input type="checkbox"/>	Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

<u>500 Block of West Broadway</u>	<u>Pottawattamie County, Iowa</u>
Name of Property	County and State

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1 <u>41.261286</u>	<u>-95.850983</u>	3 <u>41.261313</u>	<u>-95.851118</u>
Latitude	Longitude	Latitude	Longitude
2 <u>41.261290</u>	<u>-95.851070</u>	4 <u>41.261325</u>	<u>-95.851202</u>
Latitude	Longitude	Latitude	Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

BLK 6 MYNSTER_BLK 2 BAYLISS LTS J, K, L, M. It occupies the southeast half of the block bound by W. Broadway at the south, N. 6th Street at the west, W. Kanesville Boulevard at the north, and Scott Street at the east.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the lots associated with the property currently, with the four buildings addressed collectively as 530 W. Broadway.

11. Form Prepared By

name/title	<u>Caitlin Benton and Cale Miller</u>	date	<u>September 8, 2020</u>
organization	<u>Alley Poyner Macchietto Architecture</u>	telephone	<u>402-341-1544.</u>
street & number	<u>1516 Cuming Street</u>	email	<u>cbenton@alleypoyner.com</u>
city or town	<u>Omaha</u>	state	<u>NE</u> zip code <u>68104</u>

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

500 Block of West Broadway

Pottawattamie County, Iowa

Name of Property

County and State

Photographs:

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property: 500 Block of West Broadway

City or Vicinity: Council Bluffs

County: Pottawattamie State: Iowa

Photographer: APMA

Date Photographed: As noted

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 17: Context photo. Looking NW on Broadway, near Scott Street. July 18, 2019.
Photo 2 of 17: Context photo. Looking E on Broadway. July 18, 2019.
Photo 3 of 17: North elevation. Looking north. July 18, 2019.
Photo 4 of 17: East elevation. Looking west. July 18, 2019.
Photo 5 of 17: South and west elevations. Looking east. July 18, 2019.
Photo 6 of 17: 1st floor at 530/534 buildings. Looking east. July 13, 2020.
Photo 7 of 17: 1st floor at 536 building. Looking north. July 13, 2020.
Photo 8 of 17: 1st floor at 538 building. Looking south. July 13, 2020.
Photo 9 of 17: 2nd floor at 534 building. Looking west to hallway between apartments. August 15, 2020.
Photo 10 of 17: 2nd floor at 530 building. Looking south. August 15, 2020.
Photo 11 of 17: 2nd floor at 534 building. Looking west. August 15, 2020.
Photo 12 of 17: 2nd floor at 536 building. Looking south. August 15, 2020.
Photo 13 of 17: 3rd floor at 534 building. Looking west. August 15, 2020.
Photo 14 of 17: Stair between basement and 1st floor in 530 building. Looking east. July 18, 2019.
Photo 15 of 17: Stair between basement and 1st fl in 536 building. Looking south. July 18, 2019.
Photo 16 of 17: Basement of 530 building. Looking north. July 18, 2019.
Photo 17 of 17: Basement of 538 building. Looking south. July 18, 2019.

500 Block of West Broadway

Name of Property

Pottawattamie County, Iowa

County and State



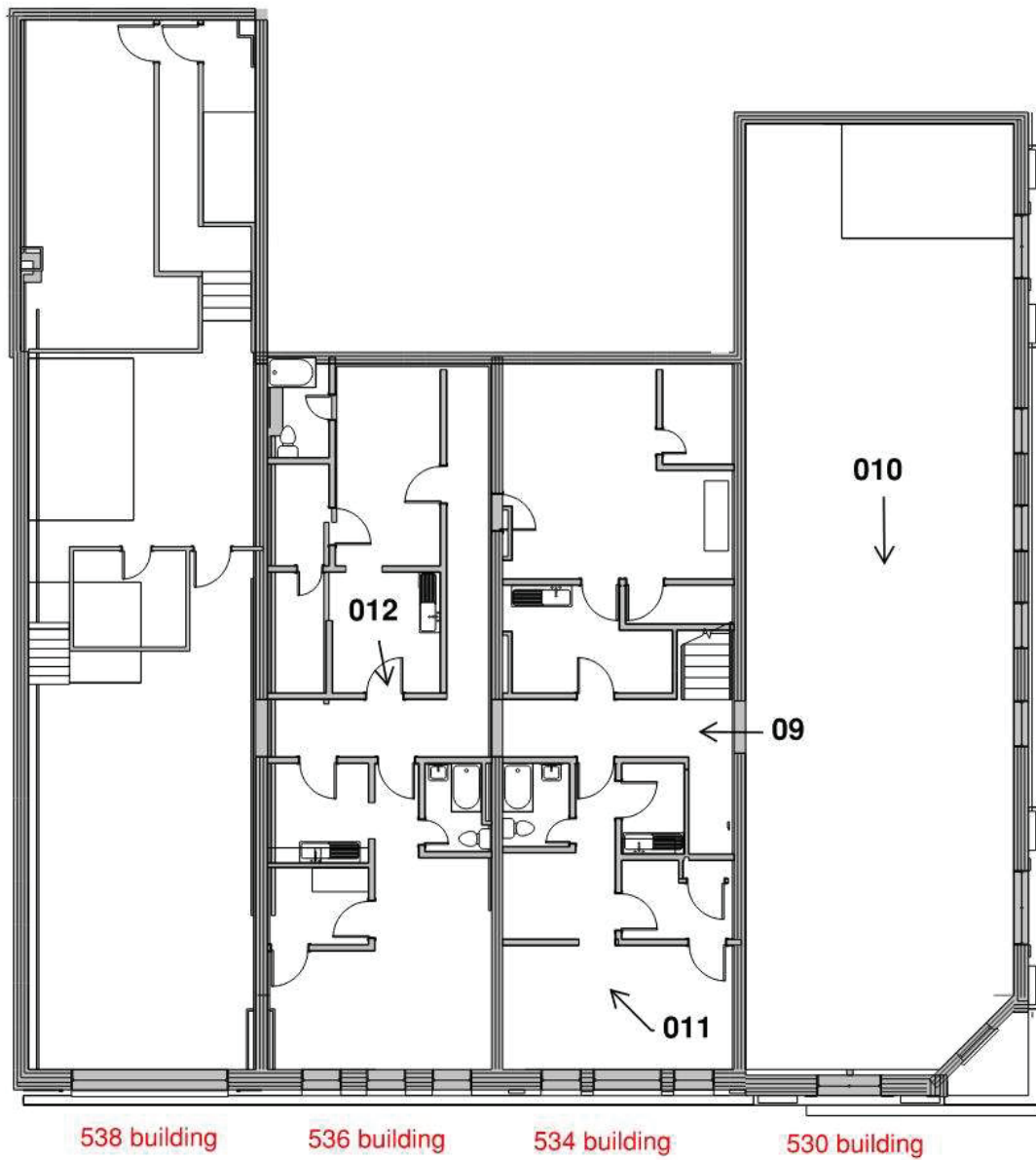
500 Block of West Broadway Photo Key: First Floor

500 Block of West Broadway

Name of Property

Pottawattamie County, Iowa

County and State

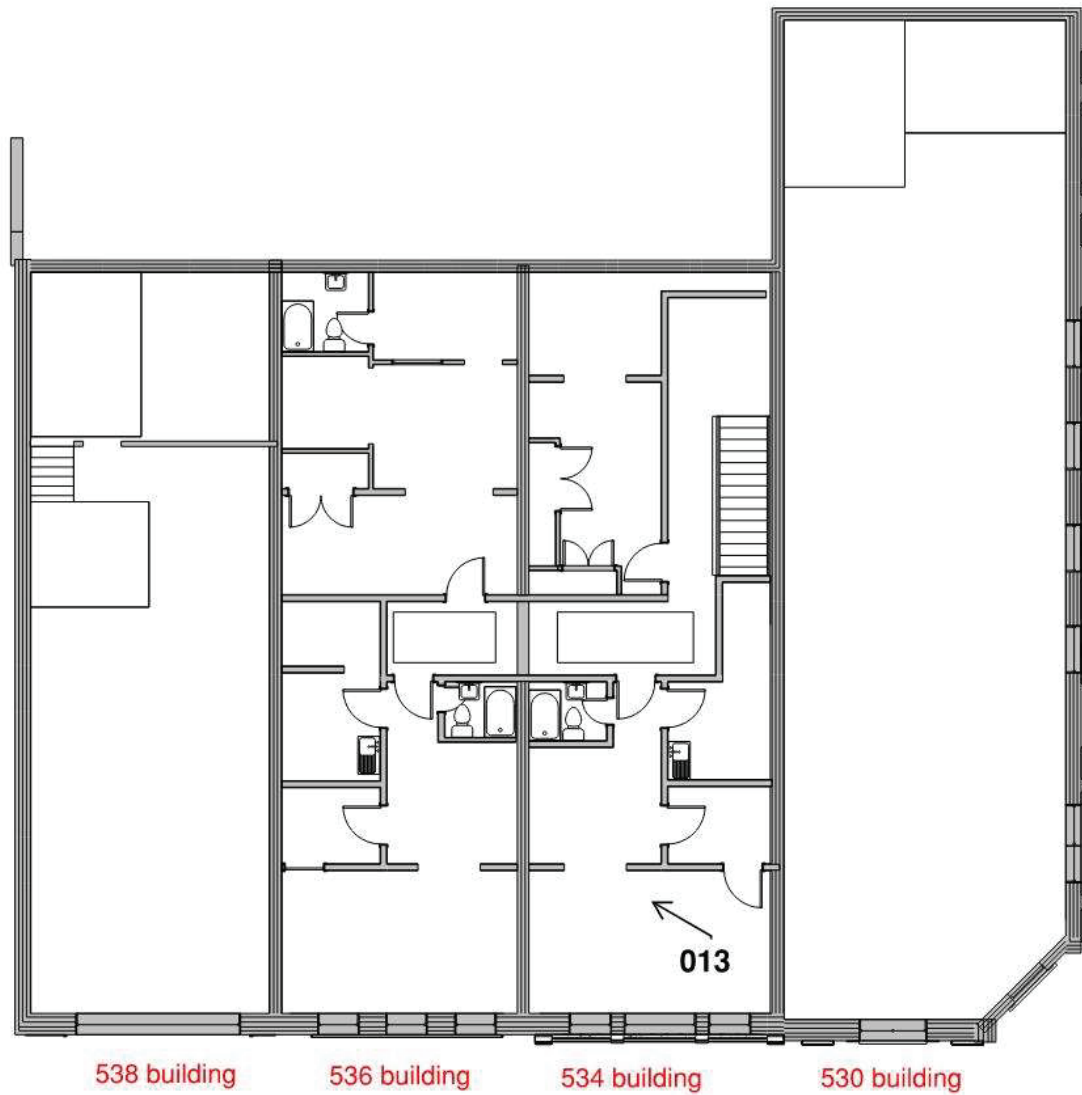


1 xp02_SECOND LEVEL
A111 SCALE: 1/8" = 1'-0"

500 Block of West Broadway Photo Key: Second Floor

500 Block of West Broadway
Name of Property

Pottawattamie County, Iowa
County and State



2	xp03_THIRD LEVEL
A111	SCALE: 1/8" = 1'-0"

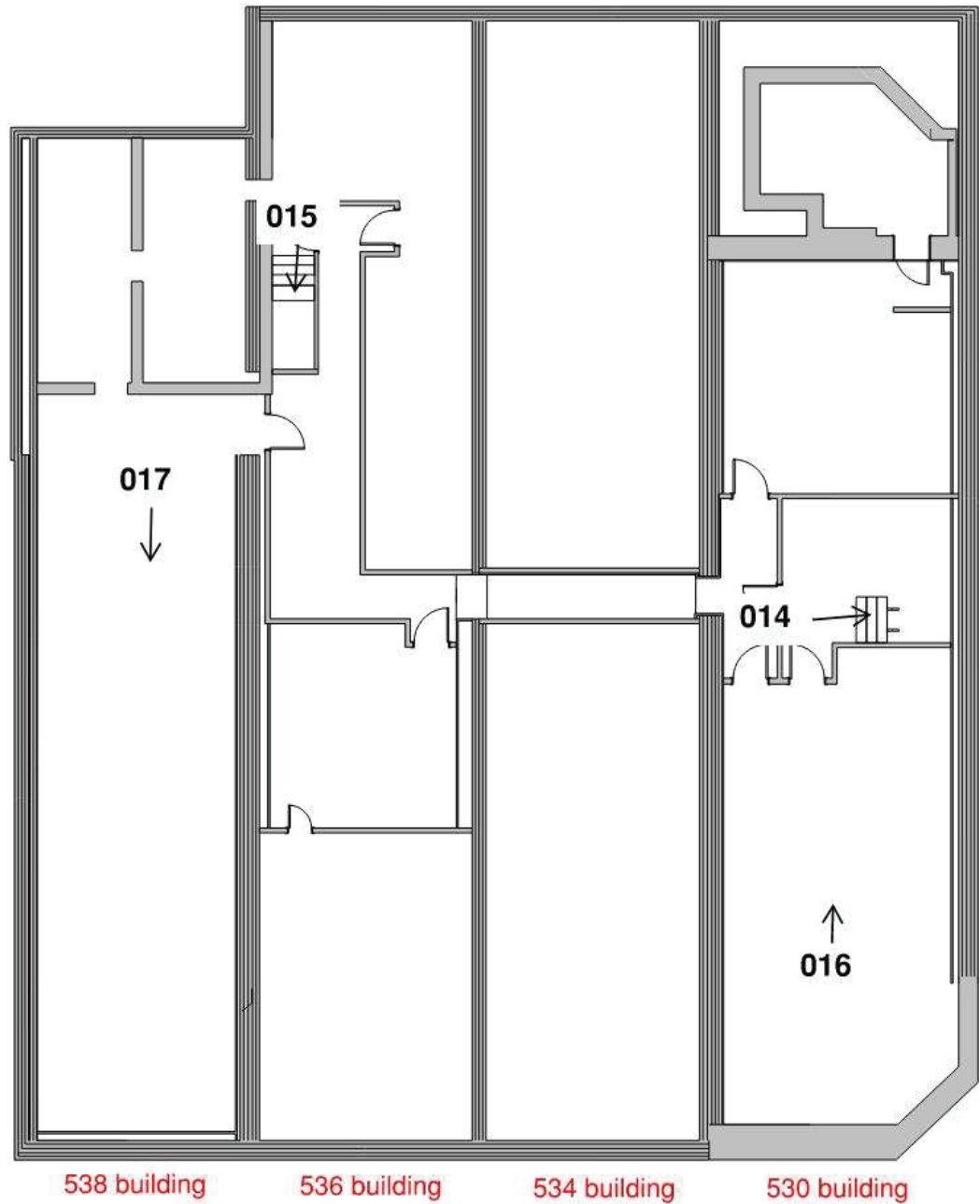
500 Block of West Broadway Photo Key: Third Floor

500 Block of West Broadway

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1 xp00_LOWER LEVEL
A110 SCALE: 1/8" = 1'-0"

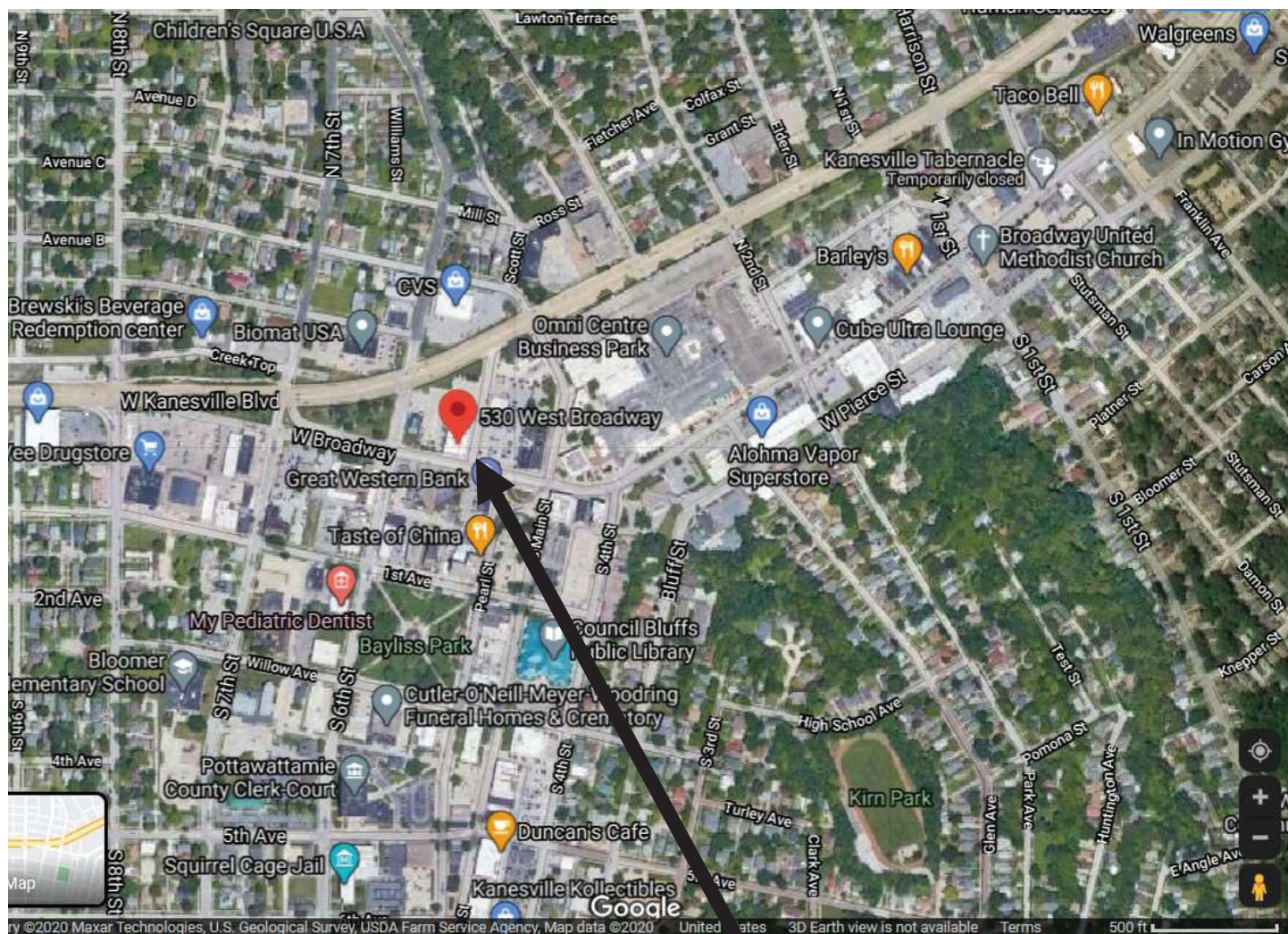
500 Block of West Broadway Photo Key: Basement

500 Block of West Broadway

Name of Property

Pottawattamie County, Iowa

County and State



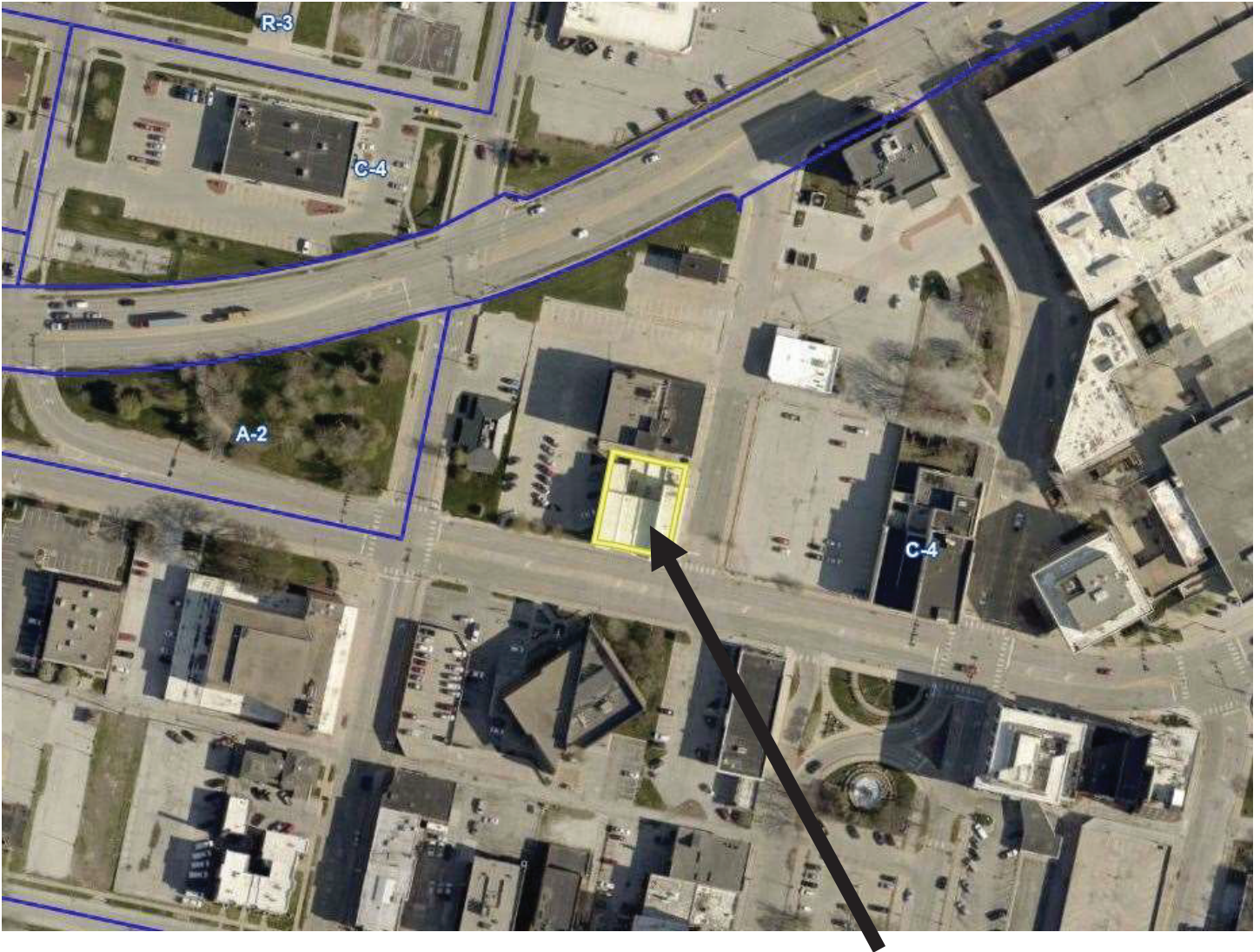
500 Block of West Broadway Location Map. The four buildings occupies southeast half of the block bound by W. Broadway at the south, N. 6th Street at the west, W. Kanesville Boulevard at the north, and Scott Street at the east.

500 Block of West Broadway

Name of Property

Pottawattamie County, Iowa

County and State



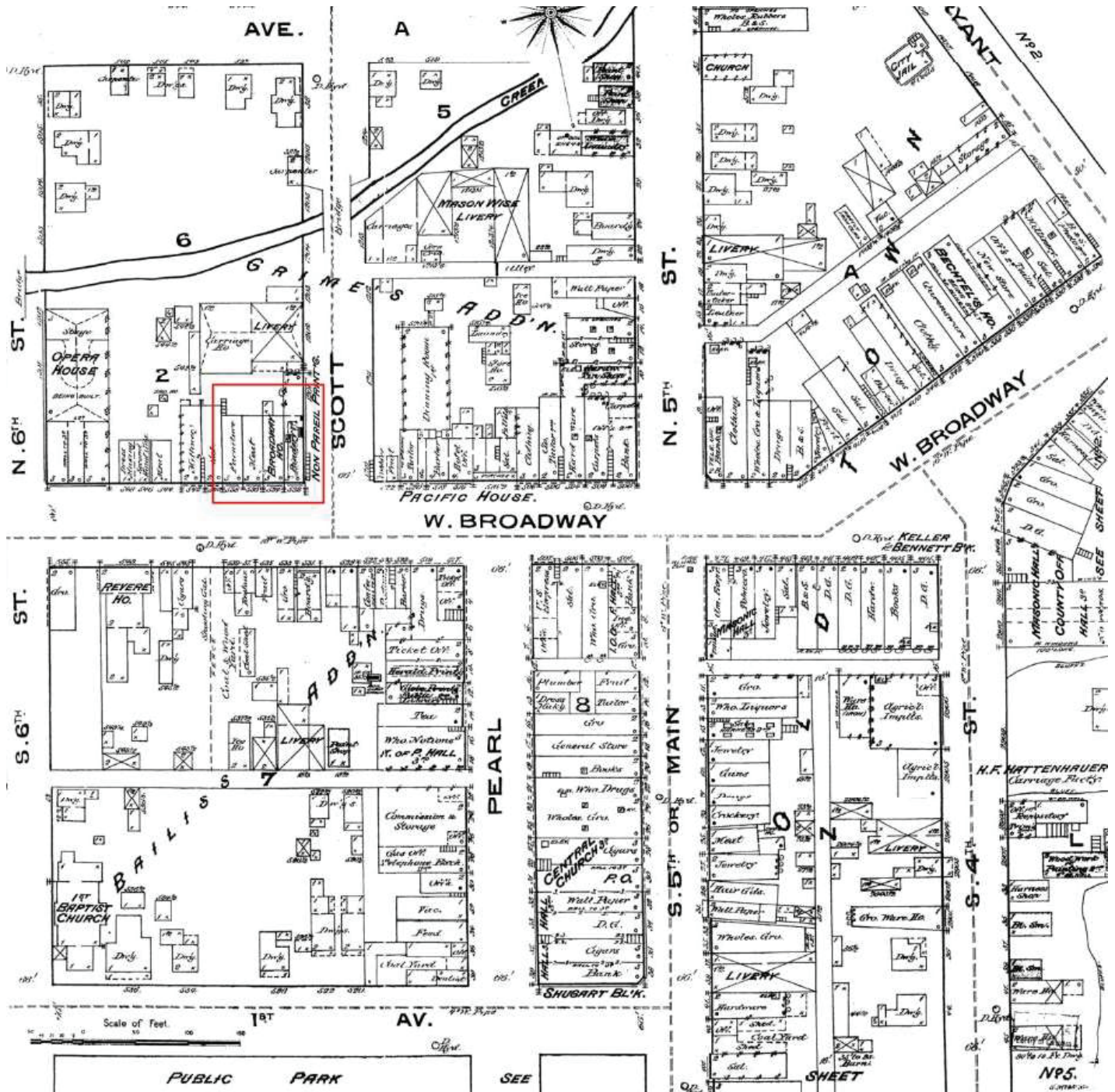
500 Block of West Broadway Zoning Map. A map showing the existing zoning and land uses.

500 Block of West Broadway

Name of Property

Pottawattamie County, Iowa

County and State



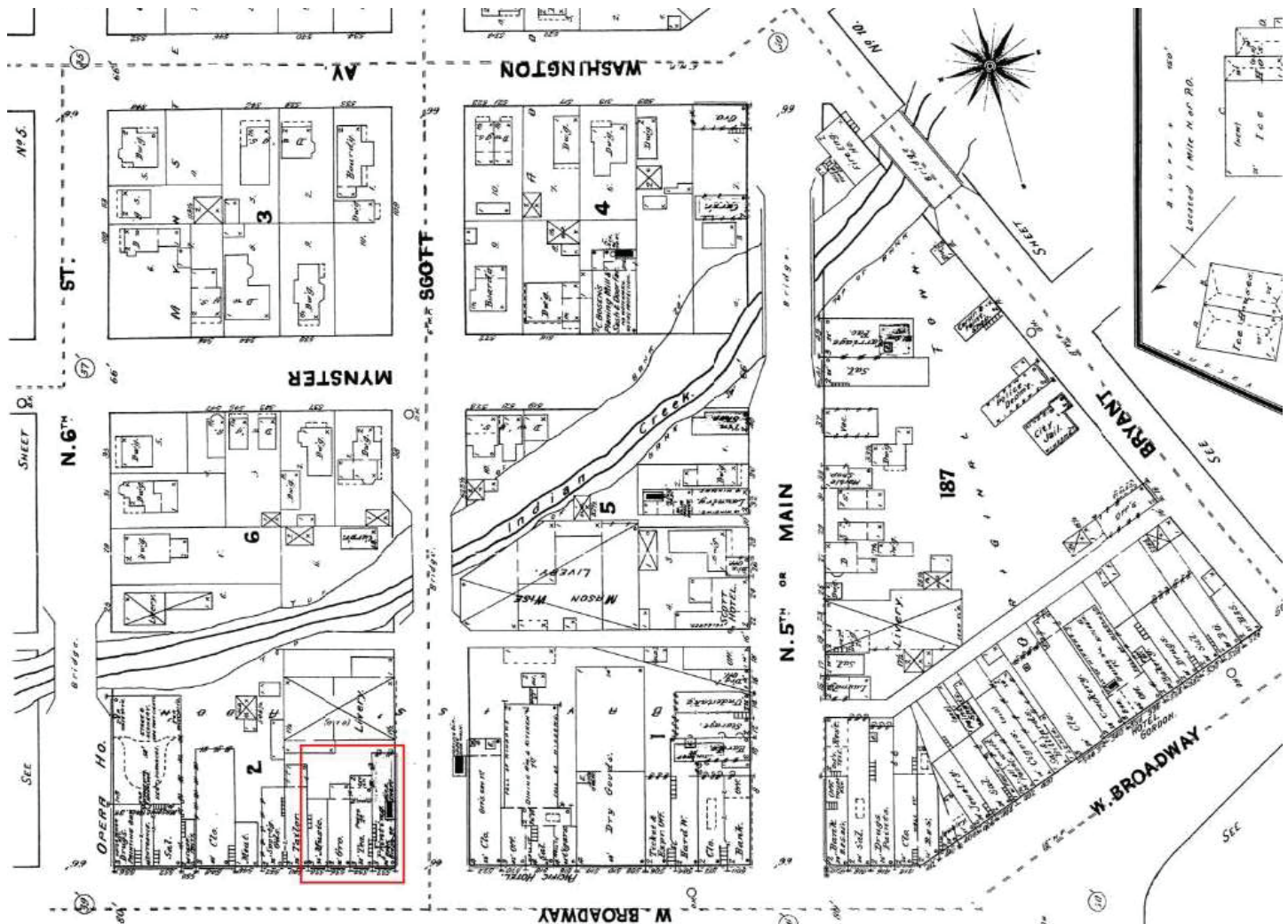
Sanborn Map, 1885, Sheet 3.

500 Block of West Broadway

Name of Property

Pottawattamie County, Iowa

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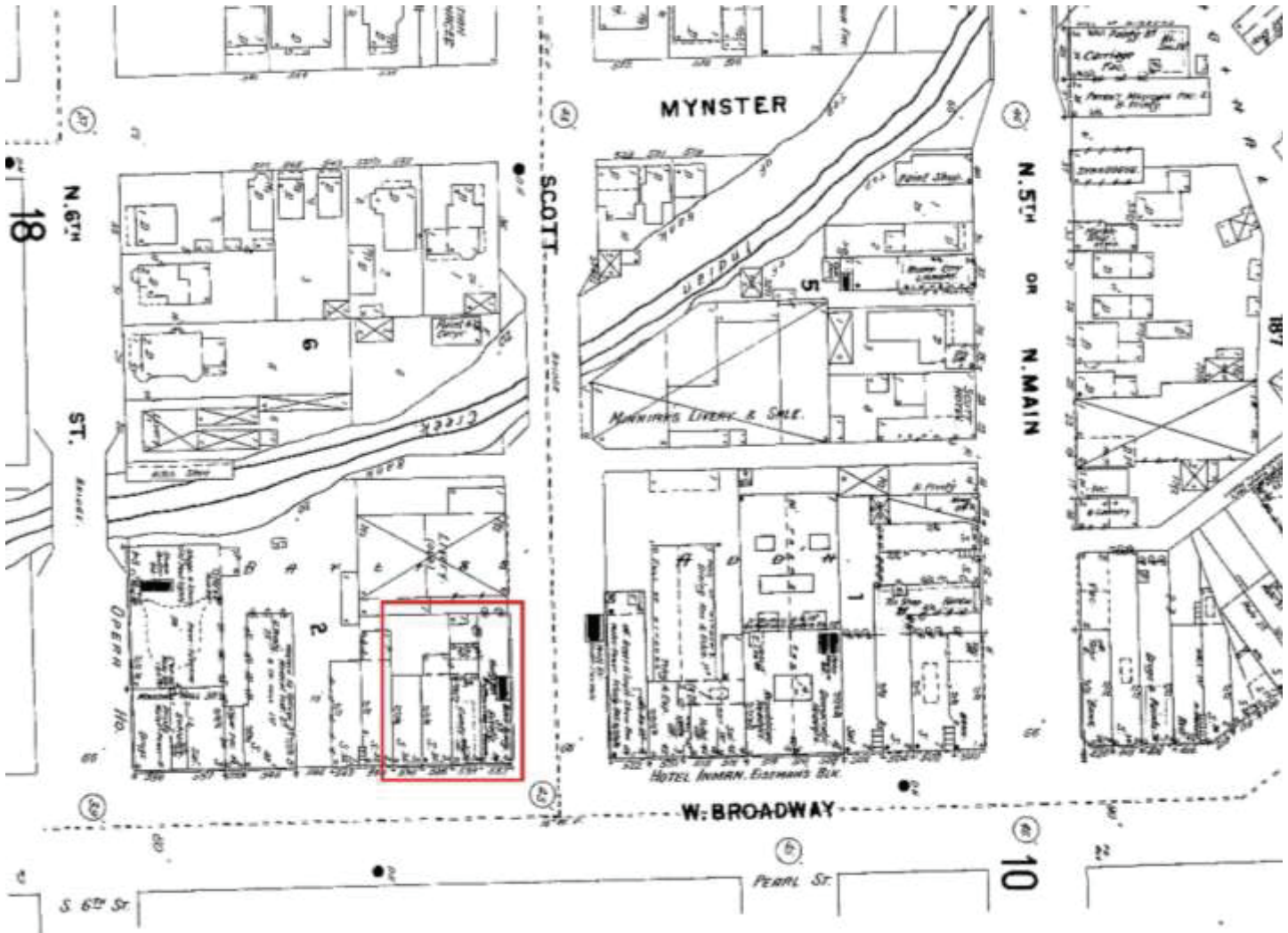
Sanborn Map, 1891, Sheet 3.

500 Block of West Broadway

Name of Property

Pottawattamie County, Iowa

County and State



Sanborn Map, 1896, Sheet 9.

500 Block of West Broadway

Name of Property

Pottawattamie County, Iowa

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Sanborn Map, 1928, Sheet 2.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



















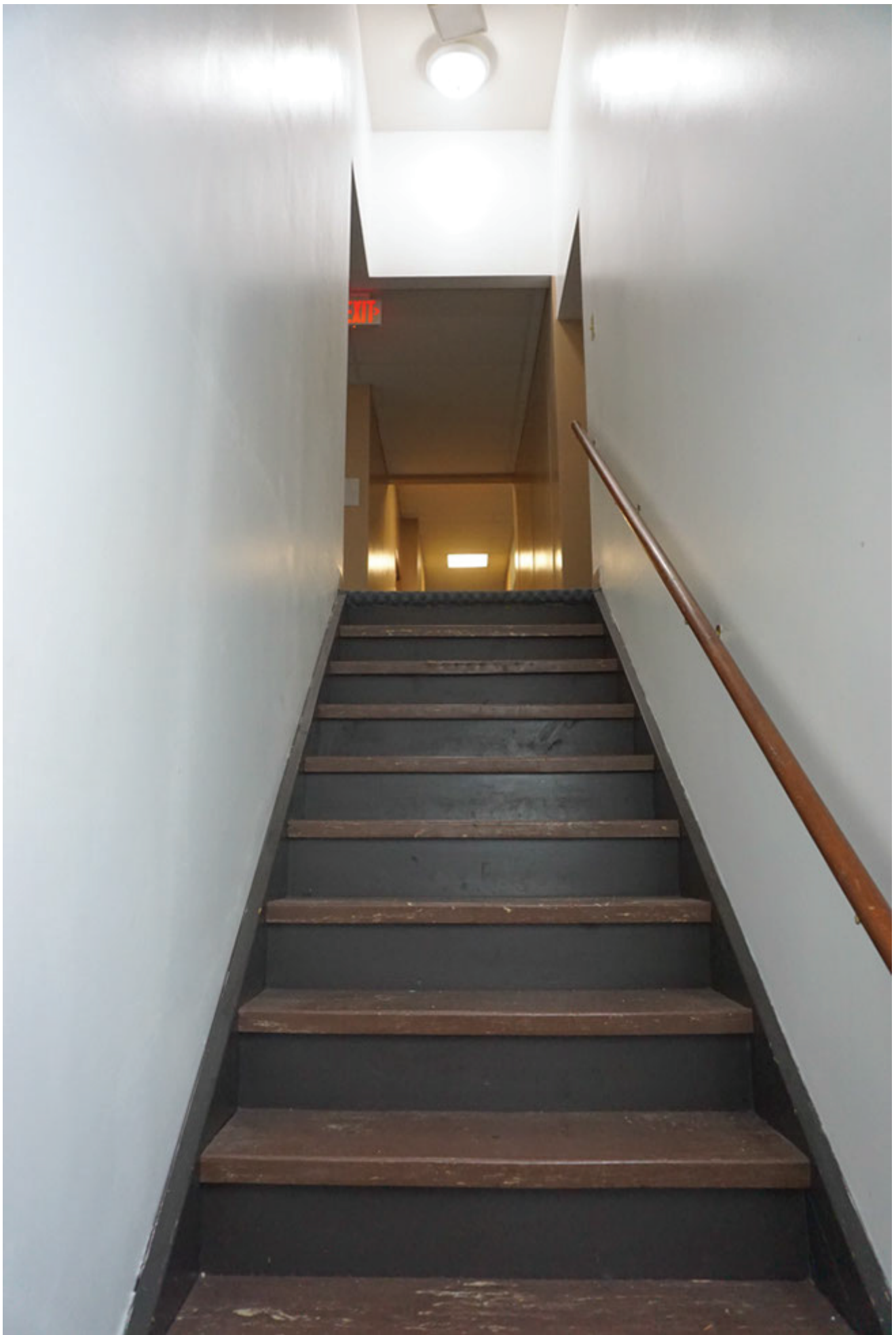
















CITY OF COUNCIL BLUFFS - HISTORIC PRESERVATION COMMISSION CASE #HP-20-005 LOCATION/ZONING MAP

ATTACHMENT B

Legend

- 530 West Broadway
- Parcels

0 50 100
1 Inch = 100 Feet



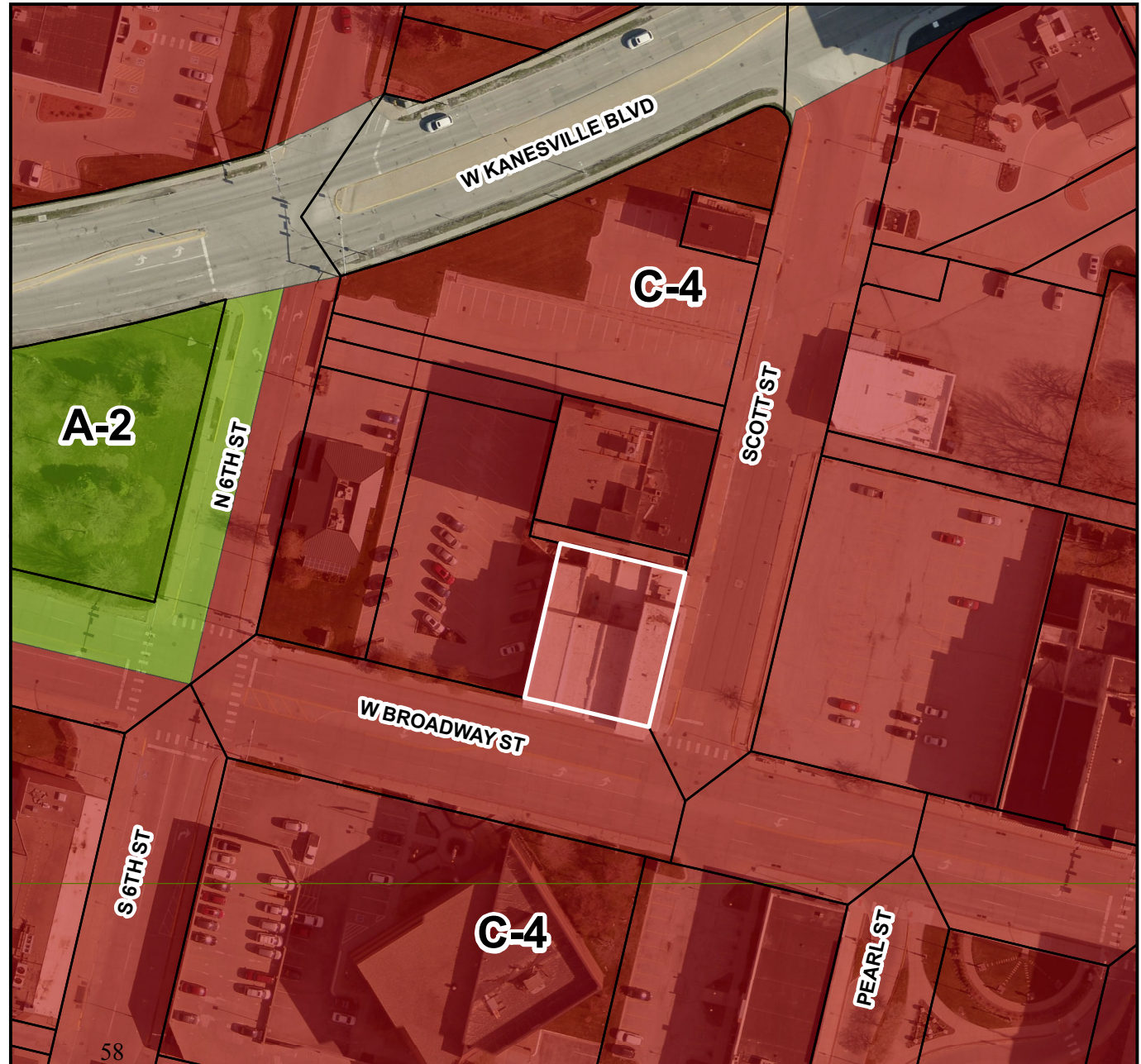
Last Amended: 9/16/2020



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER

This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibilities for errors, if any, in the information contained on this map; the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



Historical Society

of Pottawattamie County

September 20, 2020

To Whom it May Concern:

This letter is in support of the designation of the 530 West Broadway complex as a local historic landmark. We believe this designation will significantly contribute to the long term preservation of what is an important element of Council Bluffs' cultural heritage.

As suburban sprawl and roadside development make more and more places look the same, the unique buildings we have remaining take on an increased importance in helping to maintain our identity. This is more acute in Council Bluffs than most cities. The aggressive urban renewal project of the early 1970s markedly changed the community's personality by removing all buildings of the downtown's central district. It places us in a unique situation. Few if any other cities have likely come even close to eliminating so much of their central district, which is typically the area the community identifies with and that gives a town its character and individuality.

It's not just about bricks and mortar. Historic buildings are more than examples of architecture or aesthetics; they represent the intentions, assumptions and lives of those who built them and used them, and serve as crucial touchpoints linking our legacy with the present. What makes this building complex particularly significant is that it stands as one of the few remaining examples of a specific and important time period in Council Bluffs. The city had passed through its frontier period and the transition from village-hood into being a city. This complex exemplifies the next phase, our great era of development. This time was marked by unparalleled optimism and a building boom that categorized the late 19th and early 20th Century, when the prevailing notion was, "Council Bluffs will reach far beyond the bounds of any speculation or prophesy."

The Council Bluffs Board of Trade wrote in 1889, "Five years ago and the stranger looked upon a village. None of the characteristics of city-hood were here. Can this now be Council Bluffs? Yes, this is Council Bluffs— energized, modernized, and progressive." This is the time period the 530 West Broadway complex grew out of. We hope to see those buildings remain as a monument to that era and to that attitude which brought together the energy and forces which propelled Council Bluffs into a dynamic city and shaped our future for the next several decades.

Regards,
Board of Directors,
Historical Society of Pottawattamie County

ATTACHMENT C

Christopher Gibbons

From: Sheryl Garst <sgarst@the712initiative.org>
Sent: Tuesday, October 6, 2020 5:30 PM
To: Christopher Gibbons
Cc: Lynn Dittmer; Jennifer Honebrink; Chris Jansen
Subject: FW: 530 W Broadway support
Attachments: 530 W. Broadway Landmark Listing Support.xlsx; 530 W Bway letter of support HSPC.pdf; public-hearing-appeal-2020-05-12 - Revit PC.xlsx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chris,

On September 29th we launched a social media petition supporting a local landmark designation for 530 W. Broadway. http://the712initiative.org/2020/09/local-historic-landmark-public-hearing/?fbclid=IwAR2um4iMByx6e79qfjacc8qBZR_wEO6pz6d3_XdAi2F2kQ0CsqoFkL_4Clw

Attached are the 89 responses we received along with comments. Can you please forward this to the local Historic Preservation Commission on our behalf for Wednesday's meeting.

Along with this call for the local landmark designation, the revitalization of this project has also received the following public support:

- 12,250 citizens past and present 'liked' our call for stories, 3,089 commented in a 48 hr period as we were working on the local landmark designation research. Comments and stories were endless. Took a screenshot of a few.
- 82 citizens signed a petition this May to support Urban Revitalization Area benefits to support the renovation of the property. See attached.
- 122 top fans of the project helped form the Facebook Group '500 Block Reimagined' for regular updates on the project.
- Preserve Council Bluffs at 1,100 and 'You might be from Kanesville if' at 14,000 social media members shared and support the efforts for the designation and project.
- Historical Society of Pottawattamie County composed a letter of support for the local landmark designation.

Lynn and I will be in attendance on Wednesday to speak on the designation's behalf. If there are any questions or concerns that we can address prior to Wednesday, please do not hesitate to contact us via email or at 402-630-7474.

Sincerely,

SHERYL GARST

Chief Executive Officer
sgarst@the712initiative.org

THE 712 INITIATIVE

1228 S. Main St.
Council Bluffs, Iowa 51503

712.396.2464 office
402.630.7474 mobile

THE 712 INITIATIVE





We have a new website! Visit the712initiative.org today!

 **The 712 Initiative**

 **Edit Sign Up**

 **Promote**


 **View**



Judith Brown
My father wore suits to his job everyday and bought a lot of clothes there.

[Like](#) · [Reply](#) · [Message](#) · 17w


2



Stephanie Rae Kinnecom
I remember back in the day was Iowa Mens Clothing store

[Like](#) · [Reply](#) · [Message](#) · 17w

1



Lisa Wear-Berding
My grandmother was the seamstress at Iowa Clothes for 36 years. Tommy, who was a salesman there for many many years works at Bombgaars in the men's clothing would be able to tell u many stories. I remember Mr and Mrs Coehn, his daughter Betty and her son Pete and many other sales associates. I have lots of memories of the original store with the wooden floors to where they bought the business next to them and expanded. There was a distinct smell of all the mens clothing that I still remember to this day! 🥰🥰

[Like](#) · [Reply](#) · [Message](#) · 17w

1



I have such fond memories walking up to Eves bakery for an after school snack. Yum.

Like · Reply · Message · 17w



1



Alan Fisher

This is a story my grandfather told me in the 1960's. He only bought clothes for himself and me, his only grandson, at Iowa Clothes. I asked him "why" once and he told me that when he moved to Council Bluffs from Des Moines to take a job at the mail terminal he needed a suit to go on a blind date, arranged by one of his co-workers, and before his first paycheck. He walked in to Iowa Clothes and Mr. Harry Cohen, the owner, sold him a suit and told him to come back in on payday and pay for it. My grandfather was so delighted about this arrangement and the kindness and generosity showed a young 25 year old man that he forever bought his clothes and mine at Iowa Clothes. Now that's goodwill! Oh, the date was with my future grandmother. That might have had something to do with his loyalty because they were married for 70 years. Thanks for letting me share this story. Miss the place and the wonderful salesmen there.

Like · Reply · Message · 16w · Edited



2

Like · Reply · Commented on by Rachel Kent · 16w



Shari Green

Harry Cohen would give (free) little boys their first pair of bib overalls (OshKosh). He would say "if you have a little boy, you bring him in to see me ". This was back when we didn't know the sex of our kids until they were born.

Like · Reply · Message · 17w



5



Author

The 712 Initiative

What a great tradition! We love hearing stories like this.

Like · Reply · Commented on by Pcdc Initiative · 16w



Justin Cory May

The first paycheck I ever earned went toward the purchase of my letterman's jacket from Iowa Clothes Store -- a good memory.

Like · Reply · Message · 17w



2

From: Rachel Kent <rkent@the712initiative.org>
Sent: Tuesday, October 6, 2020 9:33 AM
To: Sheryl Garst <sgarst@the712initiative.org>
Subject: 530 W Broadway support

82 signed for support for of Urban Revitalization Area

89 signed for support of 530 W Broadway Local Historic Landmark (15 left comments that might be usable)

Let me know if you need any more information!

RACHEL KENT, CNP | Director of Marketing & PR



O: 712.396.2467 | M: 402.290.6464
1228 S. Main St | Council Bluffs, IA 51503

FOLLOW THE 712 INITIATIVE



530 West Broadway Landmark Support List								
Name (First)	Name (Last)	Email	Address (Street Address)	Address (City)	Address (State / Province)	Address (ZIP / Postal Code)	Any comments you'd like to add?	Entry Date
Kirk	Behrens	Kbcardsfan@gmail.com	3147 ave k	Council Bluffs	Iowa	51501		10/5/2020 20:51
Shareen	Howlett	Sh2kitties@gmail.com	1124 High St	Council Bluffs	Iowa	51503		10/5/2020 10:16
							I remember going there as a young child, my dad worked for the Cohen family then. It was a great building and represents a wonderful time in the history of Council Bluffs. I support this application for designation.	
Kathleen	Fiscus	Fiscfam@aol.com	210 Traders Pointe Circle	Council Bluffs	Iowa	51501	Kathleen Fiscus	10/5/2020 9:00
Jill	Johnson	jillj74@gmail.com	111 Kenmore Avenue	Council Bluffs	Iowa	51503		10/4/2020 13:18
Wayne	Andersen	wandersen@cox.net	301 S. 8th Street	Council Bluffs	Iowa	51501		10/2/2020 19:48
							Part of Council Bluffs forever and part of my childhood!	
Cynthia	Biederman	musicindy91@gmail.com	27207 Dogwood Road	Treynor	Iowa	51575		10/2/2020 14:17
Glennay	Jundt	Glennayjundt@yahoo.com	1825 4th Ave	Council Bluffs	Iowa	51501		10/1/2020 21:25
Frances	Mierzwa-Parr	Frances.mierzwa@gmail.com	1422 Longview Loop	Council Bluffs	Iowa	51503		10/1/2020 21:06
Keith	Jones	Keith.jones@edwardjones.com	65 Lakewood Villa	Council Bluffs	Iowa	51501		10/1/2020 14:22
Andrea	Barnes	andreab910@gmail.com	23433 Three Bridge Rd	Council Bluffs	Iowa	51503		10/1/2020 12:45
							Keep up all the great work your organization does to keep moving Council Bluffs forward.	
Terry	Bailey	terry.bailey@ecdresources.com	212 Upland Drive	Council Bluffs	Iowa	51503		10/1/2020 9:53
JoAnn	Jensen	joannammann@yahoo.com	1422 Golden Hills Dr	Crescent	Iowa	51526		10/1/2020 9:28
Turner	Morgan	533clark@gmail.com	533 Clark Ave	Council Bluffs	Alabama	51503		10/1/2020 8:19
Linda	Salvo	lindasalvo54@gmail.com	2828 Avenue D	Council Bluffs	Iowa	51501		10/1/2020 7:59
Sara	Scott	Bormanscott@earthlink.net	17805 Lochland Ridge	Council Bluffs	Iowa	51503		10/1/2020 7:32
Memory	Mescher	Memory@npdodge.com	1032 Woodbury Ave	Council Bluffs	Iowa	51503		10/1/2020 6:58
Marshall	Redmond	Marshallredmond@gmail.com	507 N. 27th St	Council Bluffs	Iowa	51501		9/30/2020 22:46
							My family always enjoys our visits to Council Bluffs. I hope you will keep your history alive by designating the 500 Block building a local historic landmark.	
Laura	Dirnberger	laurabanasik@yahoo.com	5532 W. Agatite Ave	Chicago	Illinois	60630		9/30/2020 22:33
Laural	Ronk	Longronk@cox.net	605 Ridge Road	Council Bluffs	Iowa	51503		9/30/2020 22:25
Jeannie	Aldredge	jmalredge@ssgi.com	1128 Tower Ridge Drive	Council Bluffs	Iowa	51503		9/30/2020 21:40
Alisa	Roth	Arothbw@gmail.com	23922 mcpherson ave	Council bluffs	Iowa	51503		9/30/2020 21:36
Bobbette	Behrens	Bbeherns12@gmail.com	1367 Abercorn drive	Council Bluffs	Iowa	51503		9/30/2020 20:52
Arian	Haddix	ajh514@live.com	240 Zenith Dr	Council Bluffs	Iowa	51503		9/30/2020 20:40
Chris	Gorman	chrisgorman1964@gmail.com	203 5th Avenue	Council Bluffs	Iowa	51503		9/30/2020 20:34
Caitlin	Beresford	Caitlinbdds@gmail.com	204 Fawn Park Drive	Council bluffs	Iowa	51503		9/30/2020 20:28
Kristen	Streck	kbsc17@gmail.com	2416 Avenue D	Council Bluffs, IA	Iowa	51501		9/30/2020 20:21
							Great job, 712 Initiative!!!! VISION is everything to revitalize and reignite pride in Council Bluffs!	
Tamara	Brunow	Tbrunow@brunowcontracting.com	19556 Deer Run Lane	Council Bluffs	Iowa	51503		9/30/2020 19:57
Ryan	Mann	ryan_d_mann@yahoo.com	14638 Meadowbrook Lane	Council Bluffs	Iowa	51503		9/30/2020 19:32
Mackenzie	Shelton	Sheltonomaha@gmail.com	27628 Mahogany Rd	Underwood	Iowa	51576		9/30/2020 19:30
Amy	McDermott	Amy.mcdermott@aol.com	18612 Taylor Ln	Council Bluffs	Iowa	51503		9/30/2020 19:27
Buck	Christensen	bbuucckk@hotmail.com	219 5th Ave	Council Bluffs	Iowa	51503		9/30/2020 19:25

Cory	Peterd	charcor241@yahoo.com	241 5th Ave.	Council Bluffs	Iowa	51503	9/30/2020 19:08
Anna	Smith	Alpski13@hotmail.com	13165 Bluebird Lane	Council Bluffs	Iowa	51503	9/30/2020 18:55
						I love our city. One of many reasons why is our history. Preserving buildings like these allow us to share with our children what our home town once was. My middle school son absolutely loves history. I have no doubt the reasoning behind this. We visit The Dodge House frequently and love walking around historic districts. Places like these draw us closer to our past. Seeing is believing. Believing creates knowledge and growth.	9/30/2020 18:44
Stacey	Smith	bbknauss@yahoo.com	31 Wenwood Circle	Council Bluffs	Iowa	51503	9/30/2020 18:43
Jill	Shudak	Jshudak@yahoo.com	1123 E Washington Ave	Council Bluffs	Iowa	51503	9/30/2020 18:16
Diane	Strin	stein.diane@gmail.com	132 W Broadway	Council Bluffs	Iowa	51503	9/30/2020 18:08
Charlie	Johnson	Cajohnson816@gmail.com	121 Fox Haven Drive	Council Bluffs	Iowa	51503	9/30/2020 18:08
						It would be a great addition to our downtown area!	9/30/2020 17:57
Theresa	Martin	Tmartin@npdodge.com	110 5th Ave	Council Bluffs	Iowa	51503	9/30/2020 17:51
Chrystal	Dawson	Chrystal.dawson@gmail.com	213 Upland Dr	Council Bluffs	Iowa	51503	9/30/2020 17:51
Amy	Mosher	akline1@cox.net	18 Ellis Circle	Council Bluffs	Iowa	51501	9/30/2020 17:32
Jane	Hout	1428waneemo@gmail.com	110 S 35th St. Apt. #26	Council Bluffs	Iowa	51503	9/30/2020 17:26
Patricia	LaBounty	Plabount@up.com	210 Elmwood Dr	Council Bluffs	Iowa	51501	9/30/2020 17:04
Jaymes	Sime	jsime@themicahhouse.org	1415 Avenue J	Council Bluffs	Iowa	51503	9/30/2020 16:59
Melissa	Pettit	Melp0124@gmail.com	128 Happy Hollow Blvd	Council bluffs	Iowa	51503	9/30/2020 16:56
Nicole	Juranek	njuranek@iwcc.edu	1720 Fair Oaks	Council bluffs	Iowa	51570	9/30/2020 16:55
Lynn	Dittmer	lre014lrd@gmail.com	3381 Waverly Avenue	Shelby	Iowa	51503	9/30/2020 16:43
Mary	Gum	mary.gum@gmail.com	333 Lawton Terrace	Council Bluffs	Iowa	51503	9/30/2020 16:41
Teresa	Ratekin	Dtratekin@gmail.com	300 Elmwood Dr	Council Bluffs	Iowa	51576	9/30/2020 16:41
Jennifer	Fletcher	jebern02@hotmail.com	107 faith ave	Underwood	Iowa	51501	9/30/2020 16:39
Mandy	Barron	Mbarron1978@yahoo.com	2512 Avenue A	Council Bluffs	Iowa	51503	9/30/2020 16:06
Wendy	Kaup	rubberducky0000@yahoo.com	1530 Chestnut Drive	Council Bluffs	Iowa	515030	9/30/2020 15:40
Craig	Carlsen	ccarlsen14@icloud.com	1608 S Lenox Cir	Council Bluffs	Iowa	51503	9/30/2020 15:36
Haley	Mace	Haleymace@icloud.com	23221 McPherson Ave	Council Bluffs	Iowa	51503	9/30/2020 15:25
Rachel	Morehead	rmorehead@ourpccf.org	11 Tower Cir	Council Bluffs	Iowa	51503	9/30/2020 15:15
						Too much of Council Bluffs' history has been removed.	9/30/2020 14:59
Michelle	Mutchler-Burns	gopack8763@aol.com	407 Glen Ave.	Council Bluffs	Iowa	51503	9/30/2020 14:55
Dan	Dawson	dan.dawson@legis.iowa.gov	213 Upland Drive	Council Bluffs	Iowa	51503	9/30/2020 14:52
Traci	Dresher	tracidresher@cox.net	18 Becky Ln	Council Bluffs	Iowa	51503	9/30/2020 14:42
David	Wise	davidcwise@gmail.com	303 Simms Ave	Council Bluffs	Iowa	51526	9/30/2020 14:41
Josh	Kallsen	Josh@powertechteam.com	2614 railroad hwy	Council bluffs	Iowa	51501	9/30/2020 14:37
Melissa	Peterson	Melissakaecreative@gmail.com	24000 210th St	Crescent	Iowa	51503	9/30/2020 14:23
Kathy	Batie	kathybaite1@cox.net	1630 2nd Ave	Council Bluffs	Iowa	51503	9/30/2020 14:14
Stacy	Nelson	Csnelson3344@gmail.com	23832 Hunt Ave	Council Bluffs	Iowa	51501	9/30/2020 13:57
Kelsey	Stupfell	Kelsey.stupfell@tsbg.com	26396 Dogwood Rd	Council Bluffs	Iowa	51503	9/30/2020 13:51
Giuseppe	Disalvo	giuseppedisalvo@gmail.com	208 kestrel ct	council bluffs	Iowa	51503	9/30/2020 13:51
Melissa	Head	Issy1997@aol.com	211 park avenue	Council bluffs	Iowa	51503	9/30/2020 13:51

Chad	Hannan	chadhannan@gmail.com	109 Applewood Court	Council Bluffs	Iowa	51503	9/30/2020 13:40
Marie	Miller	Marie.miller@tsbank.com	2310 Delmar Ridge Lane	Council Bluffs	Iowa	51503	9/30/2020 13:32
Kristine	Plunkett	Kplunkett68@hotmail.com	2333 Valley View Drive	Council Bluffs	Iowa	51503	9/30/2020 13:30
As a 5th generation resident I think this designation would be a fitting and lasting tribute to this local landmark.							
Barry	Cleaveland	bcleaveland@cox.net	1435 McPherson Ave.	Council Bluffs	Iowa	51503	9/30/2020 13:08
Diane	McKee	Dsuemckee@cox.net	1026 Simms ave	Council Bluffs	Iowa	51503	9/30/2020 13:03
Sara	Porter	Sarasellsreiane@gmail.com	210 Peregrine	Council Bluffs	Iowa	51501	9/30/2020 12:20
Cieandra	Tripp	cieandralt@aol.com	15 Scarlet Oaks Ln	Council Bluffs	Iowa	51503	9/30/2020 11:55
Pam	Beall	Pbeall723@gmail.com	8801 Capitol Avenue	Omaha	Nebraska	68114	9/30/2020 11:53
Ryan	Pozzi	ryantpozzi@gmail.com	310 Park Ave	Council Bluffs	Iowa	51503	9/30/2020 11:15
Clarrissa	Newman	clarrissa74@gmail.com	823 Military Avenue	Council Bluffs	Iowa	51503	9/30/2020 11:08
Jeremy	Damgaard	jeremy.damgaard@gmail.com	625 Franklin Ave	Council Bluffs	Iowa	51503	9/30/2020 10:32
Jeff	Snow	jefferymsnow@gmail.com	648 Forest Dr	Council Bluffs	Iowa	51503	9/30/2020 10:11
It will certainly help with the development of the area as well as, add additional tax base for the city and county.							
Gary	Matters	gmatters76@gmail.com	16726 state orchard road	council bluffs	Iowa	51503	9/30/2020 10:05
Emma	Schwaller	emma.schwaller@gmail.com	1221 High Street	Council Bluffs	Iowa	51503	9/30/2020 8:19
Alice	Johnson	Thebeautyoperators@gmail.com	156 w Broadway	Council bluffs	Iowa	51503	9/30/2020 7:18
Julie	Ryan	julieannryan1@yahoo.com	612 Oakland Dr	Council Bluffs	Iowa	51503	9/30/2020 1:15
Kyle	McGlade	Kmcglade29@gmail.com	141 W Broadway	Council Bluffs	Iowa	51503	9/29/2020 20:33
Kristen	Blum	Ksiegler22@gmail.com	20527 270th St	Mc Clelland	Iowa	51548	9/29/2020 20:30
This would be a great project to preserve some of our history! Don't tear down another beautiful building!							
Matthew	Petersen	mpetersen1971@hotmail.com	729 Forest Drive	Council Bluffs	Iowa	51503	9/29/2020 18:42
Joan	Friedrichsen	jfriedrichsen@hotmail.com	13 Kay Court	Council Bluffs	Iowa	51503-1638	9/29/2020 18:29
Lorraine	Hassett	loridz@msn.com	207-1/2 Park Ave	Council Bluffs	Iowa	51503	9/29/2020 17:47
This designation and project will make a wonderful addition to our city! Habitat for Humanity of Council Bluffs is proud to support The 712 Initiative and 530 W Broadway becoming a local historic landmark.							
Blake	Johnson	bjohnson@habitatcb.org	26 susan lane	Council Bluffs	Iowa	51503	9/29/2020 17:40
I truly hope the old Iowa Clothes building is put on the historic register. I also believe the old bank building on Broadway and Main should be added to the registry also. They're the only 2 original remaining structures on that part of Broadway.							
David	Berry	davidberry45@gmail.com	1400 Franklin Ave.	Council Bluffs	Iowa	51503	9/29/2020 17:04
Kate	Gaul	Kgaul83@gmail.com	228 5th Avenue	Council Bluffs	Iowa	51503	9/29/2020 16:52

Planning Commission Communication

Department: Community
Development

Case/Project No.: ZC-20-012,
#CP-20-002, and #SAV-20-004

CASES #ZC-20-012, #CP-20-002,
and #SAV-20-004

Council Action: 11/10/2020

Submitted by: Moises Monrroy,
Planner

Description

Combined public hearings on the requests of YMCA of Greater Omaha to rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, EXCEPT East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District; and to amend the Bluffs Tomorrow: 2030 Plan by reclassifying said properties from Low Density Residential to Local Commercial; and to vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard. Location: West of 235 Harmony Street.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description

Staff Report & Attachments

Type

Other

Upload Date

11/5/2020

Planning Commission Communication

Department: Community Development CASES #ZC-20-012, #CP-20-002 and #SAV-20-004 Applicant/Property Owner: YMCA of Greater Omaha c/o Matt Chadek 430 South 20 th Street Omaha, NE 68102 Representative: Jon McCarville Leo A Daly 8600 Indian Hills Drive Omaha, NE 68114	Ordinance No. _____ Reso. of Intent No. _____ Reso. to Dispose No. _____	Planning Commission: 11/10/2020
Subject/Title <p>Request: Combined public hearings on the requests of YMCA of Greater Omaha to rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, EXCEPT East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District; to amend the Bluffs Tomorrow: 2030 Plan by reclassifying said properties from 'Low Density Residential' to 'Local Commercial'; and to vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard.</p> <p>Location: West of 235 Harmony Street</p>		
Background <p>The Community Development Department has received applications from YMCA of Greater Omaha, represented by Jon McCarville, for the following requests:</p> <ol style="list-style-type: none"> 1. To rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, EXCEPT East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District; 2. To amend the Bluffs Tomorrow: 2030 Plan by reclassifying said properties from Low Density Residential to Local Commercial; and 3. To vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard. <p>The YMCA of Greater Omaha is proposing to expand the Charles E. Lakin YMCA campus in Council Bluffs, located at 235 Harmony Street, to accommodate additional recreational amenities, including a sports court, an outdoor pavilion, a playground, a walking path and natural landing, as well as to increase the amount of off-street parking for the site (see Attachment 'C'). The applicant purchased the properties included in the proposed rezoning—the former site of St. Patrick's Catholic Church—in 2019 with this intent. In order to combine said properties with the existing YMCA site and create one continuous campus, the applicant is requesting to vacate the portion of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard, which</p>		

currently separates these properties. The applicant is requesting the proposed rezoning and comprehensive plan amendment for consistency purposes.

CASES #ZC-20-012 & #CP-20-002

The subject properties are currently zoned R-3/Low Density Multifamily Residential District. Previous land uses include St. Patrick's Catholic Church and Rectory, as well as single-family dwellings. The Charles E. Lakin YMCA is zoned A-P/Administrative-Professional District. The applicant is requesting the proposed rezoning for zoning and development consistency purposes as it will ensure the entirety of the expanded YMCA campus is located within the same zoning district.

Land Use and Zoning – The following zoning and land uses surround the subject property:

- North: Residential properties that are zoned R-3/Low Density Multifamily Residential District.
- South: Residential properties, a parking lot, several drive-in/fast-food restaurants and the Kanesville Tabernacle, all of which are zoned C-3/Commercial District.
- East: Charles E. Lakin YMCA and CHI Health Mercy hospital, which are both zoned A-P/Administrative-Professional District.
- West: Residential properties that are zoned R-3/Low Density Multifamily Residential District.

The future land use plan of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject properties as Low Density Residential. The purpose of the proposed comprehensive plan amendment to Local Commercial is to ensure the future land use classification of the subject properties is consistent with the future land use classification of the current YMCA site, which is designated as Local Commercial.

All City Departments and local utilities were notified of the proposed rezoning. The following comments were received:

- Mid-American Energy stated they were not opposed to the proposed rezoning.

Public notices were mailed to all property owners within 200 feet of the request. The following comments were received:

- Brenda Dollen, owner of 201 Benton Street, contacted the Community Development Department and had an inquiry regarding on-street parking along Harmony Street.
- Marcia and Tom Bouska, owners of 218 Harmony Street, contacted the Community Development and stated they are aware of the YMCA's need for additional parking. They also stated that the vacation of Baughn Street will increase traffic on Harmony Street. They request that parking be limited to one side of Harmony Street (see Attachment 'F').

Discussion

1. The A-P district is intended and designed to provide, in certain areas in the city, for the development of institutional public/semi-public uses that are arranged in a campus-style setting, with heavy public traffic volumes and multiple frontages, such as the Charles E. Lakin YMCA.
2. If approved, the proposed rezoning will provide one consistent zoning classification for the expanded YMCA campus.
3. As part of the YMCA expansion project, the applicant shall be required to replat the subject properties, the current YMCA site, and the portion of Baughn Street right-of-way proposed to be vacated into two lots of record.
 - a. The YMCA of Greater Omaha owns the properties proposed to be rezoned; however, they do not own 235 Harmony Street. Said parcel is owned by Alegen Health-Bergan Mercy Health System. The applicant has a zero cost land-lease agreement with Alegen Health-Bergan Mercy to operate the Charles

E. Lakin YMCA. The first lot will be owned by the YMCA of Greater Omaha and the other lot will be owned by Alegant Health-Bergan Mercy. Both YMCA and Alegant Health-Bergan Mercy shall be signatories on the plat, and each shall prepare separate attorney's opinion of title for the land they respectively own within the subdivision plat boundary.

- b. Said two-lot subdivision shall be subject to the approval of the proposed vacation of Baughn Street right-of-way (see Case #SAV-20-004 below).
4. The expanded YMCA campus will contain 182,144.6 square feet (4.18 acres), more or less, in area, which exceeds the minimum lot size requirements in the A-P/Administrative-Professional District.
5. The Charles E. Lakin YMCA, along with the proposed outdoor recreational amenities, is considered a 'commercial recreation (indoor and outdoor)' establishment. 'Commercial recreation (indoor and outdoor)' is a conditional use in the A-P District. The applicant shall obtain a conditional use permit (CUP) from the Zoning Board of Adjustment as part of the YMCA expansion project. Both YMCA and Alegant Health-Bergan Mercy shall be signatories on the CUP application.
6. The Bluffs Tomorrow: 2030 Plan (Comprehensive Plan) designates the subject properties as Low Density Residential. The proposed comprehensive plan amendment to Local Commercial would ensure the future land use classification of the subject properties is consistent with the future land use classification of the current YMCA site, as well as with the proposed rezoning to the A-P District and the 'commercial recreation (indoor and outdoor)' land uses.
7. Adequate utilities (e.g., water, sanitary sewer, electric, etc.) are available to accommodate the uses permitted in the A-P District.

CASE #SAV-20-004

The portion of Baughn Street proposed to be vacated is improved and is used for vehicular and pedestrian circulation. It measures approximately 55 feet in width by 284.03 feet in length. The applicant intends to vacate the subject right-of-way as part of the Charles E. Lakin YMCA expansion project.

On August 25, 2003 the City Council amended the adopted *Policy and Procedures for Alley, Street and Right-of-way Vacations*. The objectives of the amended Policy are as follows:

1. *To provide due process and citizen participation in the application and review process for vacations.*

There are two property owners with land that abuts the subject right-of-way. The owners of these properties are as follows:

West: Six vacant properties, including the former site of St. Patrick's Catholic Church, owned by the YMCA of Greater Omaha.

East: Charles E. Lakin YMCA, owned by Alegant Health-Bergan Mercy Health System (235 Harmony Street).

Both abutting property owners were mailed petitions asking if they are in favor of/opposed to the vacation request and if they were willing to/not willing to acquire the portion of right-of-way adjacent to their property, if vacated. Responses to these petitions are summarized in Comment #10 below.

2. *To ensure that no property owner is deprived of required and reasonable access.*

Lots 7 through 10, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, will be landlocked if subject right-of-way is vacated. Additionally, the west entrance to the Charles E. Lakin YMCA is located on Baughn Street. However, the existing facility can also be accessed through Harmony Street on the north. If Baughn Street is vacated, a final plat consisting of said Baughn Street right-of-way, the properties proposed to be rezoned and the current YMCA site shall be executed to ensure all platted lots of record have direct access to a publically dedicated right-of-way, to establish rights of ingress/egress and circulation between properties and to allow the applicant and Alegant Health-Bergan Mercy to retain shared access easements between the two parcels. As shown on the conceptual plan (see Attachment 'C'), the expanded

YMCA campus will be accessed through Harmony Street, thus no property owner will be deprived of required and reasonable access.

3. *To discourage the creation and eliminate or reduce existing dead-end alleys, streets or other rights-of-way.* This request will not create a dead-end right-of-way as the request is to vacate the entirety of Baughn Street from Harmony Street to East Kanesville Boulevard.
4. *To reduce or eliminate hazardous and dangerous traffic conditions.*
Not applicable.
5. *To protect all existing and proposed public utilities located in the right-of-way and to maintain necessary utility easements.*

All City Departments and utilities were notified of the request. The following responses were received:

a. The Public Works Departments had the following comments:

- i. The Public Works Department reconstructed Baughn Street and Harmony Street in coordination with construction of the new YMCA facility. This work was completed just over three years ago. The cost to the City for the segment to be vacated was approximately \$300,000.
- ii. If the vacation of Baughn Street proceeds forward, Public Works will require an easement to remain over the entire width of the subject right-of-way to accommodate the infrastructure that is currently in place. The easement would be restricted as follows:

- A. *ERECTION OF STRUCTURES PROHIBITED: Grantor shall not erect any structure over or within the Easement Area without obtaining the prior written consent of the City Engineer, provided however grantor shall have the right to place and maintain a surfaced roadway over and within the Easement Area.*
- B. *CHANGE OF GRADE PROHIBITED: Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Engineer.*
- C. *RIGHT OF ACCESS: City shall have the right of access to the Easement Area and have all right of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described.*
- D. *REMOVAL AND REPLACEMENT: The cost of removal and replacement of any unauthorized improvement or structures within the Easement Area, necessitated by the exercise of the rights under this easement, shall be borne by the Grantor or their successors or assigns.*
- E. *SURFACE RESTORATION: City's liability to restore the surface within the Easement Area shall be limited only to grading and seeding, and replacement of grantors surfaced roadway.*
- F. *DUTY TO REPAIR: City agrees that any drain tile, drive or access way, fence, or yard or other improvements outside of the Easement Area which may be damaged as a result of any entry made through an exercise of the City's right of access shall be repaired at no expense to Grantor.*
- G. *EASEMENT RUNS WITH LAND: This easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.*

iii. The Community Development Department has indicated that the ground that the YMCA has acquired will require a conditional use permit for the proposed commercial recreation (indoor and outdoor) activities. As part of that permit, Public Works will require stormwater to be managed to control quantity and quality, as per City Code.

- b. MidAmerican Energy Company stated they are not opposed to the proposed vacation. They also stated that there are a pair of existing MEC owned wood lighting poles—the northerly pole supports a City streetlight and the pole to the south supports an MEC area floodlight leased to illuminate the front of the church—and two spans of overhead conductor along the west side of the Baughn Street right-of-way to be vacated that would be in conflict with the proposed redevelopment and need to be removed. They also

noted that there are existing overhead electric distribution facilities along the south side of the Harmony Street right-of-way and down the alley between Baughn Street and Benton Street that appear to be outside the area to be vacated that must remain in service and accessible. They recommend that the applicant should contact MidAmerican Energy directly to identify any requirements and costs associated with relocating electric facilities or extending new service within the development area.

6. *To maintain appropriate right-of-way width to ensure that an adequate pedestrian and vehicular circulation system is retained.*

Not applicable.

7. *To discourage the vacation of a portion of an existing alley, street or other right-of-way.*

The request is to vacate the entirety of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard

8. *To assist in the implementation of the goals and objectives of the Comprehensive Plan.*

The subject right-of-way is a local street that provides vehicular circulation between Harmony Street and East Kanesville Boulevard. However, both Benton Street—located west of Baughn Street—and Frank Street—which bounds the current YMCA site to the east—provide circulation between Harmony Street and East Kanesville Boulevard. Therefore, the proposed vacation of Baughn Street will not negatively impact vehicular circulation in this area of the city. The request is generally consistent with the local access and circulation objectives stated in Chapter 6, Transportation of the Bluffs Tomorrow: 2030 Plan (Comprehensive Plan).

9. *To reduce the City's maintenance liability on previously vacated right-of-way parcels from public improvement projects and various lots acquired through delinquent taxes or assessments.*

Not applicable.

10. *To establish an equitable price for surplus public property.*

All abutting property owners were notified about this vacation request. The following responses were received:

- a. The YMCA of Greater Omaha stated they are in favor of the request and are willing to acquire the portion of Baughn Street right-of-way adjacent to their properties for the total sum of \$2,095.40.
- b. There has been no reply from Alegent Health-Bergan Mercy Health System regarding the vacation request.

Recommendation

The Community Development Department recommends the following:

1. Approval of the request to rezone property to rezone properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, **EXCEPT** East Kanesville Boulevard right-of-way, from R-3/Low Density Multifamily Residential District to A-P/Administrative-Professional District, based on the reasons stated above.
2. Approval of the request to amend the Bluffs Tomorrow: 2030 Plan by reclassifying properties legally described as Lots 6 through 11, Baughn's Subdivision of Lot 8, Original Plat of Council Bluffs, Pottawattamie County, Iowa, **EXCEPT** East Kanesville Boulevard right-of-way, from Low Density Residential to Local Commercial, based on the reasons stated above.
3. Approval of the request to vacate and dispose of Baughn Street right-of-way lying between Harmony Street and East Kanesville Boulevard, effective at the time of and subject to the following conditions:
 - a. An easement shall be retained over the subject right-of-way for utility access and maintenance purposes;
 - b. All portions of the subject right-of-way shall be disposed of to an abutting property owner(s);

- c. A final plat consisting of the subject right-of-way, the properties proposed to be rezoned and the current YMCA site shall be executed by the City to create new platted lots of record with direct access to a publically dedicated right-of-way; and
- d. A conditional use permit shall be obtained from the Zoning Board of Adjustment for the commercial recreation (indoor and outdoor) activities proposed as part of the expansion project.

Attachments

Attachment A: Location/Zoning Map

Attachment B: Letter of Intent

Attachment C: Site Conceptual Plan

Attachment D: Plat of Survey (Rezoning Exhibit)



Attachment E: Plat of Survey (Street, Alley and Right-of-Way Vacation Exhibit)

Attachment F: Letter from Bouska

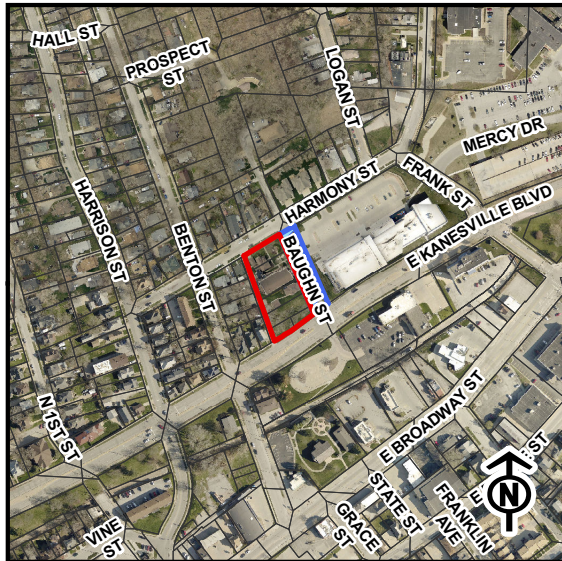
Prepared by: Moises Monrroy, Planner, Community Development Department

CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION CASES #ZC-20-012 and #SAV-20-004 LOCATION/ZONING MAP

Legend

-  Subject ROW (ROW Vacation)
-  Subject Property (Rezoning)

0 30 60
1 Inch = 62 Feet

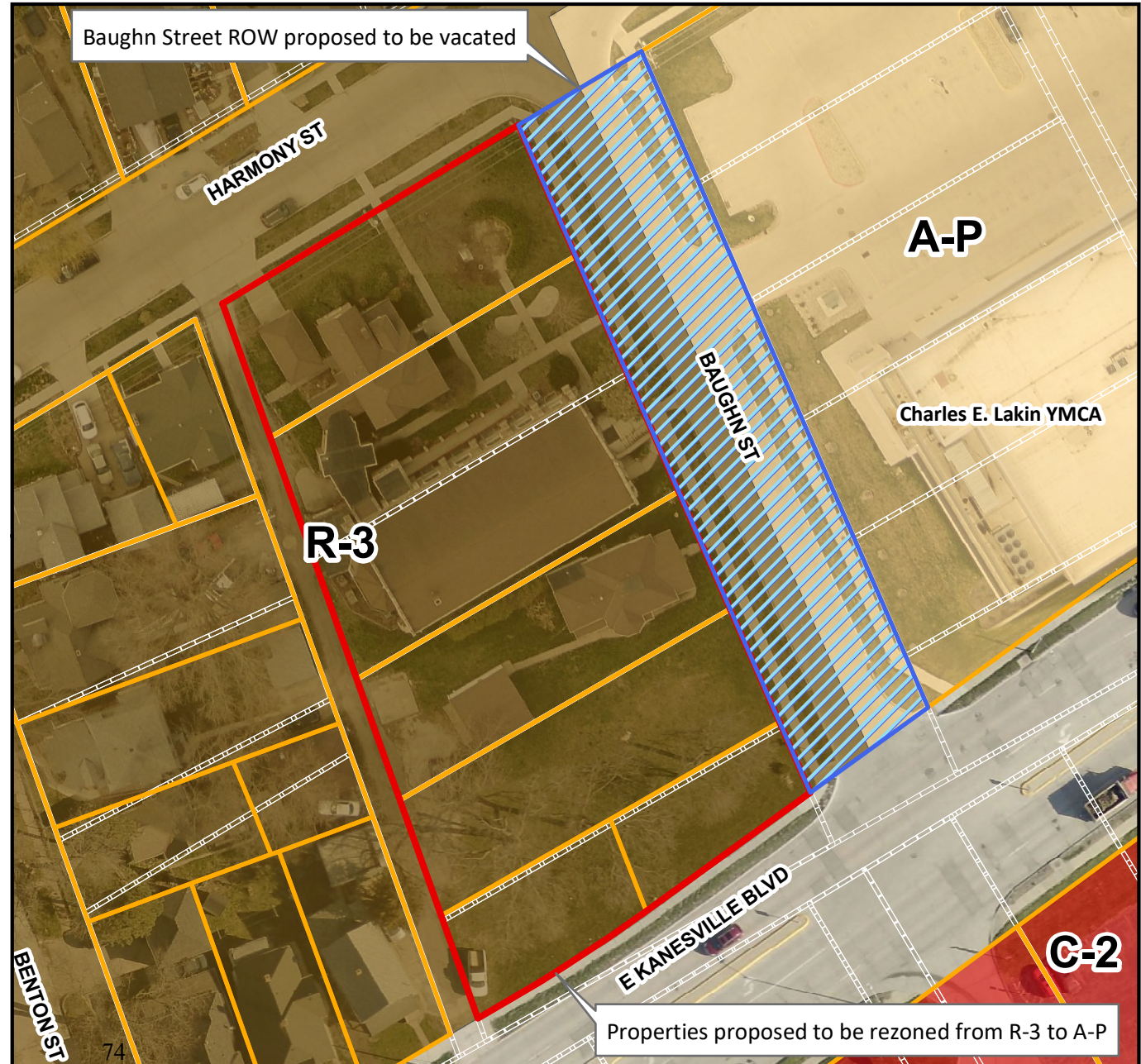


Last Amended: 10/19/2020



Council Bluffs Community
Development Department
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 890-5350

DISCLAIMER
This map is prepared and compiled from City documents, plans and other public records data. Users of this map are hereby notified that the City expressly denies any and all responsibility for errors, if any, in the information contained on this map, the misuse of the same by the user or anyone else. The user should verify the accuracy of information/data contained on this map before using it. The City assumes no legal responsibility for the information contained on this map.



YMCA OF GREATER OMAHA CHARLES E. LAKIN CAMPUS PARK PROJECT COUNCIL BLUFFS, IA

The YMCA of Greater Omaha manages 10 YMCA facilities across the Metro area, including the Charles E. Lakin YMCA in Council Bluffs. The leadership of the YMCA is requesting the opportunity to discuss the Lakin Campus Park Project with Council Bluffs city leaders, in an effort to inform stakeholders as well as secure certain project approvals. Specifically, after many professional design reviews with LEO A DALY and other advisors, the YMCA is interested in gaining approval to vacate the current Baughn Street throughfare, located just east of the facility. This will enhance the Charles E. Lakin YMCA, as it allows us to deliver the safest, most user-friendly, and desirable park experience possible for the community and YMCA members and staff.

The Charles E. Lakin YMCA's popularity has far exceeded expectations since it opened in 2018. During 2019, the Y purchased the old St. Patrick's Church property adjacent to the YMCA. This purchase was made with the intent of expanding the campus to accommodate current demand as well as future growth. Vacating Baughn Street will have numerous benefits:

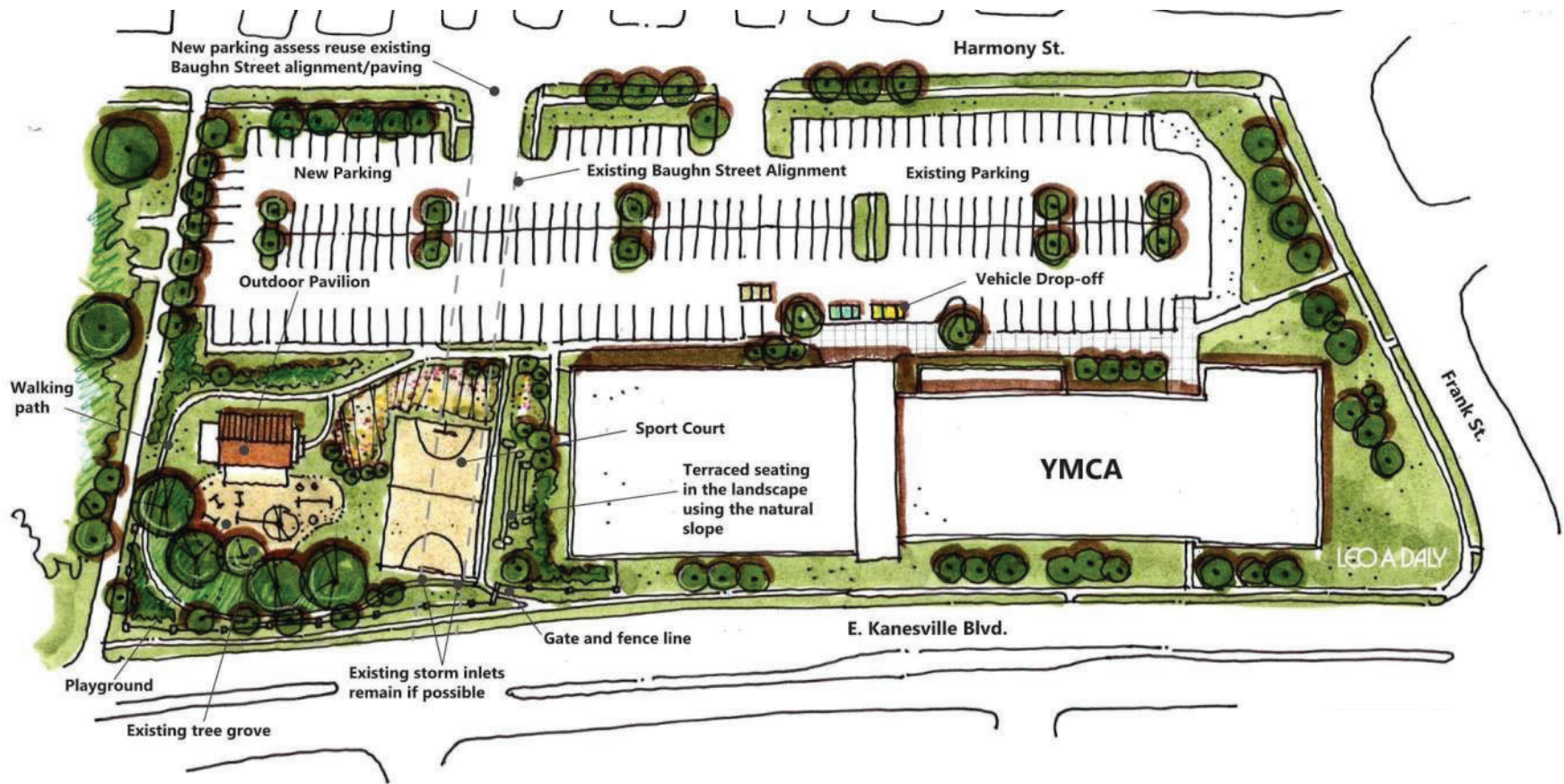
- Make the YMCA one continuous campus, creating a safer experience for staff, members, summer camp and after-school attendees and community members
- Allow for more, varied and better-quality recreational amenities within the park itself
- Create more space overall for amenities, which may prove useful should we enter into a prolonged COVID situation where social distancing is the new normal
- Allow park designers to minimize street crossings, interaction and impact with the busy, neighboring Kanesville Boulevard, adjacent to the facility and new park
- Create incremental parking spots within the YMCA lot, thereby benefitting neighboring residents, as well as the hospital, with less traffic and less on-street parking
- Eliminate Baughn as a currently congested, often too narrow street

Recreational amenities, which will be maintained entirely by the Y and made available for public use when not programmed by the Y, are planned to include:

- Sports courts
- Pavilion
- Playground
- Walking path
- Natural landscaping

If designed with Baughn Street still in place, these components will be compromised and more condensed, reducing the overall sense of outdoor space and place. With Baughn Street vacated, the campus will afford a more holistic, aesthetically complete design. The Y recognizes that The City has made significant utility improvements under Baughn Street in 2018, and any and all easements required by the City would be acknowledged in the final design.

In addition to vacating Baughn Street, the Y is submitting a rezoning application, at the request of the City of Council Bluffs, for the lots purchased in 2019. This is an effort to match the current zoning of the Charles E. Lakin YMCA (Zoning Designation A-P). The Y will also pursue a plat of all lots to form a single property and an amendment to the Conditional Use Permit to allow this type of use within this zoning district.



LEO A DAILY

Site Concept Plan
Project Location

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TARRON MEAIKE
SNYDER & ASSOCIATES, INC.
1751 MADISON AVENUE
COUNCIL BLUFFS, IOWA 51503
712-322-3202
TMEAIKE@SNYDER-ASSOCIATES.COM

SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.

SURVEY LOCATED:
LOTS 6, 7, 8, 9, 10 & 11
BAUGHN'S SUBDIVISION
COUNCIL BLUFFS, IOWA

REQUESTED BY:
YMCA OF GREATER OMAHA

OWNER:
ST. PATRICK'S CHURCH OF COUNCIL BLUFFS

R FEES 10⁰⁰ RMA \$ 1⁰⁰
A FEES _____ ECOM \$ 1⁰⁰
T TAX\$ _____



8 5 3 3 1 5 2

Tx:4970400

2019-00787

RECORDER MARK BRANDENBURG

POTTAWATTAMIE COUNTY, IA

FILE TIME: 01/22/2019 12:33:45 PM

RECORDING FEE 10.00
RMA FEE 1.00
ECM FEE 1.00

RETRACEMENT PLAT OF SURVEY

Deed Description (Book 91 Page 9120):

South 2 feet of W1/2 of Lot 7, and W1/2 of Lot 6, Baughn's Subdivision of Lot 8, Original Plat, Council Bluffs, Iowa, EXCEPT a parcel of land located in Lot 6 in Baughn's Subdivision of Lot 8 in the Original Plat of Council Bluffs, Iowa, said parcel being more particularly described as: Commencing at the southwesterly corner of said Lot 6, said point being the intersection of the northerly line of Washington Avenue as it now exists with the easterly line of said Lot 6; thence N84°43'E 35.8 ft. along the southerly line of said Lot 6 to the point of beginning; thence continuing N84°43'E 40.0 ft. along said southerly line; thence N3°26'1/2"E 2.0 ft.; thence S81°54'1/2"W 40.4 ft. to a point on the southerly line of said Lot 6, the point of beginning.

Deed Description (Book 91 Page 14032):

North 48 feet of Lot 7, Baughn's Subdivision of the Original Plat of Lot (8) commonly known as 126 Baughn, Council Bluffs, Iowa.

AND

Part of the E 1/2 of Lot 6 and south 2 ft. of the E 1/2 of Lot 7 in Baughn's Subdivision of Original Plat Lot 8, in the City of Council Bluffs, Pottawattamie County, Iowa, more particularly described as follows: Beginning at the northeast corner of the south 2 ft. of the E 1/2 of said Lot 7, thence S 84° 46' W 74.58 ft. along the northerly line of the south 2 ft. of the E 1/2 of said Lot 7 to the northwesterly corner thereof, thence S03° 26' 1/2" W 37.98 ft. along the westerly line of the E 1/2 of said Lot 7 and the E 1/2 of said Lot 6, thence N79° 15' 1/2" E 77.08 ft. to a point on the easterly line of said Lot 6, thence N01° 32' 1/2" E 30.36 ft. along the easterly line of said Lot 6 and the south 2 ft. of said Lot 7 to the northeast corner of the south 2 ft. of the E 1/2 of said Lot 7, the point of beginning; said parcel contains 2,543 sq. ft. more or less.

Deed Description (Book 91 Page 23091):

Lot 8 in Baughn's Subdivision to Council Bluffs, Iowa, being further known as Lot 8 in Baughn's Subdivision of Original Plat Lot 8 of Council Bluffs, Iowa.

Deed Description (Book 701 Page 33):

All of Lots nine and ten and eleven (9, 10, & 11) in Baughn's Subdivision of Lot Eight (8) of the Original Plat of Council Bluffs, Iowa, excepting a tract described as follows:-- Commencing at the northeasterly corner of said Lot 11 and running thence southwesterly along the northerly line of said Lot 11 a distance of 73 feet, thence running southerly parallel with the Easterly line of said Lots 11 and 10 a distance of 105 feet and 8 inches to the southerly line of said Lot 10, thence running easterly along said southerly line of said Lot 10 a distance of 73 feet to the southeasterly corner of said Lot 10, thence running northerly along the easterly line of said Lots 10 and 11 a distance of 105 feet and 8 inches to the place of beginning.

Deed Description (Book 696 Page 312):

That Part of Lots 10 and 11 in Baughn's Subdivision of Lot 8 in the Original Plat of the City of Council Bluffs, Iowa, described by metes and bounds as follows:-- Commencing at the northeasterly corner of said Lot 11 at the intersection of Harmony Street and Baughn Street) and running thence southwesterly along the northerly line of said Lot 11 a distance of 73 feet, thence running southerly parallel with the Easterly line of said Lots 11 and 10 a distance of 105 feet and 8 inches to the southerly line of said Lot 10, thence running northeasterly along said southerly line of said Lot 10 a distance of 73 feet to the southeasterly corner of said Lot 10, thence running northwesterly along the easterly line of said Lots 10 and 11 a distance of 105 feet and 8 inches to the place of beginning.

LEGEND**Survey**

Section Corner
1/2" Rebar, Yellow Cap #23722
(Unless Otherwise Noted)

ROW Rail

Calculated Point

Platted Distance

Measured Bearing & Distance

Recorded As

Deed Distance

Calculated Distance

Centerline

Section Line

1/4 Section Line

1/4 1/4 Section Line

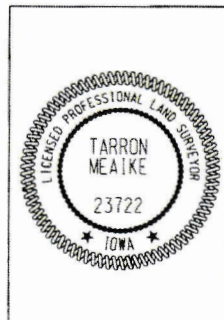
Easement Line

Found

▲
●
I
+
P
M
R
D
C

Set

△
○



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Tarron Meaike 1/18/2019
Tarron Meaike, PLS Date

License Number 23722

My License Renewal Date is December 31, 2019

Pages or sheets covered by this seal:

Sheets 1 and 2 of 2

YMCA OF GREATER OMAHA**RETRACEMENT PLAT OF SURVEY**

S SNYDER
& ASSOCIATES

1751 MADISON AVENUE
CO. BLUFFS, IOWA 51503 (712) 322-3202

SHEET 1 OF 2

PN: 1190119

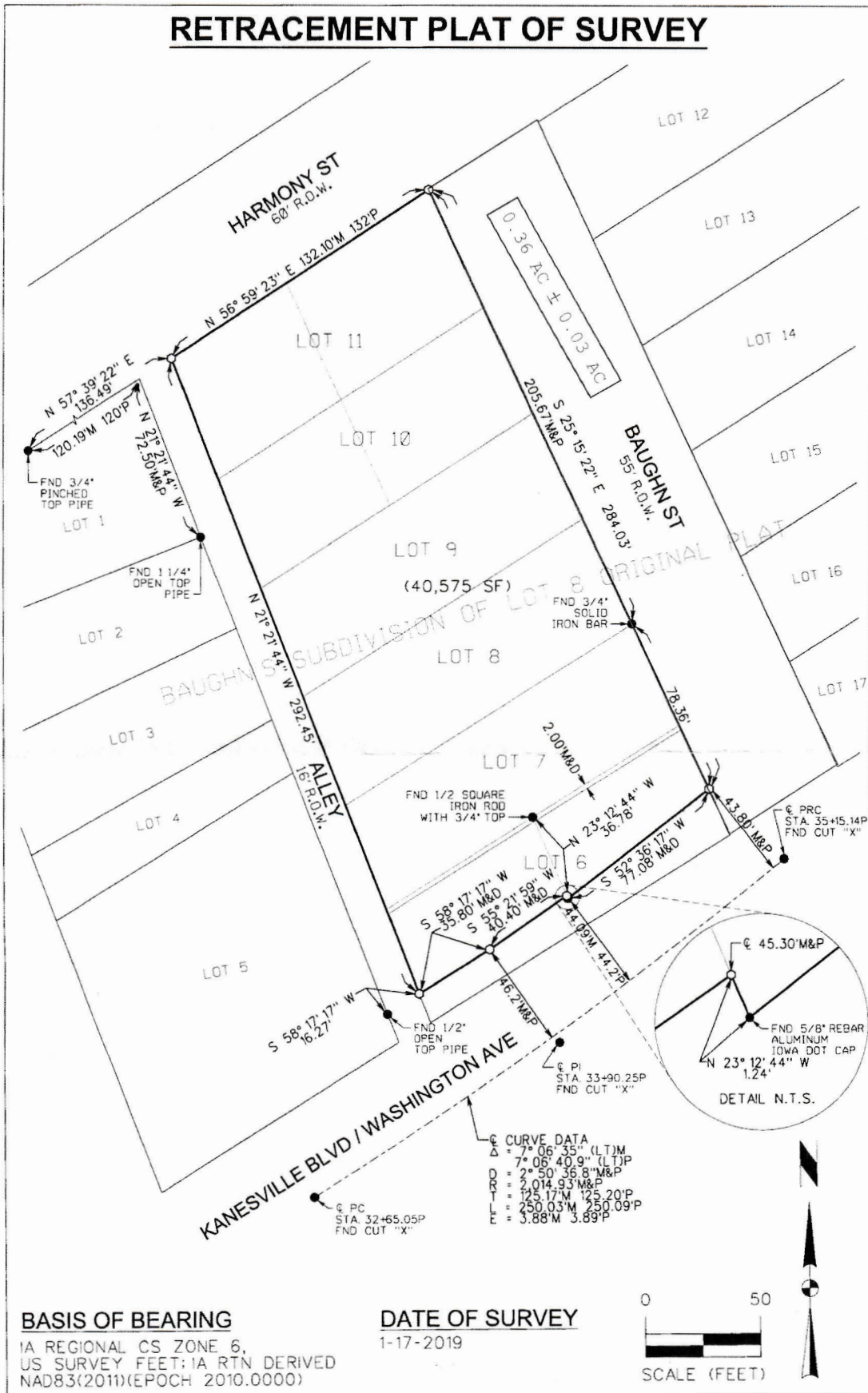
FLD BK: XX PG.XX

DATE: 1/18/2019

PM/TECH: TEM

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YMCA OF GREATER OMAHA

RETRACEMENT PLAT OF SURVEY



SNYDER
& ASSOCIATES

1751 MADISON AVENUE
CO. BLUFFS, IOWA 51503 (712) 322-3202

SHEET 2 OF 2

PN: 1190119

FLD BK: XX PG:XX

DATE: 1/18/2019

PM/TECH: TEM

Attachment F

Moises Monrroy Castillo

From: mjbstudio@cox.net
Sent: Monday, November 2, 2020 4:57 PM
To: Moises Monrroy Castillo
Subject: YMCA expansion

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

M. Monrroy:

There are none more aware of the YMCA's need for additional parking than we neighbors who live on harmony street between Baughn and Benton Streets. The proposed changes and the closing of Baughn Street Will also increase the traffic on Harmony Street.

With current traffic, it is often difficult to drive down the street and maneuver in and out of driveways with parking permissible on both sides of the street. And this is even more challenging in winter!

Our request is that parking be restricted to only one side of Harmony Street.

Thank you,

Marcia Joffe-Bouska and Tom Bouska
218 Harmony Street

Planning Commission Communication

Department: Community

Development

Case/Project No.: MIS-20-007

CASE #MIS-20-007

Council Action: 11/10/2020

Submitted by: Christopher N.

Gibbons, AICP, Planning Manager

Description

Public hearing on the request of the City of Council Bluffs to review and adopt the Fiscal Year 2022-2023 through Fiscal Year 2025-2026 Capital Improvement Plan.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description

Type

Upload Date

CASE #MIS-20-007 Staff Report & Attachments

Other

11/5/2020

Planning Commission Communication

Department: Community Development	Resolution No. _____	Planning Commission: 11/10/21
Case/Project No. MIS-20-007		
Subject/Title		
Request: Public hearing on the request of the City of Council Bluffs to review and adopt the FY22 through FY26 Capital Improvement Plan.		
Background/Discussion		
<p>The City annually prepares and adopts a Capital Improvement Program (CIP). The CIP establishes which projects will be undertaken during the next fiscal year and proposes other projects for the balance of a five-year period. The CIP is utilized as a financial tool and is required to meet underwriting criteria for issuing bonded indebtedness. The CIP should also be considered as the primary method of implementing the goals and objectives contained in the Bluffs Tomorrow: 2030 Comprehensive Plan, neighborhood plans, and other less informal expressions of community policy.</p> <p>City staff has prepared a CIP document for review by the City Planning Commission and approval by City Council. Within the document five specific categories and their associated goals/objectives were identified, as follows: public facilities, parks and recreation, public safety, utilities, transportation, and community development. Staff is now requesting review and recommendation by the City Planning Commission on the proposed FY22 through FY26 CIP and has the following comments:</p> <ul style="list-style-type: none">• The proposed FY22 CIP outlines a detailed listing of 45 projects and calls for the expenditure of \$38,917,262. The FY22 CIP should be considered final.• The balance of the CIP (FY23 through FY26) contains a preliminary allocation of \$184,274,219 in expenditures over a four year period and should be considered preliminary. The CIP schedule is re-evaluated annually based on financial capacity.• Total expenditures during the FY22 through FY26 are projected at \$223,191,481. <p>The City Planning Commission should review the proposed FY22 through FY26 CIP for consistency with the City's adopted Bluffs Tomorrow: 2030 Comprehensive Plan.</p>		
Recommendation		
The Community Development Department recommends that the City Planning Commission find the proposed Capital Improvement Program for FY22 through FY26 consistent with the Bluffs Tomorrow: 2030 Comprehensive Plan.		
Attachments		
Attachment A: Capital Improvement Program for FY22 through FY26		
Prepared by: Christopher N. Gibbons, AICP, Planning Manager		



City of Council Bluffs

Capital Improvement Program

Fiscal Years

FY22 through FY26

Public Hearing: November 23, 2020

ACKNOWLEDGEMENTS

MATTHEW J. WALSH, MAYOR
MATTHEW MARDESEN, CHIEF OF STAFF

CITY COUNCIL

MELISSA HEAD
ROGER SANDAU
CHAD HANNAN
JOE DISALVO
MIKE WOLF

CITY DEPARTMENTS

JODI QUAKENBUSCH, CITY CLERK
KATHY KNOTT, DIRECTOR OF FINANCE
JUSTIN JAMES, FIRE CHIEF
DICK WADE, CITY ATTORNEY
VINCENT MARTORELLO, DIRECTOR OF PARKS AND RECREATION
OPEN, DIRECTOR OF HUMAN RESOURCES
BRANDON GARRETT, DIRECTOR OF COMMUNITY DEVELOPMENT
TIM CARMODY, POLICE CHIEF
MATT COX, DIRECTOR OF PUBLIC WORKS
MARK HOWARD, CHIEF INFORMATION OFFICER
KATHY RIEGER, LIBRARY DIRECTOR

SECTION I – INTRODUCTION

Mission: To continuously improve the quality of life and attractiveness of the City of Council Bluffs.

1. PURPOSE OF THE CAPITAL IMPROVEMENT PROGRAM

Capital expenditure decisions represent some of the most significant policy choices made by the City of Council Bluffs. Almost all departments within the City face the need for capital expenditures. Capital improvement programming and budgeting involves the development of a long-term plan for capital expenditures for the City. The Capital Improvement Program includes expenditures that are of significant value and have a long-term useful life such as, streets, sewers, land and major equipment.

The Capital Improvements Program (CIP) lists each proposed project to be undertaken, the year in which it will be started, the amount expected to be expended for the project, and the proposed method of financing these expenditures. Based on this information, summaries of capital projects by department can be prepared as well as summaries of financial requirements, such as amounts of general obligation bonds to be issued or amount of general/special revenue funds required.

The CIP identifies the City's most critical capital improvement needs and the general policies under which decisions are made. The CIP was developed for the following purposes:

- To address and prioritize the City's improvements needs in a comprehensive manner;
- To permit careful consideration, design, and scheduling of individual projects through advanced planning;
- To allow for financial planning over a long period; and
- To provide continuity in improvement programs with changes in City Council and Staff.

The development of CIP is the process of deciding what capital projects should be done, when they should be done, and how they will be financed. In its simplest form, CIP is a listing of improvement projects by priority, including a cost estimate and funding source. The adoption of the CIP by the City Council does not, by itself, guarantee or commit the City to a given set of projects. It is however, a critical step in the general obligation bonding process. Major improvement projects are authorized on an individual basis in accordance with state laws and municipal ordinances. However, the plan does provide the City Council with a framework upon which to base improvement decisions, provides the City staff with direction as to its work effort, and provides the citizens with information about the City's future intentions. The latter is particularly important because of the impact public facilities can have on business and development decisions. FY23-FY26 CIP is re-evaluated based on strategic needs, funding availability and timing.

2. CAPITAL IMPROVEMENT DEFINED

The term capital improvements normally refer to expenditures for capital items of long-term in nature. Minor capital needs and repairs and maintenance, which occur from time to time, are best handled through the annual operating budgets.

The City recognizes capital items to have a 7-10 year useful life, at minimum.

3. RELATIONSHIP TO OTHER PLANS AND DOCUMENTS

It is the function of the CIP to plan the construction of the community's physical improvements in a manner consistent with the City's overall goals. These goals are expressed in a number of different fashions, including the comprehensive plan, neighborhood plans, and many other less formal expressions of community policy. These goals established over the years, define the basic functions the City has decided to undertake, set minimum levels of service, and determine financing methods. More specifically, the goals of this process include establishing an improvement program which:

- Defines a realistic level of financial resources which can be committed to the City's improvement needs;
- Prioritizes the City's need for allocation of limited resources;
- Addresses the basic facility needs of the community in the most cost effective manner (basic service being defined as streets, sewers, drainage, and water);
- Recognizes the role the City facilities in the development process and the need for the City to make improvements which promote the economic stability and orderly growth of the community;
- Recognizes the total scope of City services and allocates a portion of the City resources to those amenities which improve the quality of life and public safety;
- Encourages acquisition of outside funding to supplement City resources.

SECTION II – CAPITAL IMPROVEMENT PROGRAM GOALS

1. OVERALL GOALS OF CIP

The FY22 – FY26 Capital Improvement Program was based on the following goal statements:

Planning and Community Growth

The City will use the CIP process to establish a five-year program that is consistent with the Comprehensive Plan and shall function as a major tool for implementing its adopted goals and policies.

The CIP shall encourage further infill development and redevelopment of existing areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities. The City will follow a philosophy of rebuild it first and build it second.

The CIP will promote the renovation and extension of public services and facilities in priority areas of the community including the Missouri River levee system, West Broadway/1st Avenue Corridor, River's Edge, East Beltway, and the Entertainment District.

The City will use the CIP process to construct new and preserve existing components of infrastructure systems that provide the level of service expectations of the public in an efficient and effective manner, recognizing the limited resources available.

The City will use the CIP to construct infrastructure that attracts additional economic activity into the community.

Public Safety

Priority will be placed on activities that prevent or protect the community from unreasonable exposure to dangerous and life threatening events.

Fiscal Considerations

CIP will support the long-range economic and fiscal stability of Council Bluffs. The CIP will structure annual debt service payments consistent within anticipated revenues.

Sales tax proceeds and Road use funds will be used in compliance with State Code and City ordinance.

General obligation bond proceeds will be utilized by projects that provide revitalization, result in additional tax base, or enhance community protection.

Operational Considerations

CIP projects will be evaluated for effects on annual operational and maintenance budgets.

New construction shall be designed to emphasize sustainability and constructed to a quality that minimizes maintenance and operational costs.

2. CIP CATEGORICAL GOALS

Five specific categories were identified by the Capital Improvements Program. These include public facilities, parks and recreation, public safety, utilities, transportation, and community development. The goals, policies and capital improvement efforts by category are outlined as follows:

a. Utilities and Environment

Objective – Provide sanitary and storm sewer systems and levee system improvements that meet the needs of the public and comply with state and federal regulations.

Capital Improvement Efforts

- Update the City's sanitary sewer treatment facilities and pump stations to current environmental standards and to allow for additional residential and business development in the community.
- Improve the current sanitary sewer and storm water infrastructure within the community to preserve existing development and to encourage redevelopment of existing residential, commercial, and industrial areas.
- Extend sanitary sewer to identified growth areas to encourage new residential, commercial, and industrial development within or adjacent to the community.
- Implement improvements to the City's levee system to meet FEMA accreditation and the USACE standards for federal levees.
- Implement storm water management practices and projects to comply with the requirements of the EPA NPDES Phase II permit.
- Maintain and improve existing public facilities and develop new facilities based upon need.

b. Transportation

Objective – Proactively preserve and upgrade our existing transportation system throughout the City for the safe and efficient movement of people, goods, and services.

Objective – Coordinate transportation planning and improvements with the planning and development of other elements of the community, including other transportation means, public utilities, community facilities, and commercial and industrial areas.

Capital Improvement Efforts

- Continue a program of pavement resurfacing which extends the service life of existing streets.
- Improve the current street, pedestrian and bicycle system within the community through reconstruction, combined with other utility improvements to preserve existing development and to encourage the redevelopment of residential, commercial, and industrial areas.
- Construct street extensions or reconstruct streets, which will result in new residential, commercial, or industrial development.

c. Public Safety

Objective – Provide for the equitable distribution of community facilities to meet the public safety needs of the community.

Objective – Provide adequate safety and crime prevention systems in Council Bluffs.

Capital Improvement Efforts

- Continue the program to upgrade and maintain current Fire Department facilities to plan and provide future facilities in locations that will ensure service coverage of future City growth.

- Maintain a program to plan and purchase Fire Department equipment to ensure current and future levels of service and take advantage of technological advances.
- Upgrade the firing range to meet public safety needs.

d. Information Technology

Goal – The City will continue to improve the safety and security for IT resources.

Objective – Provide secure mechanisms for expanded user access while maintaining Cybersecurity awareness within the City.

Goal – The City will continue to enhance cost effective common infrastructure services.

Objective – Focus efforts on continuous improvement.

Goal – Support emerging IT areas

Objective – Improve ability of infrastructure to adapt to and adopt emerging technologies. Integrate architecture into City services.

Capital Improvement Efforts

- Continue improving the internal network security and increase security awareness within the City user and operations communities.
- Create a secure service infrastructure that enables access anytime from anywhere to any IT resources.
- Implement hardware and software solutions that enable City employees to perform their jobs efficiently and effectively.
- Develop integrated applications designs in order to improve the business process flows of the City.

e. Community Development

Goal – The City will continue to play a leadership role in the strategic development of community growth to expand opportunities for housing, employment, and an expanded tax base.

Objective – Complete infrastructure and upgrades in key areas of community growth.

Goal – The City shall encourage further infill development and redevelopment of existing areas of the community by implementing the conservation, rehabilitation, and reconstruction of aging facilities that are coordinated with redevelopment investments.

Objective – Remove or redevelop dilapidated structures and sites requiring environmental remediation in the community. Encourage infill development and redevelopment of existing developed areas of the community.

Objective – Work to expand housing choices by cost, by location, and by type of dwelling.

Capital Improvement Efforts

- Implement the recommendations contained in the Mid-City Neighborhood Strategy Area Plan.
- Continue the multi-year effort to redevelop West Broadway and 1st Avenue.
- Continue development of River's Edge and the Entertainment District.
- Continue a program of systematically acquiring and redeveloping dilapidated structures.
- Provide public facility improvements to ongoing neighborhood improvement efforts.

f. Parks and Recreation

Goal – Provide and maintain an equitable system of parks, open spaces, trails and recreational facilities to meet the cultural, educational, social, and recreational needs of the community and pursue opportunities to provide public facilities that attract regional use and function as economic generators.

Objective – Provide, renovate and maintain parks and open spaces that uniquely relate to the City's environment, history, and art/culture, or represent new trends and non-traditional leisure interests.

Capital Improvement Efforts

- ❑ Continue to plan, improve, and enhance the existing parks and recreation, aquatics, golf, historical and service delivery facilities.
- ❑ Continue Implementation of the Parks System and Recreation Facilities Master Plan.
- ❑ Develop the Missouri River Riverfront.
- ❑ Acquire, plan and develop new park and recreational facilities in development areas and in areas, which have insufficient park and recreational opportunities.
- ❑ Optimize grant funding opportunities for trails by programming annual City funding for trail renovation and the construction of new trails.
- ❑ Continue implementation of the Council Bluffs Recreational Trail and Bikeway Plan.

g. Public Facilities

Goal – Provide and maintain the City's buildings and associated amenities to service the needs of the community and employees.

Objective – Construct, renovate and maintain the City's buildings utilized for maintenance, public safety, operations and administrative functions.

Capital Improvement Efforts

- Undertake accessibility improvements necessary to comply with the Americans with Disabilities Act.
- Maintain and upgrade the City's maintenance, public safety, operational and administrative buildings and their public amenities (parking lots, lighting, landscaping, etc.).

Objective – Construct, renovate, and maintain the City's public, cultural, and entertainment related buildings and their amenities.

Capital Improvement Efforts

- Maintain and upgrade as necessary City owned entertainment facilities including the Mid America Center, the Entertainment District parking lot and the Entertainment District signage.

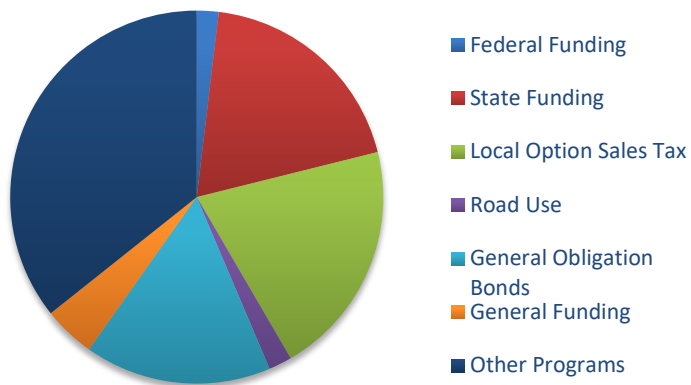
REVENUE SUMMARY BY FUNDING SOURCE AND FISCAL YEAR

	FY22	FY23	FY24	FY25	FY26	Totals
Federal Funding	\$2,896,800	\$475,000	\$50,000	\$50,000	\$750,000	\$4,221,800
State Funding	\$7,375,951	\$7,375,000	\$2,375,000	\$12,900,000	\$12,875,000	\$42,900,951
Local Option Sales Tax	\$8,400,000	\$8,500,000	\$8,600,000	\$8,750,000	\$11,470,000	\$45,720,000
Road Use	\$0	\$1,000,000	\$0	\$2,500,000	\$1,000,000	\$4,500,000
General Obligation Bonds	\$7,000,000	\$13,981,219	\$4,638,000	\$2,975,000	\$7,535,000	\$36,129,219
General Funding	\$2,126,511	\$2,185,000	\$2,445,000	\$1,615,000	\$1,675,000	\$10,046,511
Other Programs	\$11,118,000	\$25,350,000	\$13,200,000	\$4,525,000	\$25,480,000	\$79,673,000
Totals	\$38,917,262	\$58,866,219	\$31,308,000	\$33,315,000	\$60,785,000	\$223,191,481

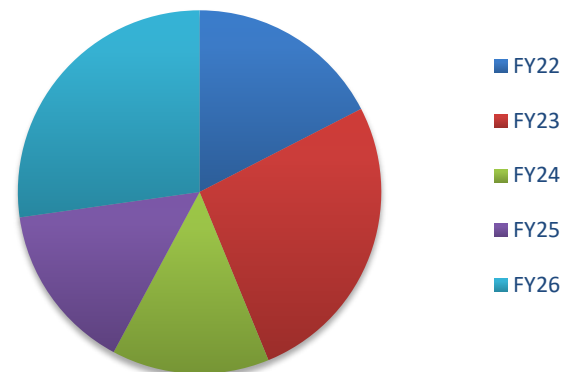
*Road Use funds are primarily used for road maintenance and improvement. Utilization of Road Use funds increases in FY23 and FY26 due to the planned Gifford Road Reconstruction/Pavement improvement project and increases in FY25 due to the planned N. 16th St Pavement improvement project.

**General Obligation bond funding source is re-evaluated annually based on financial capacity.

Revenue Summary By Funding Source



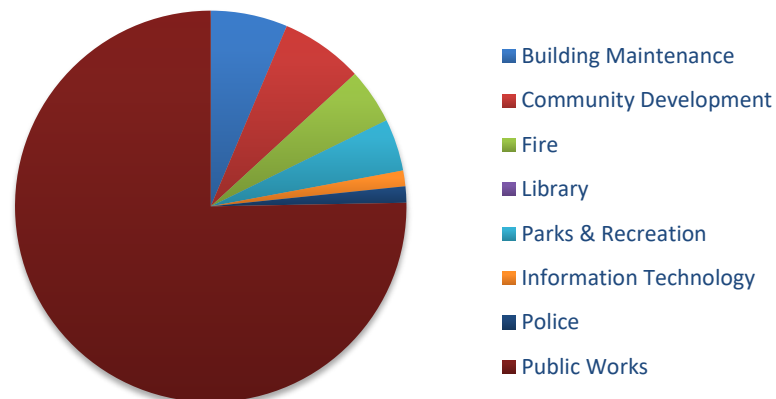
Revenue Summary By Fiscal Year



EXPENDITURE SUMMARY BY DEPARTMENT AND FISCAL YEAR

	FY22	FY23	FY24	FY25	FY26	Totals
Building Maintenance	\$1,830,000	\$7,860,000	\$2,295,000	\$1,240,000	\$950,000	\$14,175,000
Community Development	\$5,550,000	\$2,875,000	\$2,100,000	\$1,900,000	\$2,800,000	\$15,225,000
Fire	\$225,000	\$8,450,000	\$500,000	\$750,000	\$300,000	\$10,225,000
Library	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Recreation	\$2,712,262	\$2,481,219	\$2,163,000	\$1,025,000	\$1,235,000	\$9,616,481
Information Technology	\$700,000	\$700,000	\$500,000	\$500,000	\$500,000	\$2,900,000
Police	\$3,000,000	\$0	\$0	\$0	\$0	\$3,000,000
Public Works	\$24,900,000	\$36,500,000	\$23,750,000	\$27,900,000	\$55,000,000	\$168,050,000
Totals	\$38,917,262	\$58,866,219	\$31,308,000	\$33,315,000	\$60,785,000	\$223,191,481

Expenditures By Department



PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$1,325,000	\$380,000	\$0	\$0	\$0	\$0	\$0	\$125,000	\$1,830,000	
BM-22-01	MAC Parking Lot Rehab - Phase III	Replacement of City owned lots					\$575,000	\$200,000						\$125,000	\$900,000	Gaming; 2019A bonds from phase II
BM-22-02	MAC Roof Relpacment - Phase II	Remove and replace areas of the roof that are failing					\$550,000								\$550,000	Gaming
BM-22-04	Fire Station #2 Window Replacement	Replace windows at Fire Station #2					\$200,000								\$200,000	Gaming
BM-22-05	Dodge Park Clubhouse Concrete Repairs	Change drainage and replace concrete on east side of building						\$130,000							\$130,000	Gaming
BM-22-06	City Hall Facility Needs Study - Phase II	Determine scope and costs for remodel or replacement						\$50,000							\$50,000	Gaming
Community Development Department			\$400,000	\$0	\$0	\$0	\$4,000,000	\$0	\$0	\$150,000	\$1,000,000	\$0	\$0	\$0	\$5,550,000	
CD-22-01	FIRST AVE Program	Acquistions/demolition/trail/infrastructure/studies/landscaping					\$1,750,000				\$1,000,000				\$2,750,000	Phase II of multi-use trail is c. \$2.5-3M
CD-22-03	S. 19th Street Extension	Street extension for existing neighborhood and future development	\$400,000							\$150,000					\$550,000	CDBG
CD-22-04	River's Edge Water Main Upgrade	Water Main upgrade for Argent condos					\$2,250,000								\$2,250,000	
Fire Department			\$0	\$0	\$0	\$0	\$0	\$0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$225,000	
FD-22-01	Medic 3 Replacement	Ambulance Replacement							\$225,000						\$225,000	General - Ambulance
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-22-01	IT Safety and Security	Software and services					\$60,000								\$60,000	
IT-22-02	Infrastructure & Services	Servers, storage, desktops, laptops, networking, etc.					\$325,000								\$325,000	
IT-22-03	Mobile Technologies	MDTs, etc.					\$50,000								\$50,000	
IT-22-04	Software Licensing	Multiple products					\$265,000								\$265,000	
Parks, Recreation and Public Property Department			\$696,800	\$175,951	\$0	\$0	\$975,000	\$0	\$619,511	\$0	\$0	\$0	\$200,000	\$45,000	\$2,712,262	
PR-22-01	City wide parking lot upgrades	Westwood, Valley View, Bahnnsen, Pirate Cove					\$250,000								\$250,000	
PR-22-02	City wide trail upgrades	Continue improvements of poor and fair rated sidewalks within the city							\$100,000						\$100,000	Grounds/Maint op budget
PR-22-03	City wide site furnishings	Replace site furnishings throughout park system							\$50,000						\$50,000	Grounds/Maint op budget
PR-22-04	Aquatics modernization and repair	Repair, replacement, and upgrades of equipment, water features, etc.							\$50,000						\$50,000	
PR-22-05	Cochran Park Playground Replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$200,000						\$200,000		\$400,000	Private Donation
PR-22-06	Recreation Complex facilities maintenance yard upgrade	Add security fence, turn around area in drive, expand yard for goals, materials and equipment							\$40,000						\$40,000	
PR-22-07	Park monument sign replacement	replace existng monument/ entry signs in the parks					\$28,989		\$21,011						\$50,000	Grounds/Maint op budget
PR-22-08	Twin City Park parking lot construction	Construct parking lot in Twin City Park - current parking area is a gravel lot.							\$55,000						\$55,000	
PR-22-09	River's Edge shoreline restoration	Complete vegetative restoration of the shoreline impacted by the 2018 flood.		\$175,951											\$175,951	REAP Grant
PR-22-10	Fall Color Corridor - Phase II	Complete the fall color corridor							\$100,000						\$100,000	
PR-22-11	Harry Langdon Blvd Phase II	Complete Area 1 and 2 of the Harry Langdon Median							\$105,000						\$105,000	
PR-22-12	Valley View Park dog park	construct dog park with shelters, and water service					\$90,000								\$90,000	
PR-22-13	Bayliss Park plaza concrete repair	Remove/repair concrete in the plaza around the fountain in Bayliss park - south-east and north sides.							\$46,000						\$46,000	Grounds/Maint op budget
PR-22-14	Roberts Park Sports Court Rehabilitation	Repair, resurface existing courts, relocate a light pole.							\$40,500						\$40,500	
PR-22-15	City County Trail Connector	design and engineering of trail alignment, potential land acquisition, trailhead design	\$696,800				\$129,200							\$45,000	\$871,000	MAPA 80%; 2019A and 2020B bonds
PR-22-16	Eastern Hills Neighborhood Park	Install play equipment and amenities on land near Eastern Hills Drive					\$276,811								\$276,811	
PR-22-17	Brianwood-Eastern Hills Trail Extension	Temporary trail design							\$12,000						\$12,000	
Police Department			\$0	\$0	\$0	\$0	\$0	\$752,000	\$0	\$0	\$0	\$100,000	\$0	\$2,148,000	\$3,000,000	
PD-22-01	Range Upgrades	100 Yard Rifle Range Addition						\$752,000				\$100,000		\$2,148,000	\$3,000,000	2018A Bond \$648,000/Pott. Co. Share of Project Costs - \$1,500,000/\$100,000 seized asset fund
Public Works Department			\$1,800,000	\$7,200,000	\$8,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$24,900,000	
PW-22-01	Infrastructure Maintenance	Emergency Repairs			\$400,000										\$400,000	
PW-22-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000										\$100,000	
PW-22-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000										\$100,000	
PW-22-06	Levee Certification Projects														\$0	
	Program Management	Consultant Services			\$250,000										\$250,000	
	Drainage IC_2 & IC_3	Outfall pipe repairs for Indian Creek											\$275,000		\$275,000	
	Geotech MR_8	Seepage improvements to Missouri River Levee											\$1,500,000		\$1,500,000	FMP
	Geotech MR_9	Seepage improvements to Missouri River Levee		\$2,350,000										\$300,000	\$2,650,000	
	Freeboard IC_1	Freeboard improvements to Indian Creek Levee												\$2,250,000	\$2,250,000	
	Geotech MC_1	Stability improvements to Mosquito Creek Levee												\$1,000,000	\$1,000,000	
	Geotech MC_2	Seepage Improvements to Mosquito Creek Levee												\$1,600,000	\$1,600,000	
PW-22-09	E Manawa Sewer Rehab - Phase X	Pavement, sewer			\$1,200,000										\$1,200,000	

FY 22

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources												Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund - Gaming	Gen Fund - Op Budget	Gen Fund - Other	Iowa West Foundation	Other Grant	Donations	Other		
PW-22-11	Sewer Rehab - Insitu Lining	Rehabilitation of concrete sanitary sewers			\$500,000										\$500,000	
PW-22-12	1st St Neighborhood Rehab - Phase XII	Pavement, sewer			\$1,250,000										\$1,250,000	
PW-22-13	South Avenue Reconstruction	Pavement, storm sewer; Improvements for intermodal traffic		\$1,600,000	\$400,000									\$400,000	\$2,400,000	RISE grant, Other =TSL match
PW-22-14	SCADA Upgrade - Phase II	Pump station communication			\$525,000										\$525,000	
PW-22-15	WPCP Solids Building Basin Repair	Repair of concrete structure corrosion													\$175,000	\$175,000
PW-22-16	E Beltway - Segment F	Steven Road Extension	\$1,800,000		\$775,000										\$2,575,000	Other = Sewer STP
PW-22-17	South Expressway Reconstruction - Phase I	Pavement, sewer - I-80 North		\$3,250,000	\$1,500,000										\$4,750,000	STBG-SWAP
PW-22-21	IDOT Payment for N.28th St Storm	Payment 1 of 3			\$900,000										\$900,000	Moved from FY21 to FY22
PW-22-22	IDOT Payment for UPRR Bridge	Payment 1 of 5			\$500,000										\$500,000	Moved from FY21 to FY22
Total			\$2,896,800	\$7,375,951	\$8,400,000	\$0	\$7,000,000	\$1,132,000	\$844,511	\$150,000	\$1,000,000	\$100,000	\$200,000	\$9,818,000	\$38,917,262	

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$1,860,000	\$0	\$0	\$0	\$6,000,000	\$7,860,000	
BM-23-01	MAC Parking Lot Rehab - Phase IV	Replacement of City owned lots						\$1,000,000					\$1,000,000	Gaming
BM-22-03	MAC Arena Upgrades - Phase I	Replace south retractable seating						\$660,000					\$660,000	
BM-23-03	UP Museum Exterior Handrails & Fire Escapes	Replace, repair, and paint exterior handrails and fire escapes						\$200,000					\$200,000	Gaming
BM-23-04	City Hall Mechanical Upgrade	Replacement and rehabilitation of building mechanical systems										\$6,000,000	\$6,000,000	
Community Development Department			\$475,000	\$0	\$0	\$0	\$1,700,000	\$200,000	\$500,000	\$0	\$0	\$0	\$2,875,000	
CD-23-01	River's Edge	Utility extension and site development					\$250,000						\$250,000	delete if water main is covered
CD-23-02	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$900,000		\$500,000				\$1,400,000	
CD-23-03	Power Drive	North/south street connection (pays for part of project)					\$250,000						\$250,000	How much should we program, if any?
CD-23-04	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-23-05	22nd Avenue/South 6th Street	Infrastructure	\$400,000					\$200,000					\$600,000	CDBG
CD-23-06	Analysis of Impediments	required study for Federal CDBG program	\$75,000				\$100,000						\$175,000	CDBG
Fire Department			\$0	\$0	\$0		\$8,450,000	\$0	\$0	\$0	\$0	\$0	\$8,450,000	
FD-23-01	New Station	Station 7					\$8,000,000						\$8,000,000	
FD-23-02	Rescue 30	Replacement of Regional Hazmat Apparatus					\$450,000						\$450,000	
IT			\$0	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$700,000	
IT-23-01	IT Software and Hardware	Computer Equipment					\$700,000						\$700,000	
Parks and Recreation Department			\$0	\$175,000	\$0	\$0	\$2,131,219	\$125,000	\$0	\$50,000	\$0	\$0	\$2,481,219	
PR-23-01	City wide parking lot upgrades	Recreation Center (parking lot A&C). Robert's					\$615,719						\$615,719	
PR-23-02	City wide trail upgrades	Continue improvements poor and fair rated sidewalks within the city					\$75,000	\$75,000					\$150,000	
PR-23-03	City wide site furnishings	Replace site furnishings through park system					\$25,000	\$25,000					\$50,000	
PR-23-04	Aquatics Modernization and Repair	Repair, replacement, and upgrades of equipment, water features, etc.					\$50,000						\$50,000	
PR-23-05	Sunset Park sports court rehabilitation	Repair, resurface existing courts					\$43,500						\$43,500	
PR-23-06	Kirn Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.		\$175,000			\$206,000			\$50,000			\$431,000	
PR-23-07	Park monument sign replacement	Replace existing monument/ entry signs in the parks					\$25,000	\$25,000					\$50,000	
PR-23-08	Prospect Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$418,000						\$418,000	
PR-23-09	Manawa City Park upgrade playground replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$398,000						\$398,000	
PR-23-10	Bayliss Park Restroom	Construct/ install new restroom to replace the portable restrooms in the park					\$275,000						\$275,000	
Public Works Department			\$0	\$7,200,000	\$8,500,000	\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$18,800,000	\$36,500,000	
PW-23-01	Infrastructure Maintenance	Citywide street and sidewalk repairs			\$500,000								\$500,000	
PW-23-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-23-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$100,000								\$100,000	
PW-23-06	Levee Certification Program													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Geotech MC_3	Stability improvements to Mosquito Creek Levee			\$1,250,000								\$1,250,000	
	Freeboard MC_1	Freeboard improvements to Mosquito Creek Levee		\$2,200,000								\$14,300,000	\$16,500,000	FMP
PW-23-08	30th Ave Sewer Rehab - Phase I	San. Sewer - Indian Creek to S. 11th St										\$750,000	\$750,000	Other = Sewer
PW-23-09	E Manawa Sewer Rehab - Phase XI	Pavement, sewer			\$800,000							\$450,000	\$1,250,000	Other = Sewer
PW-23-10	Gifford Road Reconstruction - Phase I	Pavement resurfacing, S. 35th St south of Vets Hwy, 55th Ave				\$1,000,000							\$1,000,000	
PW-23-11	28th St Storm Sewer Rehab - Phase III	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-23-12	S. 23rd St Sewer Rehab - Phase I	Pavement, sewer - 6th Ave to 3rd Ave			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-23-13	Benton Street Bridge over Indian Creek	Anticipated IDOT bridge funds		\$1,000,000	\$650,000								\$1,650,000	
PW-23-14	Sewer Rehab - Insitu Lining	Sanitary Sewer										\$1,000,000	\$1,000,000	Other = Sewer
PW-23-15	Sewer Extension	Sanitary sewer improvements to support growth					\$1,000,000					\$1,000,000	\$2,000,000	Extension to Airport or other, Other = Sewer
PW-23-17	Pump Station Rehab	Air Scrubber upgrades at 21st & K and 6th Ave San			\$500,000								\$500,000	
PW-23-18	WPCP Flood Protection	Risk reduction for critical infrastructure		\$4,000,000	\$1,000,000								\$5,000,000	SRF ?,
PW-23-19	Land Acquisition for Recycling Center	Purchase additional land for facility expansion										\$550,000	\$550,000	Recycling and Solid Waste
PW-23-21	IDOT Payment for N.28th St Storm	Payment 2 of 3			\$900,000								\$900,000	
PW-23-22	IDOT Payment for UPRR Bridge	Payment 2 of 5			\$500,000								\$500,000	
PW-23-23	IDOT Payment for Nebraska Ave Storm	Payment 1 of 1			\$200,000								\$200,000	
Total			\$475,000	\$7,375,000	\$8,500,000	\$1,000,000	\$13,981,219	\$2,185,000	\$500,000	\$50,000	\$0	\$24,800,000	\$58,866,219	

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$2,295,000	\$0	\$0	\$0	\$0	\$2,295,000	
BM-24-01	MAC Parking Lot Rehab - Phase V	Replacement of City owned lots						\$1,000,000					\$1,000,000	Gaming
BM-23-02	MAC Arena Upgrades - Phase II	Replace north retractable seating						\$660,000					\$660,000	
BM-24-03	MAC Folding Chair Replacement							\$120,000					\$120,000	Gaming
BM-24-04	MAC Two-Way Radios							\$40,000					\$40,000	Gaming
BM-24-05	MAC Concession Stands	Remodel existing consession areas						\$300,000					\$300,000	Gaming
BM-24-06	Dodge Park Clubhouse Exterior Doors	Replace exterior doors on Clubhouse						\$75,000					\$75,000	Gaming
BM-24-07	Fire Stations Vehicle Exhaust Systems	Replace Plymovent vehicle exhaust systems at all stations						\$100,000					\$100,000	Gaming
Community Development Department			\$50,000	\$0	\$0	\$0	\$1,400,000	\$50,000	\$600,000	\$0	\$0	\$0	\$2,100,000	
CD-24-01	Mid City	Property Improvements: bike trails/open space, property acquisitions, site	\$50,000					\$50,000					\$100,000	
CD-24-02	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition/trail/infrastructure/studies					\$900,000		\$600,000				\$1,500,000	IWF
CD-24-03	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-24-04	Comp Plan Update	Studies					\$300,000						\$300,000	
Fire Department			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
FD-24-01	Engine 21	Replacement of Engine						\$500,000					\$500,000	
IT			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-24-01	IT Software and Hardware	Computer Equipment						\$500,000					\$500,000	
Parks and Recreation Department			\$0	\$175,000	\$0	\$0	\$1,838,000	\$100,000	\$0	\$50,000	\$0	\$0	\$2,163,000	
PR-24-01	City wide parking lot upgrades	Recreation Center (parking lot A&C), Robert's					\$333,000						\$333,000	
PR-24-02	City wide trail upgrades	Continue improvements poor and fair rated sidewalks within the city					\$75,000	\$75,000					\$150,000	
PR-24-03	City wide site furnishings	Replace site furnishings through park system					\$25,000	\$25,000					\$50,000	
PR-24-04	Roberts Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.		\$175,000			\$350,000						\$525,000	
PR-24-05	Roberts Park restroom replacement/upgrade	Install new restroom and shelter with storage area.					\$225,000						\$225,000	
PR-24-06	Bahnsen Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$535,000			\$50,000			\$585,000	
PR-24-07	Bahnsen Park restroom replacement/upgrade	Install new restroom and shelter with storage area.					\$295,000						\$295,000	
Public Works Department			\$0	\$2,200,000	\$8,600,000	\$0	\$400,000	\$0	\$0	\$0	\$0	\$12,550,000	\$23,750,000	
PW-24-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000	
PW-24-04	Infrastructure Management	Evaluation study / analysis TBD			\$125,000								\$125,000	
PW-24-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$250,000								\$250,000	
PW-24-06	Levee Certification Projects													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Tub D Project	Geotech and Freeboard improvements to Mosquito Creek Levee		\$2,200,000								\$8,800,000	\$11,000,000	FMP
PW-24-08	30th Ave Sewer Rehab - Phase II	Sewer										\$750,000	\$750,000	Other = Sewer
PW-24-09	E Manawa Sewer Rehab - Phase XII	Pavement, sewer			\$700,000			\$300,000				\$1,000,000	\$1,000,000	Other = Sewer
PW-24-10	Franklin Ave Reconstruction	Pavement, sewer - Lincoln to South			\$1,400,000							\$200,000	\$1,600,000	Other = Sewer
PW-24-11	28th Street Storm Rehab - Phase V	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-24-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-24-13	30th Avenue Reconstruction	Pavement - Entrance to Power Center at South Expressway			\$450,000								\$450,000	
PW-24-14	SCADA Upgrade - Phase III	Pump station communication			\$525,000								\$525,000	
PW-24-16	Street Rehab - Pavement resurfacing	Pavement - multiple locations			\$1,250,000								\$1,250,000	
PW-24-17	Greenview Trail Extension	Longview to Forrest Glen/Whispering Oaks					\$400,000						\$400,000	
PW-24-18	WPCP Centrifuge Replacement	Replace two units for biosolids separation										\$750,000	\$750,000	Other = Sewer
PW-24-20	Valley View Sewer Rehab	Sanitary sewer										\$1,000,000	\$1,000,000	Other = Sewer
PW-24-21	IDOT Payment for N.28th St Storm	Payment 3 of 3			\$900,000								\$900,000	
PW-24-22	IDOT Payment for UPRR Bridge	Payment 3 of 5			\$500,000								\$500,000	
Total			\$50,000	\$2,375,000	\$8,600,000	\$0	\$4,638,000	\$2,445,000	\$600,000	\$50,000	\$0	\$12,550,000	\$31,308,000	

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$1,240,000	\$0	\$0	\$0	\$0	\$1,240,000	
BM-25-01	MAC Parking Lot Lighting	Convert to LED fixtures						\$90,000					\$90,000	Gaming
BM-25-02	MAC Stage Replacement	Replace existing stage						\$100,000					\$100,000	Gaming
BM-25-03	MAC Banquet Furniture	Replace chairs, soft seating, tables and bar furniture for prefunction areas						\$190,000					\$190,000	Gaming
BM-25-04	MAC Ballroom/Prefunction Lighting	New lighting and dimmer controller						\$180,000					\$180,000	Gaming
BM-25-05	UP Museum Roof Top Unit Replacement	Replace two roof top units						\$100,000					\$100,000	Gaming
BM-25-06	MAC Arena Upgrades - Phase III	Replace bowl area seating						\$580,000					\$580,000	
Community Development Department			\$50,000	\$0	\$0	\$0	\$1,200,000	\$50,000	\$600,000	\$0	\$0	\$0	\$1,900,000	
CD-25-01	Mid City	Property Improvements: bike trails/open space, property acquis	\$50,000					\$50,000					\$100,000	
CD-25-02	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$900,000		\$600,000				\$1,500,000	
CD-25-03	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-25-04	East Manawa Housing Study	Acquisitions/infrastructure/studies					\$100,000						\$100,000	
Fire Department			\$0	\$0	\$0	\$0	\$500,000	\$250,000	\$0	\$0	\$0	\$0	\$750,000	
FD-25-01	Engine 41 Replacement	Apparatus Replacement					\$500,000						\$500,000	
FD-25-02	Medic 5	Apparatus Replacement						\$250,000					\$250,000	
IT			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-25-01	IT Software and Hardware	Computer Equipment					\$500,000						\$500,000	
Parks and Recreation Department			\$0	\$175,000	\$0	\$0	\$775,000	\$75,000	\$0	\$0	\$0	\$0	\$1,025,000	
PR-25-01	City wide trail upgrades	Continue improvements poor and fair rated sidewalks within the city					\$75,000	\$75,000					\$150,000	
PR-25-02	City wide site furnishings	Replace site furnishings through park system					\$75,000						\$75,000	
PR-25-03							\$25,000						\$25,000	
PR-25-04	Twin City Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.		\$175,000			\$290,000						\$465,000	
PR-25-05	Valley View Park layground replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$310,000						\$310,000	
Public Works Department			\$0	\$12,725,000	\$8,750,000	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$3,925,000	\$27,900,000	
PW-25-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000	
PW-25-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-25-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$200,000								\$200,000	
PW-25-06	Levee Certification Projects													
	Program Management	Consultant Services			\$250,000								\$250,000	
	Project	TBD		\$2,200,000									\$2,200,000	FMP
PW-25-07	N. 16th Street Reconstruction	Pavement - Ave G to Nash Blvd		\$4,825,000		\$1,875,000							\$6,700,000	STBG-SWAP
PW-25-08	30th Ave Sewer Rehab - Phase III	Sewer			\$750,000								\$750,000	
PW-25-09	E Manawa Sewer Rehab - Phase XIII	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-25-11	28th Street Storm Rehab - Phase VI	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-25-12	S 23rd Street Sewer Rehab - Phase III	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-25-13	N 17th St Sewer Rehab-Phase I	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-25-15	West Graham Reconstruction	Pavement, sewer		\$2,500,000		\$625,000						\$625,000	\$3,750,000	STBG-SWAP, Other = Sewer
PW-25-16	Sewer Rehab - Insitu Lining	Sanitary Sewer										\$1,000,000	\$1,000,000	Other = Sewer
PW-25-17	State Orchard Road Reconstruction	EHD to Steven Rd			\$2,200,000								\$2,200,000	
PW-25-18	WPCP Admin Building	Facility Replacement for Admin and Lab		\$3,200,000								\$800,000	\$4,000,000	Other = Sewer
PW-25-21	IDOT Payment for Madison Avenue Storm	Payment 1 of 1			\$750,000								\$750,000	
PW-25-22	IDOT Payment for UPRR Bridge	Payment 4 of 5			\$500,000								\$500,000	
Total			\$50,000	\$12,900,000	\$8,750,000	\$2,500,000	\$2,975,000	\$1,615,000	\$600,000	\$0	\$0	\$3,925,000	\$33,315,000	

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Funding Sources										Current Year Project Cost	Notes/Further information
			Federal	State	Sales	Road Use	GO	Gen Fund	Iowa West Grant	Other Grant	Donations	Other		
Building Maintenance			\$0	\$0	\$0	\$0	\$0	\$950,000	\$0	\$0	\$0	\$0	\$950,000	
BM-26-01	City Hall Exterior Repair	Repair window lintels, clean and seal exterior walls						\$200,000					\$200,000	Gaming
BM-26-02	UP Museum Exterior Repair	Clean and seal exterior walls and capstones						\$120,000					\$120,000	Gaming
BM-26-03	UP Museum Windows and Doors	Replace all windows and doors						\$450,000					\$450,000	Gaming
BM-26-04	Central Fire Station Exterior Repair	Clean and seal exterior walls						\$80,000					\$80,000	Gaming
BM-26-05	MAC Project	TBD						\$100,000					\$100,000	Gaming
Community Development Department			\$750,000	\$0	\$0	\$0	\$1,100,000	\$350,000	\$600,000	\$0	\$0	\$0	\$2,800,000	
CD-26-01	Mid City	Property Improvements: bike trails/open space, property acquisitions, site prep	\$50,000					\$50,000					\$100,000	
CD-26-02	FIRST AVE Program	Acquisitions/demolition/trail/infrastructure/studies/landscaping					\$900,000		\$600,000				\$1,500,000	
CD-26-03	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants					\$200,000						\$200,000	
CD-26-04	25th Ave and S. 17th Block	Acquisitions/infrastructure	\$700,000					\$300,000					\$1,000,000	
													\$0	
Fire Department			\$0	\$0	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$300,000	
FD-26-01	Aerial Refurbish	Refurb of Standby Aerial						\$300,000					\$300,000	
IT			\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000	
IT-26-01	IT Software and Hardware	Computer Equipment						\$500,000					\$500,000	
Parks, Recreation and Public Property Department			\$0	\$175,000	\$0	\$0	\$935,000	\$75,000	\$0	\$0	\$0	\$50,000	\$1,235,000	
PR-26-01	City wide trail upgrades	Continue improvements poor and fair rated sidewalks within the city					\$75,000	\$75,000					\$150,000	
PR-26-02	City wide site furnishings	Replace site furnishings through park system					\$25,000						\$25,000	
PR-26-03	City wide site furnishings	Replace site furnishings through park system					\$50,000						\$50,000	
PR-26-04	Twin City Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.					\$415,000					\$50,000	\$465,000	
PR-25-05	Valley View Park playground replacement	Replace existing playground with new structure, safety surface, inclusive features.		\$175,000			\$370,000						\$545,000	
Public Works Department			\$0	\$12,700,000	\$11,470,000	\$1,000,000	\$5,000,000	\$0	\$0	\$0	\$0	\$24,830,000	\$55,000,000	
PW-26-01	Infrastructure Maintenance	Emergency Repairs			\$500,000								\$500,000	
PW-26-04	Infrastructure Management	Evaluation study / analysis TBD			\$100,000								\$100,000	
PW-26-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements			\$200,000								\$200,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. concrete structure		\$2,700,000	\$1,300,000								\$4,000,000	FMP
PW-26-07	Sewer Rehab - Insitu Lining	Sanitary Sewer										\$1,000,000	\$1,000,000	Other = Sewer
PW-26-08	Street Rehab - Pavement resurfacing	Pavement - multiple locations			\$1,500,000								\$1,500,000	
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-26-10	Gifford Road Reconstruction - Phase II	Pavement resurfacing				\$1,000,000							\$1,000,000	
PW-26-11	28th Street Storm Rehab - Phase VII	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	Other = Sewer
PW-26-12	3rd Avenue Sewer Rehab	Pavement, sewer - 2500 Block			\$420,000							\$180,000	\$600,000	Other = Sewer
PW-26-13	N 17th St Sewer Rehab-Phase II	Pavement, sewer			\$700,000							\$300,000	\$1,000,000	Other = Sewer
PW-26-14	Pump Station Rehab	TBD			\$750,000								\$750,000	
PW-26-15	Sewer Extension	Sanitary sewer improvements to support growth				\$1,000,000						\$1,000,000	\$2,000,000	
PW-26-16	Richard Downing Blvd Reconstruction	Pavement, storm sewer				\$2,000,000							\$2,000,000	
PW-26-17	W. Pierce Street Reconstruction	Pavement, sewer			\$1,050,000							\$450,000	\$1,500,000	
PW-26-18	Avenue B	Pavement, sewer - 8th St. to 13th St.			\$1,400,000							\$600,000	\$2,000,000	
PW-26-19	College Road Rehab	Pavement, sewer				\$2,000,000							\$2,000,000	
PW-26-20	Kanesville Blvd Reconstruction	Reconstruct T.J'd roadway		\$10,000,000								\$20,000,000	\$30,000,000	IDOT payment for T.J
PW-26-21	Lockwood Place Rehab	Pavement, sewer - Woodbury north			\$950,000							\$400,000	\$1,350,000	Other = Sewer
PW-26-22	IDOT Payment for UPRR Bridge	Payment 5 of 5			\$500,000								\$500,000	
Total			\$750,000	\$12,875,000	\$11,470,000	\$1,000,000	\$7,535,000	\$1,675,000	\$600,000	\$0	\$0	\$24,880,000	\$60,785,000	

Planning Commission Communication

Department: Community

Development

Case/Project No.: ZT-20-005

CASE #ZT-20-005

Council Action: 11/10/2020

Submitted by: Haley Weber,

Planner

Description

Public hearing on the request of the Community Development Department to amend Section 15.26.030(b), Abandonment of Nonconforming Use, of the Municipal Code (Zoning Ordinance) to allow a nonconforming use to cease for a continuous period of twelve (12) months before the subsequent use shall be required to conform to the use regulations of Title 15: Zoning.

Background/Discussion

See attachments.

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
CASE #ZT-20-005 Staff Report & Attachments	Other	11/5/2020

City Planning Commission Communication

Department: Community Development		
Cases #ZT-20-005	Ordinance No.	Planning Commission: 11/10/2020
Applicant: Council Bluffs Community Development Department		
Subject/Title		
Public hearing on the request of the Council Bluffs Community Development Department to amend Section 15.26.030(b), <u>Abandonment of Nonconforming Use</u> , of the Municipal Code (Zoning Ordinance) to allow a nonconforming use to cease for a continuous period of twelve (12) months before the subsequent use shall be required to conform to the use regulations of Title 15: <u>Zoning</u> .		
Background		
<p>The Community Development Department is requesting to amend Section 15.26.030(b), <u>Abandonment of Nonconforming Use</u>, of the Municipal Code (Zoning Ordinance) to allow a nonconforming use to cease for a continuous period of twelve (12) months before the subsequent use shall be required to conform to the use regulations of Title 15: <u>Zoning</u>. The proposed text amendment is included with this report as Attachment 'A'.</p> <p>The request to amend the above mentioned section of code arose from a discussion regarding the rezoning, Case #ZC-20-010, considered by City Council on September 28, 2020. Case #ZC-20-010 involved rezoning properties from I-1/Light Industrial to C-2/Commercial District in the West Broadway Corridor, which subsequently caused a number of businesses in the West Broadway Corridor to become legally nonconforming. At this meeting, it was discussed that increasing the grace period for nonconforming uses from six (6) to twelve (12) months would be a reasonable adjustment as it would allow business owners sufficient time to sell their property and/or business before having to come into compliance with current allowed uses.</p> <p>Additionally, in response to direction given by City Council to consider extending the existing six (6) month grace period for nonconforming uses, Community Development Department staff conducted research on the top ten largest cities in Iowa, which include: Des Moines, Cedar Rapids, Davenport, Sioux City, Iowa City, Waterloo, Council Bluffs, Ames, West Des Moines, and Dubuque regarding the grace period given to nonconforming uses, see Attachment 'B'. Seven of the top ten largest cities in Iowa allow a nonconforming use a twelve (12) month grace period before the subsequent use would be required to conform to current use standards. Ames and Des Moines have no grace period, requiring that nonconforming uses cease immediately upon vacancy. Council Bluffs was the only city among the top ten to have a six (6) month grace period.</p> <p>The proposed text amendment is an effort to remain consistent among larger Iowa cities and provide business owners a sufficient and reasonable opportunity to legally continue to operate nonconforming uses where applicable.</p>		
Comments		
<p>All City departments and local utility providers received a copy of the proposed text amendment. The following comments were received regarding proposed amendment to Section 15.26.030(b), <u>Abandonment of Nonconforming Uses</u>:</p> <ul style="list-style-type: none">• <u>The Council Bluffs Public Works Department</u> stated that they have no comments.• <u>The Council Bluffs Fire Department</u> stated that they have no comments.• <u>Council Bluffs Water Works</u> stated that they have no comments.		

Recommendation

The Community Development Department recommends approval to amend Section 15.26.030(b), Abandonment of Nonconforming Use, of the Municipal Code (Zoning Ordinance) to allow a nonconforming use to cease for a continuous period of twelve (12) months before the subsequent use shall be required to conform to the use regulations of Title 15: Zoning.

Attachment(s)

Attachment A: Proposed Section 15.26.030(b), Abandonment of Nonconforming Uses
Attachment B: Top Ten Iowa Cities – Nonconforming Uses

Prepared by: Haley P. Weber, Planner

15.26.030 Nonconforming Uses

Any legal nonconforming use existing on the effective date of the ordinance codified in this chapter may continue subject to the limitations of this section.

1. Enlargement of Nonconforming Use. No nonconforming use shall be extended or enlarged to occupy a greater area of land or structure. No additional structure not conforming to the requirements of this title shall be erected in connection with a legal nonconforming use.
2. Abandonment of Nonconforming Use. If any nonconforming use ceases for a continuous period of more than ~~six~~ twelve months, any subsequent use shall conform to the regulations of this title.
3. Relocation of Nonconforming Use. No nonconforming use shall be moved in whole or in part to any other location, unless the nonconforming use meets the requirements of this title.
4. Change of Use. A legal nonconforming use may be changed only as allowed in CBMC 15.02.
5. Allowance for Repairs. If a structure occupied by a nonconforming use becomes unsafe for use and is declared by an authorized official to be unsafe for use, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of this title. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by an authorized official. When a structure containing a nonconforming use is damaged to an extent of fifty (50) percent or less of the replacement cost, the structure shall be allowed to continue if actual construction to repair it is commenced within six months of the date the damage was incurred, and the work is carried on diligently to completion within one year of this commencement.
6. For purposes of this chapter, the addition of an outdoor area of less than one hundred fifty (150) square feet for purposes of adding an outdoor dining or open air tavern area to a pre-existing liquor license establishment shall not be deemed an enlargement of a pre-existing use.

(Ord. No. 6086, § 1, 6-28-2010)

Editor's note— Ord. No. 6086, § 1, adopted June 28, 2010, repealed the former section and enacted a new section as set out herein. The former section pertained to similar subject matter and derived from Ord. No. 5315, § 4, 1997.

Attachment B

Top Ten Iowa Cities - Nonconforming Uses

10 Largest Cities in Iowa	Grace Period for a Nonconforming Use to Return after Vacancy of a Nonconforming Use	Page Number (if Code is a pdf)	Link to Code
Des Moines	Zero: immediately upon vacancy	Page 134-7-1	https://library.municode.com/ia/des_moin/codes/code_of_ordinances?nodeId=Chapter%20134%20-%20ZONING
Cedar Rapids	12 months	Page 319	https://cms.revize.com/revize/cedarrapids/Chapter%2032%20-%20Zoning%20Ordinance_6.8.2020.pdf
Davenport	12 months		https://www.ecode360.com/35580287
Sioux City	12 months		http://online.encodeplus.com/regs/siouxcity-ia/doc-viewer.aspx?secid=259#secid-259
Iowa City	12 months		https://codelibrary.amlegal.com/codes/iowacityia/latest/iowacity_ia/0-0-0-23648
Waterloo	12 months	Page 31	https://cms6.revize.com/revize/waterlooia/document_center/Planning/Zoning%20Ord%205079%2021819.pdf
Council Bluffs	6 months		https://councilbluffs.municipalcodeonline.com/book?type=ordinances#name=Chapter_15.26_-_NONCONFORMITIES
Ames	Zero: immediately upon vacancy	Page 5	http://www.cityofames.org/home/showdocument?id=649
West Des Moines	12 months		https://codelibrary.amlegal.com/codes/westdesmoinesia/latest/westdesmoines_ia/0-0-0-10243#JD_9-3-4
Dubuque	12 months		https://codelibrary.amlegal.com/codes/dubuqueia/latest/dubuque_ia/0-0-0-13821