



Historic West Des Moines Master Plan Steering Committee – 2021 Update

Wednesday, December 8, 2021 4:30 pm to 6:30 pm

MINUTES - REVISED

I. Chair calls meeting to order – called to order at 4:34 pm

a. Attendance

i. Committee members

1. Scott Hatfield
2. Mitchell Callahan
3. Nate Hon
4. Nan Earll
5. Vince Valdez
6. Meredith Wells
7. Julie Eliason
8. Steph Trannel
9. Katherine Harrington
10. Scott Cutler
11. Renee Hardman
12. Vicky Long Hill
13. Steve Frevert
14. Kevin Trevillyan
15. Cleo Underwood
16. Debbie Westphal Swander – via Teams

ii. Staff Members

1. Clyde Evans

2. Brad Munford
3. Christine Gordon

iii. Consultant

1. Mike Hoffman - Teska

iv. Guests

1. Larry – via Teams
2. Jason Keigley
3. Blain Hormann
4. Nick Waage
5. Tom Hyde
6. MJ Hoag

II. Committee Approves the Agenda – Motion by Nate Hon, seconded by Mitchell Callahan– all favor

III. Approval of Minutes –

- a. September 15, 2021 – motion by Steve Frevert, seconded by Scott Hatfield – all in favor
- b. September 29, 2021 – motion by Scott Hatfield, Seconded by Julie Eliason – all in favor

IV. Opening Statement is read for all in attendance – Read by Meredith Wells

V. Citizen Forum – no comments

VI. Existing Conditions/What we have heard – Teska

- a. Mike Hoffman recapped themes from the meetings with resident groups
- b. Mike Hoffman recapped themes from merchant breakfast on November 17th.
- c. Mike Hoffman recapped themes from neighborhood workshop with Small Nations on November 17th.
- d. Community Character Poll – Mike Hoffman summarized the results from the poll
- e. Website for Master Plan Update – reminded group to have people visit the site and sign up for alerts and participate in the process

VII. Other Midwest Best Practice Examples – Teska

- a. Batavia, IL – street without curbs for events, pop-up sheds for businesses
- b. Murals – example of one in Dubuque – way to tell the story of the area
- c. Key City Creative Center – Maker space as an option for vacant spaces in area
- d. Cedar Falls –

- i. Mixed Use - on a road similar to Railroad Avenue – shows a way to provide commercial on first floor and residential above on a larger street
 - ii. directional signage as well
 - iii. Parade streetscape to allow for outdoor dining and more room on sidewalk
 - iv. Hotel downtown
 - v. Plaque – plaques throughout downtown on buildings highlighting their history
- e. Frankfort, IL
 - i. New construction, on the corner, landscaping
 - ii. Green space – open space for gatherings
 - iii. Electric charging station – should have in this area
- f. Cape Girardeau, MO – Co-working space
- g. Pinecrest, Orange, OH – park
- h. Plainfield, IL –
 - i. Kiosk for information
 - ii. New construction building with carefully planned façade
 - iii. Old fire station into restaurant
 - iv. Old house into restaurant
 - v. Old house into AirBnb – 4 units – full most of the time
- i. Homewood, IL – Luxury hotel of about 20 units
- j. Libertyville, IL
 - i. Mixed Use 3 story building
 - ii. School Street Homes – single family new construction – close to street, design to look like area - sold really well
- k. Lake Bluff, IL – pedestrian walkways
- l. Things loved or hated by committee
 - i. Loved
 - 1. Hotel
 - 2. Murals
 - 3. Pop-up shops/sheds (City of Jewel has them and has been successful) – boxcars
 - ii. Hated
 - South of Railroad

- iii. Put multi-family housing here
 - iv. Connect bike paths better from south of Railroad to neighborhood
 - v. Talked about adding 1st and Lincoln Street to the study area
 - vi. Put a tunnel underground?
 - vii. Connection of bike path – at 8th Street – there is signal there
 - viii. Add walking crosswalk that only signals when someone in crosswalk???
 - 1. Decorate crosswalk
 - m. Guideline Districts – Need to break area into districts for visual preference survey – not the same look for all of the area.
 - n. Zoning – we will have a future meeting with the focus of zoning – possibly working off areas looked at by Development Services
- VIII. Design Workshop Preview – Teska
- a. Encourage everyone to attend
 - b. Mike Hoffman did a preview of the slides for the December 15th workshop and discussed the process
 - c. If you cannot attend the meeting – the survey will be available on the project website
- IX. General comments:
- a. Vicky Long Hill – wondering what the zoning plans for 100 block from 8th to 14th Street – her preference would be residential
 - i. We will look at vacant properties being used as storage in the area of 12th
 - ii. Legal non-forming uses
 - b. MJ Moag – Crested Butte, CO – how they offered dining without taking away parking permanently.
 - c. Nick Waage – questioned slide 60 and the information on it – the map was an idea presented to City Council by Development Services and is only an idea
 - d. Tom Hyde– Road diet on Railroad Ave – even for a few blocks it goes down to 3 lanes.
 - e. Kevin Trevillyan – referenced the crosswalk on 50th street and there is plenty of time for people to cross 5 lanes there
 - f. Julie Eliason – how to make sure we have exceptionalism and still have boundaries for design
 - g. Nan Earl – Wants new development to fit into the current designs. Does not want any more housing on 5th Street, particularly low-income housing. Says her customers do not like any of the changes happening on 5th Street in the 300 block.

- h. Renee Hardman – careful we are not so restrictive with guidelines that we deter development. Ways to keep the history but still have progress.
 - i. Kay Schiller – Spoke that her customers like the changes in Valley Junction.
 - j. Discussion of old and new – how can we cohabitate? Keep history?
 - k. Steve Frevert – mentioned the Business Record 515 webinar discussion on housing
 - l. Debbie Westphal-Swander – this conversation is why we are doing an update to this Master Plan. Valley Junction is a story board of our history. We need to come together for a better future of Valley Junction. Each person speaks their truth from their perspective.
 - m. Renee Hardman – We need to have a civil conversation with each other. Affordable housing – we need more of it as a city. We need to get rid of the stigma of what affordable housing means. A city that thrives has all levels of housing.
- X. Adjourned – at 6:51 pm – motion by Vicky Long Hill, seconded by Mitchell Callahan

Handouts

- Slides of Teska’s presentation from tonight

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Master Plan on Website: <https://www.wdm.iowa.gov/government/community-economic-development/historic-west-des-moines-master-plan>

Future Meetings:

December 15th at 5:30 – Community Workshop for Design Guidelines – Stillwell Junior High

January 5th at 4:30 – Steering Committee Meeting - Human Services Building

January 26th at 4:30 – Steering Committee Meeting – Human Services Building

February 2nd at 4:30 – Steering Committee Meeting – Human Services Building

February 14th at 5:30 – Planning & Zoning Meeting – Design Guidelines to be presented

February 21st at 5:30 – City Council Meeting – Design Guidelines to be presented