



**STAFF REPORT**

**TO:** Planning and Zoning Commission

**PREPARED BY:** Ben Landhauser

**RE:** New Community Center [355 7<sup>th</sup> Street] – Site Plan

**DATE:** December 14, 2011

**GENERAL INFORMATION:**

**Applicant:** City of Waukeee

**Requested Action:** Site Plan Approval

**Location and Size:** Property is generally located in the northeast corner of the 7<sup>th</sup> Street/ Walnut Street intersection, containing approximately 0.24 acres more or less.

**LAND USES AND ZONING:**

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Civic [Vacant – former Fire Station, City Storage]	Downtown	C-1A
North	Waukeee United Methodist Church	Downtown	C-1A
South	Small Apartment Buidling [4-plex]	Downtown	R-3
East	CenturyLink	Downtown	C-1A
West	Single Family Residential	Downtown	R-2

**BACKGROUND AND PROJECT DESCRIPTION:**

The subject property is currently owned by the City of Waukeee and has held previous capacities as a Fire Station, Water Treatment House, and storage for various departments within the City. The building was originally constructed in the 1950’s to serve as the City’s Fire Station. More recently the building had been used by Public Works and the Parks and Recreation departments for the storage of various equipment and materials. The City has targeted this property for reuse as a new community center due to current ownership and a desire to expand upon the public investment in the downtown area. The City currently leases space at 445 Maple Street. The lease on the current facility will terminate July 1, 2012; and the intent would be to remodel this building so that it could be completed prior to July 1<sup>st</sup>. The City Council has indicated as desire to keep the project budget around \$400,000 and to align improvements to the site and building with LEED Standards in a similar fashion as the new Public Works Building.

The proposed building reconfiguration identifies the creation of a primary entrance on the south side of the building by eliminating 3 existing trees and constructing a front porch style covered entrance. The location of the primary entrance is intended to facilitate better utilization of the GE Davis Park immediately adjacent to the building. The existing entrance into the building on the west side of the building will remain in use as a secondary entrance. The internal breakdown of the building will include a vestibule off of the main entrance, with access into a large meeting room, small meeting room, and public restrooms. The larger meeting room is capable of holding approximately 100 persons. The smaller room will accommodate approximately 24 persons. The intent of the floor plan design is to maximize the ability for the City to have at least two user groups in the facility at one time.

The exterior of the structure will largely remain in tact as a brick building. New mullioned glass windows will replace the existing overhead doors on the west side of the building, with screen walls used to make the larger meeting space feel more private while still allowing natural light to enter the space. A linear masonry product will be used to create the screen walls and to infill other portions of the building needing additional wall space. The new entrance feature on the south side of the building will be finished with a bleached cedar product which will aid in softening the commercial appearance of the building to better mesh with the adjacent residential neighborhood. The covered entrance may also provide opportunity as a small stage for gatherings in the summer allowing people to sit in the park and view a performance, wedding, etc.

Additional parking stalls are being provided as a part of the project as well. Currently, there are 4 parallel parking stalls extending from the 7<sup>th</sup> Street/ Walnut Street intersection up to the building. The proposed improvements to the street include the creation of a large island/planter area on 7<sup>th</sup> Street adjacent to the large gathering space in the building as a means of lessening the impact of vehicles parking and/or traveling on 7<sup>th</sup> Street. 4 new diagonal parking stalls will be provided on 7<sup>th</sup> Street near the Walnut Street intersection. Additionally, 13 diagonal parking stalls will be provided along Walnut Street from the GE Davis Park to the east adjacent to the entrance into the Waukee United Methodist Church's parking lot. Included in the site plan drawings is a conceptual layout of some potential parking stalls adjacent to the Methodist Church property on 7<sup>th</sup> Street that may also be created as a part of this project depending upon bids received for those improvements. Various other landscaped islands, sidewalk pavers, and period lighting will be incorporated into the streetscape with these improvements to tie the new community center property in with the rest of the downtown businesses surrounding the Triangle.



Aerial of Existing Project Conditions



Aerial of Proposed Build-out of the Site

## **STREETS**

The current seal-coat streets in this area do not have curb and gutter. As a part of this project, the City will be installing concrete curb and gutter adjacent to the project area and paving the various parking stalls with asphalt.

## **UTILITIES**

All necessary utility infrastructure is available to the building today. Due to some of the paving along Walnut Street, a fire hydrant will be relocated to accommodate the parking stalls. Storm water, currently sent into the sanitary sewer, will be routed from the building to the east side of the site where a new detention facility will be created. The detention facility will be designed as a bioswale and discharge into the public storm sewer that will be extended from Walnut Street to the detention area.

## **MISCELLANEOUS**

As a part of this project, a trash enclosure will be constructed in the northeast corner of the site.

## **STAFF RECOMMENDATION**

At this time Staff would recommend approval of the site plan for the new Waukee Community Center at 355 7<sup>th</sup> Street subject to all remaining staff comments.

## **CITY OF WAUKEE**

Ben Landhauser

City Planner