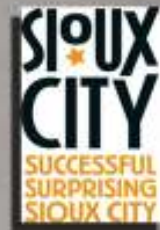




WEST END DISTRICT PLAN



West End District: Culture and Entertainment

Introduction

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West End District: Culture and Entertainment

Introduction



Figure 1

Overview

The West End District Plan was embarked upon in an attempt to establish a direction for redevelopment of the West End District in downtown Sioux City. Phase I of the subject area encompasses approximately 11 blocks and is roughly bound by 7th Street, Pearl Street, BNSF Railroad, and Perry Creek. The subject area incorporates 60.27 acres, 70 parcels, and 41 property owners (as of December 2007).



Figure 2

Development

The district is located adjacent to the recently completed Tyson Events Center and Long Lines Family Center, together known as The Gateway Arena. This large entertainment facility has been extremely successful since its completion, competing worldwide with ticket sales. The Gateway Arena has been a large impetus to guide the future redevelopment of the area now known as the West End.



Figure 3

Development

In addition to construction of public facilities, private development has been occurring in the area as well. A 90 unit assisted living complex, complemented by a future adult day center which anchors the north end of the study area. Moreover, the Battery Building and Stoney Creek Hotel and Conference Center are creating strong development interest, with Stoney Creek anticipating an opening date of spring 2009. It is the combination of these components that has been the driving force for the West End District Plan.

West End District: Culture and Entertainment

Introduction



Figure 4



Figure 5



Figure 6

4th Street Redevelopment

The east end of downtown Sioux City has seen an immense transformation in recent years. Once a blighted neighborhood in Sioux City, 4th Street has since become one of the hottest destinations for unique dining options, shopping, living, and nightlife. The success of 4th Street has sparked interest to establish a counterpart on the west end of downtown Sioux City. Although similar in intent, the West End District Plan incorporates a larger area and intends to expand the multi-use concept.

Riverfront Improvements

Sioux City's riverfront development has been another great success in downtown. The riverfront exemplifies how quality development and attention to detail create a unique, enjoyable environment. The development serves as a front door to our City and leaves a positive impression on those who visit. It is these principles that are the focus of redevelopment in the West End District Plan.

The Plan

The West End District Plan is an approach by City representatives to create a unique and inviting district in Sioux City. The goal of the Plan is to identify specific guidelines to implement and employ during redevelopment of the area. The Plan will serve as a guide when approving developments within the specified boundary.

West End District: Culture and Entertainment

Introduction



Staff have conducted several public hearings to engage property owners in the process and to provide input for the West End District Plan. Roughly 40 property owners and various non-profit groups have been invited to attend the public meetings.

Public Input

West End District: Culture and Entertainment

Introduction

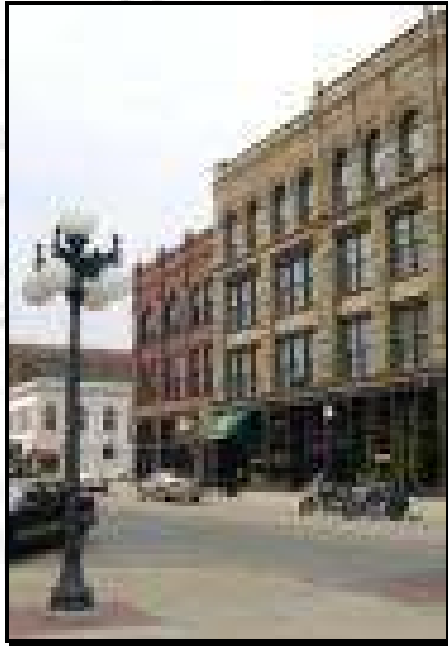


Figure 7



Figure 8



Figure 9



Figure 10



Figure 11



Figure 12

Overview

West End District: Culture and Entertainment

Introduction



Figure 13



Figure 14



Figure 15



Figure 17



Figure 16

West End District: Culture and Entertainment

Introduction



Figure 18

The graphic to the left depicts the proposed boundary of the West End District. The District is roughly bound by 7th Street to the north, Pearl and Douglas Streets to the east, Perry Creek to the west, and the railroad right-of-way to the south. The West End District is adjacent to the Tyson Events Center and the reconstructed Perry Creek Flood Control Project. This location will serve as a western gateway into Sioux City's downtown.

West End District: Culture and Entertainment

Introduction

The goals of the West End District Plan are used as guidelines for City staff and private land owners. The purpose of the goals is to guide the future of the West End District. City representatives aim to guide the redevelopment in this area according to the following:

Goal 1: Clearly define the desired uses for the area.

Goal 2: Preserve and enhance the unique urban design of the traditional downtown.

Goal 3: Strengthen the streetscape design of the West End District to promote pedestrian-friendly activities.

Goal 4: Coordinate with the property and business owners to achieve the vision through creative funding and implementation opportunities.

Goal 5: Recognize the historic nature of the West End District and direct appropriate infill development that is in character with a traditional urban downtown environment.

West End District: Culture and Entertainment

History



The information contained in the History section was researched and composed by Matt Anderson and staff of the Pearl Street Research Center.

“In 1849, a French-Canadian fur trader from L’Assumpcion, Canada, named Theophile Bruguier, arrived in the Sioux City-area and established a trading post near the confluence of the Big Sioux and Missouri Rivers at the southern edge of present-day Riverside Park. Bruguier’s father-in-law was a Yankton-Sioux tribal elder named War Eagle whose people had long regarded the region as an important hunting ground and meeting place. This made the location ideal for trading with the various tribes of the Upper Midwest. In addition to his trading activities, Bruguier claimed ownership rights to vast tracts of land surrounding his trading post. Bruguier’s claim included the land lying along the east bank of Perry Creek and north of the Missouri River. In time, this land became downtown Sioux City, the southwest corner of which (the area along Pearl and Water Streets south of 7th Street), is the oldest continuously developed portion of the city.

In 1852 Bruguier sold a 160-acre tract of property to another French-Canadian fur trader named Joseph Leonais. Leonais constructed a log cabin near the mouth of Perry Creek at what today is the northeast corner of 2nd and Water Streets. The Leonais Cabin was the first structure built in what became downtown Sioux City and served as an important early meeting place. It was situated between Bruguier’s trading post to the west and numerous other “squatter” settlements to the south and east.

Dr. John Cook was a U.S. government surveyor and was convinced to plat Sioux City as a town in 1854. The 160-acre tract became the Sioux City East Addition in 1855 and would eventually become Downtown Sioux City. The community developed by utilizing the Missouri River for barge traffic delivering supplies. The first vessel to reach Sioux City was the Steamboat Omaha and delivered goods in 1856.

Overview

West End District: Culture and Entertainment

History



Bruguier's cabin became the first hotel in Sioux City and was called the Tremont House. Early settlers used the hotel between 1855 and 1857 while transitioning to the new community. Eventually, the building was relocated to 614 4th Street to serve as Sioux City's First Baptist Church and finally to 410 Nebraska Street where it remained until 1918. Originally Bruguier's cabin, the structure was razed to construct the T.S. Martin Department Store.

Given the location of Sioux City's first "hotel" along the banks of Perry Creek, it is unsurprising that the commercial and industrial center of early downtown developed nearby along Water and Pearl Streets. Besides the hotel, the first enterprise in the area was the U.S. Land Office, which opened at the northwest corner of 4th and Pearl Street in late-1855. The following year, Dr. Cook's son-in-law, James A. Jackson, and his business partner Milton Tootle chartered the steamboat Omaha to bring a boatload of supplies up from St. Louis. The Omaha's cargo included a number of prefabricated store and office buildings along with boilers, engines and saws for a lumber mill. Two of Sioux City's most important early businesses, the Tootle and Jackson General Store and the Sanborn and Follett Sawmill, emerged from this vital shipment of supplies. The Tootle and Jackson General Store was housed in one of the prefabricated buildings at the northeast corner of 2nd and Pearl Streets. This firm was Sioux City's first real merchandiser and continued to be an important business into the late-1870s. Tootle and Jackson also constructed Sioux City's first sawmill at 223 Water Street in 1856. In 1857 they sold the operation to Luther Sanborn and Judson Follett who managed the mill until 1893.

Overview

West End District: Culture and Entertainment

History



The construction of the Tootle and Jackson store and the Sanborn and Follett sawmill in 1856 established Pearl and Water Street as Sioux City's key avenues of commerce and industry. Between the 1850s and the early-1880s most of Sioux City's important businesses were located in the vicinity of those two streets. Using a tin box as a safe and a dry goods case as a counter, George Weare established Sioux City's first bank in the attic of the U.S. Land Office Building in December 1855. In 1860, Weare and John P. Allison formed the Bank of Weare and Allison at the southwest corner of 3rd and Pearl Streets. They constructed a new building at 405 Pearl Street in 1878. The bank was Iowa's oldest financial institution run by its original partners when it consolidated with Iowa State National Bank in 1901. Seth W. Swiggett established the town's first newspaper, the *Sioux City Eagle*, at the northwest corner of 3rd and Pearl Streets on July 4, 1857. Swiggett consolidated his newspaper with the *Sioux City Register*, Sioux City's second newspaper, in 1859. He went on to publish the *Sioux City Times* during the early-1860s and the *Sioux City Oracle* in 1894-1895. Edwin R. Kirk and his brother-in-law Colonel James A. Sawyers formed E.R. Kirk and Company Dry Goods in 1857 at the northwest corner of 2nd and Pearl Streets. Sawyers was a Mexican War veteran who made two unsuccessful attempts to establish an overland wagon trail between Sioux City and western Montana in 1865 and 1866. Kirk, one of Sioux City's first Jewish residents, held a number of important governmental positions including fire chief, alderman, deputy county treasurer, deputy U.S. revenue collector and Sioux City postmaster. In 1867 Kirk and Sawyers constructed the Sawyers Block, Sioux City's first three-story brick building, at the northwest corner of 2nd and Pearl Streets to house their dry goods business.

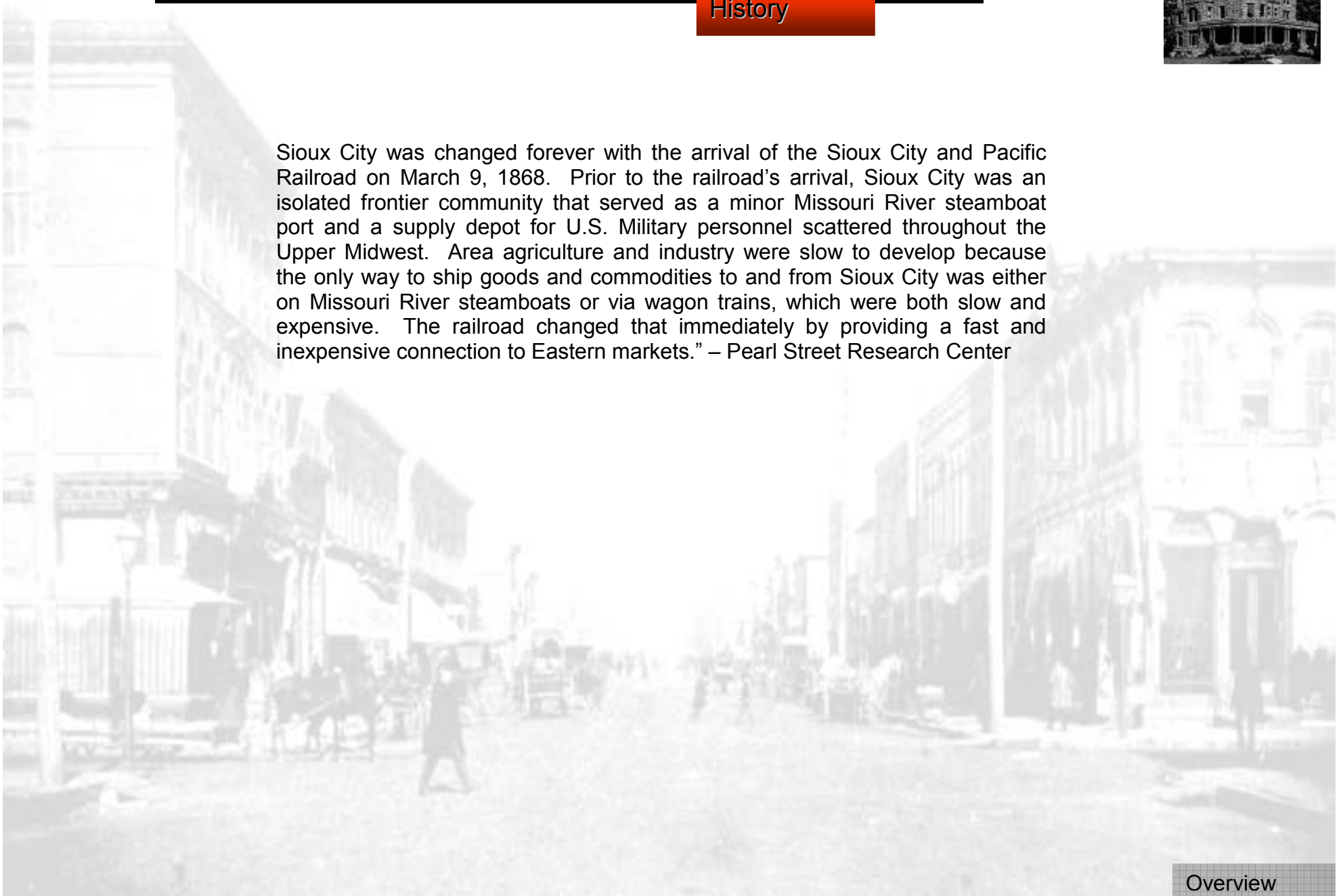
Overview

West End District: Culture and Entertainment

History



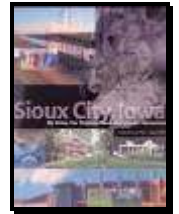
Sioux City was changed forever with the arrival of the Sioux City and Pacific Railroad on March 9, 1868. Prior to the railroad's arrival, Sioux City was an isolated frontier community that served as a minor Missouri River steamboat port and a supply depot for U.S. Military personnel scattered throughout the Upper Midwest. Area agriculture and industry were slow to develop because the only way to ship goods and commodities to and from Sioux City was either on Missouri River steamboats or via wagon trains, which were both slow and expensive. The railroad changed that immediately by providing a fast and inexpensive connection to Eastern markets." – Pearl Street Research Center



Overview

West End District: Culture and Entertainment

Existing Conditions



“My Home, Our Neighborhood, Everybody’s Hometown”

Comprehensive Plan of Sioux City

The Comprehensive Plan of Sioux City, adopted in August of 2005, specifically states that a cultural and entertainment district should be incorporated into the west end of Downtown Sioux City. This district should:

Create a cultural and entertainment hub on the west end of downtown near the existing Tyson Events Center while promoting the Battery Building as a potential ‘West End’ anchor. A sub-area plan should be created to clearly define the desired uses for the area.

Additionally, the West End District will be a public / private partnership that will expand on recently completed public improvements. These developments include the Tyson Events Center, the Long Lines Family Center, the Art Center, and the Orpheum Theater. Downtown Sioux City is a unique environment in the region. The closest district with densities and land uses similar to Sioux City’s downtown is nearly 90 miles away. Therefore, City staff believe that it is important to capitalize on the opportunities available by defining the desired land uses and development guidelines for the West End District. The Comprehensive Plan further describes that the West End hub should be a collaborative effort between City staff, elected officials, developers and land owners, and businesses and industries. The Comprehensive Plan recommends that the plan be completed by 2010, with the implementation being an on-going responsibility.

West End District: Culture and Entertainment

Existing Conditions

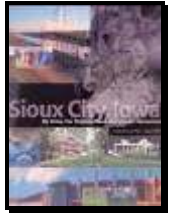


Figure 19

The West End District also lies within the Cultural and Entertainment District, which is a State of Iowa designation prioritizing a certain amount of historic tax credits to projects located in the district. Sioux City's Cultural and Entertainment District is depicted in the graphic to the left. Properties within this district should consult with the Community Development Department to determine eligibility of historic tax credit programs.

West End District: Culture and Entertainment

Existing Conditions



The majority of the land within the West End District is zoned BG (General Business). The General Business Zone is intended to provide business locations for retail, service and wholesale uses serving a city-wide clientele. The zone is intended to be located in areas characterized by good accessibility, including those areas which are heavily exposed to automobile traffic.

Several parcels within the district boundary are zoned ML (Light Manufacturing). Light Manufacturing is intended for the location of industrial uses designed to minimize adverse environmental impacts. In addition, it is intended to permit limited commercial uses that will serve primarily those who work or do business with industries in this zone. Residential and residentially associated uses are, except for pre-existing dwellings, and other minor exceptions, prohibited.



Figure 20

West End District: Culture and Entertainment

Existing Conditions



"Zoning is the chief planning tool of local government to guide the future development of a community, protect neighborhoods, concentrate retail business and industry, channel traffic and play a major role in the enhancement of urban as well as small-town life." 'Law.com'

City staff believe the ML Zone is not consistent with the intent of the West End District Plan. The land use goals of the plan are to expand the commercial, office, and residential uses in the area, none of which include industrial development. City staff believe the BGM or HC-1 zoning districts are more consistent with the intent of the West End District Plan.

The BGM (Metropolitan Business) Zone is intended to provide a general business zone which will accommodate and strengthen the role of the central business district as the focus of the Sioux City metropolitan area through the development and preservation of uses and intensities appropriate to a regional commercial, office and cultural center. Off-street parking is not required for individual buildings to encourage compact development and resultant ease of pedestrian access to all portions of the central business district.

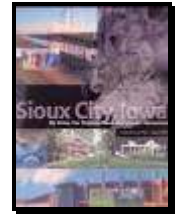
The HC-1 Zone is intended to provide for the redevelopment and adaptive reuse of the historic buildings within the district in such a way that maintains the overall historical and architectural character of the area. The zone is intended to be located only in areas designated as local or national historical districts by the City of Sioux City or the United States Secretary of the Interior. If adopted, a new zone, HC-2, would be applied to the West End District.



Figure 21

West End District: Culture and Entertainment

Existing Conditions



The table below represents communities in the Sioux City Metropolitan Area. The data was collected from the United States Census Bureau. It must be noted that the 2006 numbers are estimates.

Population changes from 2000 to 2006 represent a decline in Sioux City's population, while neighboring communities experienced growth. This trend presents Sioux City with a challenge of maintaining aging neighborhoods and infrastructure while promoting expanding fringe developments. The West End District Plan is an attempt to revitalize an aging cultural neighborhood, once known as Sioux City's "Main Street".

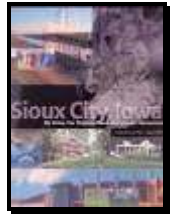
City	1990	2000	2006
Sioux City	80,505	85,013	83,262
S. Sioux City	9,677	11,925	12,137
Sgt. Bluff	2,772	3,321	3,921
N. Sioux City	2,019	2,288	2,511

Figure 22

Population

West End District: Culture and Entertainment

Existing Conditions



The District is located at the west end of the City's downtown. The streets located within the downtown are all on a north / south, cardinal grid pattern. However, streets located across Perry Creek take a sharp 45 degree angle to the northwest. The main street carrying traffic is one-way 6th Street traveling west. North / south traffic is mainly carried by Pearl Street on the eastern boundary of the District. 3rd and 4th Streets have been dead ended at Wesley Parkway for some time, most recently due to the Perry Creek reconstruction project.

Pedestrian traffic is accommodated mainly by the sidewalks. Most sidewalks in the District are in poor condition and are not welcoming to pedestrians. The sidewalks are completely open to the weather. Additionally, no buffer is provided between the pedestrian traffic and the vehicular traffic. Very few pedestrians are found walking through the District, possibly due to these conditions.

Additional pedestrian traffic is accommodated by the Perry Creek trail system, which is located on the western edge of the District. Nearly complete, the trail system serves as a connection from the Riverfront to Stone Park Boulevard. A theme is currently present on the Perry Creek trail, but differs from the theme concepts offered within the West End District Plan.



Figure 23

Traffic

West End District: Culture and Entertainment

Existing Conditions

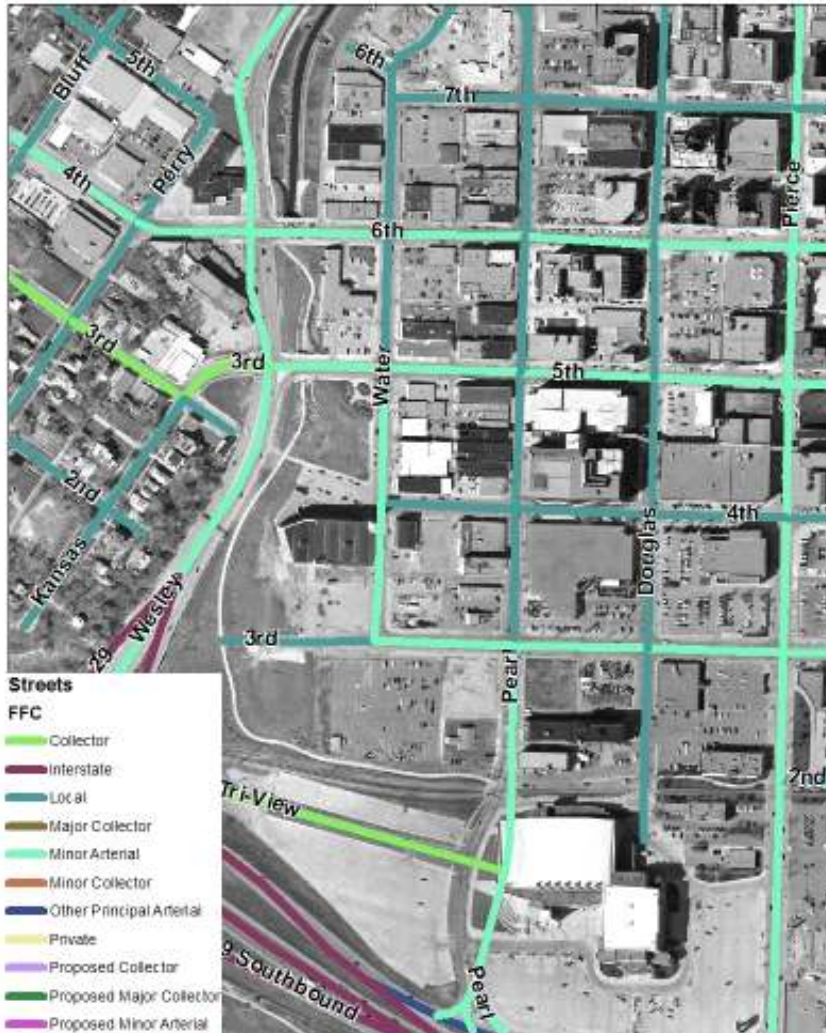
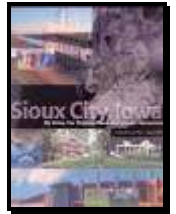


Figure 2s

The Federal Functional Classification (FFC) system is a way to classify intensity of use on road systems. The graphic to the left identifies the FFC for the streets in the West End District. The streets in the West End District are classified as either Minor Arterial or Local, with the exception of Tri-View Avenue, which is classified as Collector. The definitions of these designations are as follows:

Minor Arterial: Roads interconnecting the principal arterials, providing less mobility and slightly more land access, and distributing travel to smaller geographic areas than principal arterials.

Local: Roads providing direct access to adjacent land and to the higher classified roads and serving short trips.

Collector: Roads providing both land access and traffic circulation with residential, commercial and industrial areas by collecting and distributing traffic to these areas.

West End District: Culture and Entertainment

Existing Conditions



Current parking structures located in Sioux City's downtown are River's Landing, MLK Transportation Center, Discovery and Heritage. A parking study completed by Walker Parking Consultants in March of 2005 analyzed a forty-block area extending east and west along 4th Street. The purpose of the study was to examine where parking demand is being generated in order to effectively plan for the construction of new parking facilities.

River's Landing parking facility is a publicly owned structure located on 5th Street between Douglas and Pearl Streets. The facility borders the eastern edge of the District boundary. Walker Parking Consultants found that within the study area, (bordering the West End District), the occupancy rate is 52% during business hours and 17% on the weekends. City staff believe the River's Landing to be a viable parking alternative for emerging businesses in the West End District.

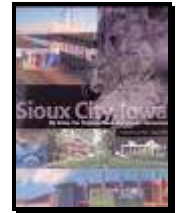
Additionally, the study states that Sioux Cityans are willing to walk no more than two blocks from parking to a destination. City staff believe that River's Landing offers this option, in addition to surface parking facilities within the District.



Figure 25

West End District: Culture and Entertainment

Existing Conditions



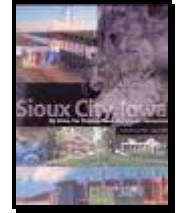
City staff conducted an inventory of existing utilities and infrastructure within Phase I of the West End District. Sanitary / storm sewer, water, streets, and sidewalks were all reviewed for age, location and condition. The outcome of this process will aid in the appropriate reconstruction of utilities required for future development.

The majority of sanitary and storm sewers within Phase I were constructed in the late 1800's or early 1900's. A main concern at the corner of 4th and Water Streets is the presence of a combination sewer. Combination sewers were used in the past as a common practice. However, contemporary standards do not support such facilities. In addition, the offensive smell generated from combination sewers does not provide a pedestrian friendly environment.

Water service continues to be available within the West End District. The ages of the water lines vary, ranging from 1916 to 1982. The location and size of water mains appears to be adequate for redevelopment in the West End.

West End District: Culture and Entertainment

Existing Conditions

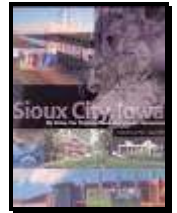


Streets in the West End were mainly constructed in the last half of the 20th Century; however, little data was available for Water Street. The most recent street reconstructions include Pearl Street from Tri View to 3rd and 4th Street from Douglas to Pearl. Pearl Street was reconstructed during the Events Center development and is aligned in a curvilinear path mirroring the Events Center. 4th Street from Douglas to Pearl was reopened as a long-term goal between the City and private organizations. 4th Street from Douglas to Pearl incorporates period lighting, landscaping, street furniture, and a meandering pathway. The 4th Street reconstruction and beautification plan should be expanded into additional streets in the West End. Additional street projects include Wesley Parkway on the western boundary of the District and Pearl Street from 5th to 7th Street.

Site reconnaissance identifies that sidewalks within Phase I are in substantial disrepair. Widths of the sidewalks are approximately 15 feet in width. Overall, sidewalks are a key component of the goals of pedestrian oriented development and must be reconstructed to promote foot traffic and pedestrian activities. Alternate paving materials should be incorporated in order to delineate pedestrian traffic.

West End District: Culture and Entertainment

Existing Conditions



SiouxLandmark Corporation conducted analysis and found many downtown structures to be on the National Register or eligible for the designation. Buildings on the Register or those eligible may receive financial assistance during rehabilitation. The assistance is subject to compliance with redevelopment guidelines provided by the Iowa Secretary of Interior. The following table details the structures within the West End District that are of historical significance.

“The National Register of Historic Places is the nation’s official list of cultural resources worthy of preservation. Authorized under the national Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture.” (National Register of Historic Places)

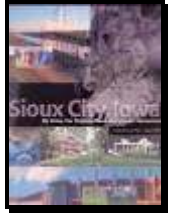
In December of 2007, the City of Sioux City received a CLG Grant from the State of Iowa to conduct an in-depth survey of Downtown structures. The survey boundary includes all properties lying in the West End District. Results from this survey will make a further determination if properties are eligible for the National Register.

Address	Classification	Year Built	Deedholder
215 4 th Street	NR Elig	1910	Berglund
209 6 th Street	NR Elig	1946	Stoneburg
215 6 th Street	NR Study	1920	Top Line Parts
209 6 th Street	NR Study	1880	Yanney Realty
209 Douglas St.	NR Elig	1900	Palmer Candy
215 Douglas St.	Demolished	---	---
211 Pearl St.	NR Elig	1886	Book
305 Pearl St.	NR Elig	---	Eliades Invest.
407 Pearl St.	NR Elig	1910	Johnson
409 Pearl St.	NR Elig	1890	Slavik
413 Pearl St.	NR Study	1910	Blubarry Prop.
415 Pearl St.	NR Study	1925	Avery
419 Pearl St.	NR Study	1910	Avery
421 Pearl St.	NR Study	1925	Hines
509 Pearl St.	NR Study	1900	Goalie Ent.
519 Pearl St.	NR Study	1920	S&C Real Estate
521 Pearl St.	NR Elig	1930	Slump
605 Pearl St.	NR Study	1916	Yanney Realty
607 Pearl St.	NR Study	1900	Book
611 Pearl St.	NR Study	1900	Book
615 Pearl St.	NR Study	1900	Friend Metal
623 Pearl St.	NR Elig	1909	Rway Invest.
323 Water St.	NR Elig	1907	Third Gen. Invest.
406 Water St.	NR Elig	1910	Auto. Tech. Inc.
408 Water St.	NR Elig	1900	Hydraulic Sales
600 Water St.	NR Elig	---	Stoneburg
NR- National Register			
NR Elig- Eligible for National Register			
NR Study- Further research to determine eligibility			

Figure 26

West End District: Culture and Entertainment

Existing Conditions



The HC-1 Zone in Sioux City is found only in the Historic 4th Street District. The intent of the HC-1 Zone is as follows:

“The HC-1 Zone is intended to provide for the redevelopment and adaptive reuse of historic buildings within the district in such a way that maintains the overall historical and architectural character of the area. The zone is intended to be located only in areas designated as local or national historical districts by the City of Sioux City or the United States Secretary of the Interior pursuant to the National Historic Preservation Act, 16 USC Section 470, et seq.”

Therefore, properties that are designated as historic districts by the Secretary of the Interior are eligible to be zoned under the HC-1 district. The intent of the HC-1 Zone also states that the zone may be placed over locally designated historic districts. However, there are no ordinances in Sioux City which permit locally designated historic districts.

Staff are recommending, in conjunction with the West End Plan, that an ordinance be drafted and adopted which allows any person, group, association, the City Council or the Historic Preservation Commission nominate properties as Local Landmarks.

The determination of several buildings within the West End District to be eligible for the National Register indicates the possibility of creating another historic district in Sioux City. However, initial studies indicate the West End may not be ideally configured and meet the criteria to become an historic district on the national level. An additional option to examine may be to create a locally designated historic district in the West End. Criteria similar to the Secretary of the Interior would be established on the local level and would thus allow designations of local register historic districts.

Staff support the idea of local historic district designation. Furthermore, the HC zoning district could then be applied to those properties within the historic district boundary.

Several other communities in Iowa currently have Local Landmark ordinances, including Des Moines, Ames, Iowa City, and Dubuque.

West End District: Culture and Entertainment

Existing Conditions



As stated in the Iowa Code,
"An area shall be designated an area of historical significance upon enactment of an ordinance of the city."

Benefits of a Local Landmark ordinance are as follows:

- 1) Increased awareness of preservation in the community.
- 2) Eligibility of State tax credits.
- 3) Increased tax base from rehabilitated properties.
- 4) Increased economic base from business development.

West End District: Culture and Entertainment

Site Inventory



The pages that follow are designed to examine each block individually, analyze the existing conditions, and set forth goals for the block. The goals for the blocks address the following:

- Land use
- Public improvements
- Private development
- Pedestrian elements

The West End District was divided into 11 study areas as shown in the graphic to the right.



Figure 27

West End District: Culture and Entertainment

Site Inventory



Block 1 is comprised of nine land parcels and eight property owners. The present land uses include non-profit organizations, abstract offices, apartments, a café, a barber shop, an adult entertainment facility, vacant buildings, and two parking lots.

Figure 28



Figure 29

Development in Block 1 should concentrate and expand on the mixed-use, pedestrian-friendly concept, as identified by the Future Land Use Map. Block 1 contains the second highest concentration of structures in the West End District, varying from one to three stories in height. Façade improvements should be a priority in Block 1, in addition to improvements consistent with the redevelopment guidelines. Parking lots in Block 1 should be paved and screened from public view through use of landscaping. However, the parking lot located on Water Street is an ideal site for redevelopment, and is recommended for new construction.

Ideal land uses for Block 1:

- Restaurants
- Pubs
- Apartments
- Food and Produce stores
- Coffee shops
- Offices
- Clothing stores
- Nightclubs
- Music stores
- Specialty stores



West End District: Culture and Entertainment

Site Inventory



Figure 30

Block 2 is comprised of two land parcels and two property owners. The present land uses include a juvenile district court facility and a public park. The Perry Creek trail meanders through the public park. No historically significant structures exist in Block 2.



Figure 31

Development in Block 2 should concentrate and expand on the public open space and connectivity within the District. In order to maintain consistency within the area, the judicial facility should screen parking facilities from the public view through landscaping and screening elements as required by the Design Manual. Ideal façade improvements should address the pedestrian traffic through period lighting, awnings and ornamentation in addition to improvements consistent with the Design Manual.

Ideal land uses for Block 2:
Pedestrian Facilities

Block 2

West End District: Culture and Entertainment

Site Inventory



Figure 32

Block 3 is comprised of two land parcels and one property owner. The present land uses include open space, parking, and the entrance to the Perry Creek Trail. No structures are located within Block 3.

Redevelopment in Block 3 should concentrate and expand on the current public space by incorporating landscaping, hardscaping, furniture, lighting and way-finding signage to the Perry Creek trailhead. Parking should be redirected to Blocks 7 and 8.

4th Street from the western edge of Water Street has been vacated and will be sold to the abutting property owner(s).

The Clocktower on Water Street developer has submitted a landscaping plan, which was approved by the City Council. The plan is consistent with the intent of the West End Plan. Additionally, parking will be shared to the north of the building, allowing citizens to access the Perry Creek trailhead.

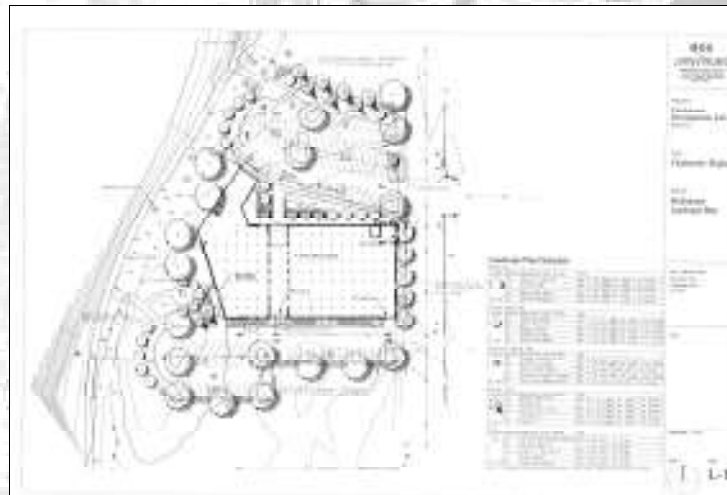


Figure 33

Ideal land uses for Block 3:

Public Open Space
Landscaping

Fountain
Public Plaza

Block 3

West End District: Culture and Entertainment

Site Inventory



Figure 34

Block 4 is comprised of sixteen land parcels and twelve property owners. The present land uses include pubs, a research facility, various retail, appliance service and repair, office, parts and service centers, vacant structures, and several parking facilities.



Figure 35

Revitalization in Block 4 should concentrate and expand on the mixed-use, pedestrian-friendly concept, as identified by the Future Land Use Map. Block 4 contains the highest concentration of structures in the West End District, varying from one to three stories in height. Façade and structural improvements should be a priority in Block 4, in addition to improvements consistent with the redevelopment guidelines. Parking lots in Block 4 are recommended since their locations are behind the structures, with the exception of 200 5th Street.

Ideal land uses for Block 4:

Restaurants Pubs
Offices Clothing stores

Apartments
Food and Produce stores

Music stores
Nightclubs

Specialty stores
Coffee shops

Block 4

West End District: Culture and Entertainment

Site Inventory



Figure 36

Block 5 is comprised of four land parcels and two property owners. The present land uses include open space, vacant, and several parking facilities. The Battery Building is the only structure located within Block 5. The building is currently being listed in the National Register, with an anticipated listing date in February 2008.



Figure 37

Revitalization in Block 5 should concentrate and expand on the mixed-use, pedestrian-friendly concept, as identified by the Future Land Use Map. The Battery Building should be redeveloped with commercial activities on the ground floors and residential uses on the upper floors. Public open space should be enhanced through landscaping and signage. A direct connection from the Battery Building to the public space should be available and easily identifiable.

Ideal land uses for Block 5:

- Restaurants
- Pubs
- Offices
- Condominiums
- Clothing stores
- Food and Produce stores

Block 5

West End District: Culture and Entertainment

Site Inventory



Figure 38

Block 6 is comprised of eight land parcels and five property owners. The present land uses include open space, vacant land, vacant commercial buildings and several surface parking facilities. Block 6 is one of the least dense blocks within the West End District and contains roughly five structures.



Figure 39

Revitalization in Block 6 should concentrate and expand on the mixed-use, pedestrian-friendly concept, as identified by the Future Land Use Map. All parking facilities shall conform to the Surface Parking Facilities Standards set forth in the Design Manual. The former bakery outlet shown in the photo to the left is currently vacant.

Ideal land uses for Block 6:

- | | | | | |
|-------------|-----------------|--------------|------------------|-------------------------|
| Restaurants | Pubs | Condominiums | Coffee shops | Food and Produce stores |
| Offices | Clothing stores | Nightclubs | Specialty stores | Music stores |

Block 6

West End District: Culture and Entertainment

Site Inventory



Figure 40

Block 7 is comprised of three land parcels and three property owners. The present land uses include open space and surface parking. No structures are located within Block 7. With the extension of 3rd Street to Wesley Parkway, this property will be one of the most visible as people enter Downtown from the west. Development on this site should respect adjacent land uses and should incorporate quality materials to enhance the western gateway of Downtown.



Figure 41

Revitalization in Block 7 should concentrate and expand on the open space and surface parking facilities, as identified by the Future Land Use Map. The open space should connect with the West End District as a whole. All parking facilities should be constructed to current City standards, in addition to the design requirements set forth in the guidelines manual. Signage should be arranged to direct the public towards the parking; however, the parking itself should be screened by means of trees, bushes, groundcover, and / or fencing. If commercial development occurs on this site, it is recommended that the uses be supportive in nature to the rest of the district (ie coffee shop).

Ideal land uses for Block 7:

Parking Facilities
Public Open Space

Public Plaza
Landscaping

Limited Commercial Uses

Block 7

West End District: Culture and Entertainment

Site Inventory



Block 8 is comprised of eight land parcels and three property owners. Present land uses in Block 8 include surface parking, open space, and a temporary bank facility.

The Board of Adjustment approved a variance for the bank on this site, and thus defined the terms of the temporary structure. The variance is set to expire in 2008.



Figure 42

Revitalization in Block 8 should concentrate and expand on the open space and surface parking facilities, as identified by the Future Land Use map. In addition, properties from 205 to 221 Pearl Street are ideal for redevelopment. Entertainment land uses should be located on these properties and should complement the urban neighborhood and Tyson Events Center.

Ideal land uses for Block 8:

Parking Facilities
Public Open Space

Restaurants
Pubs

Heavy Landscaping
Coffee houses

Block 8

West End District: Culture and Entertainment

Site Inventory



Figure 43

Block 9 is comprised of one land parcel and one property owner. The present land use includes a vacant commercial structure and accompanying surface parking facility.

Revitalization in Block 9 should concentrate on pedestrian level services for residents of the West End District, as identified by the Future Land Use Map. Redevelopment of structures should include construction to the build-to lines with parking facilities screened from public view. Façade improvements should include windows facing public rights-of-way and should address pedestrian orientation.

- Ideal land uses for Block 9:**
- Grocery Store
 - Coffee house
 - Open Space

Block 9

West End District: Culture and Entertainment

Site Inventory



Figure 44

Block 10 is comprised of seven land parcels and two property owners. The present land uses include mainly retail and office uses.



Figure 45

Revitalization in Block 10 should concentrate on the adjacent Perry Creek Greenway. The existing block is one of the denser in the West End District. Revitalization should respect the existing structures. Existing parking lots should be aesthetically enhanced, according to the standards set forth in the Design Manual.

Ideal land uses for Block 10:

Parking Facilities
Public Open Space

Restaurants
Pubs

Heavy Landscaping
Coffee houses

Block 10

West End District: Culture and Entertainment

Site Inventory



Figure 46

Block 11 is comprised of seven land parcels and two property owners. The present land uses include mainly retail and office uses.



Figure 47



Figure 48

Revitalization in Block 11 should concentrate on the adjacent Perry Creek Greenway. The existing block is one of the denser in the West End District. Revitalization should respect the existing structures. Existing parking lots should be aesthetically enhanced, according to the standards set forth in the Design Manual.

Ideal land uses for Block 11:

Restaurants
Pubs

Heavy Landscaping
Coffee houses

Block 11

West End District: Culture and Entertainment

Case Study



Communities throughout the country have identified potential districts for redevelopment. Small communities and large cities alike have participated in the planning and development these districts. City staff found several communities with successful redevelopment practices. The information offered is considered an inspiration for the West End District.

From 1983, Americus, Georgia has been concentrating redevelopment efforts on the Central Business District (CBD). The process has been a comprehensive approach among public, private and non-profit organizations.

Americus is a community of 16,000 residents, notably smaller than Sioux City. The CBD of Americus was once the economic hub of the area but became a vacant, underused neighborhood of the community. City and civic leaders recognized this situation and decided to take action.

A major component of redevelopment in Americus is attributed “The Windsor” hotel. The massive structure was a landmark in the community; however, the structure fell into disrepair and was neglected. Through programs offered by “Main Street” and public and private funding, the hotel rehabilitated space for hotel rooms, a restaurant, and shops.

Development has continued around “The Windsor”. Americus leaders view the structure as a catalyst for the redevelopment of the CBD. Since the initiation of the “Main Street” program, a total of 567 new jobs have been created. Additionally, vacancy rates have decreased by 5% and rents have increased approximately \$3.25 per square foot.

The West End is faced with a similar structure, commonly known as the Battery Building. City staff believe this structure to be of great importance to the success of the entire West End. The revitalization of the Battery Building will serve as an impetus for development in the larger district.

West End District: Culture and Entertainment

Case Study



Significant developments are understood by planners to be of great importance to the success of the planned district. However, the approach is a comprehensive one, incorporating elements of population, mass, and streetscape.

Denton, Texas is a community of 68,000. The city is located approximately 35 miles from Dallas / Fort Worth. The downtown district of Denton experienced decline common to most American cities after World War II. Suburban shopping malls replaced downtown department stores, suburban tract housing replaced dense urban neighborhoods, and the automobile provided easy transportation to the new neighborhoods.

As previously stated in Americus, Georgia, a successful component of district planning includes a large development as an impetus. In the case of Denton, the county courthouse received a \$3.5 million dollar overhaul. In addition to the courthouse overhaul, a public-private partnership was developed to enhance the streetscapes of downtown Denton.

The partnership appropriated city funds to bury utility lines and design schemes were chosen by the private sub-committee. Period streetlights and other identifiable elements were incorporated into the downtown Denton district.

538 additional jobs have been created in Denton, since the initiation of the planning efforts. Additionally, a total of \$15,301,400 dollars have been reinvested into the downtown community.

Again, a successful planned district is seen as a comprehensive tool. Streetscapes are an important element in the overall concept of a district. Sioux City should address the appropriate elements to include in the West End streetscape.

West End District: Culture and Entertainment

Case Study



Who pays for improvements in a planned district? A number of financial incentives are available to property owners, as previously stated. Holland, Michigan utilized several financial tools to accomplish its goals.

Holland, Michigan is a community of 30,000 located in Michigan. The community created a City organization to facilitate redevelopment of the downtown district. The plan addressed issues of downtown housing, business creation, infrastructure, and services. The success of Holland's plan is prevalent in the fact that over \$100 million dollars have been reinvested into the community.

Holland utilized several financial tools to accomplish the goals of the plan. A design assistance reimbursement plan was created in order to pay property owners up to 10% of the rehabilitation costs. Additionally, low interest loans and CDBG funds were available. Property owners have apparently used these tools to revitalize their properties.

West End District: Culture and Entertainment

Case Study



The area designated as the West End District is currently located within the Central Business District Tax Increment Financing and Urban Renewal Districts. The designation is set to remain until December 31, 2023. The TIF and Urban Renewal designations are used when a substantial, tax-generating development occurs. The City pays for public improvements which in turn will be recaptured with the newly generated taxes.

Community Development Block Grants (CDBG) are also a funding mechanism available. The City currently uses a substantial portion of its CDBG grant to provide financial assistance in areas designated as "urban renewal" areas under Iowa law. The West End District is located within the Central Business District Urban Renewal designation and is available for the CDBG funding. Being an urban renewal area allows the City to use special powers that support comprehensive neighborhood revitalization through a housing rehabilitation program and major public improvements to the neighborhood. City staff have also created Downtown Enhancement Districts with CDBG funds. A good example of a recent Downtown Enhancement District is the 4th Street Promenade from Jones Street to Virginia Street.



West End District: Culture and Entertainment

Case Study

City-wide Urban Revitalization designation was approved by the City of Sioux City in October of 2007. Urban Revitalization is an incentive used when development of a property reaches a specified threshold. Property owners included in the Urban Revitalization district qualify for one of two property tax incentives: 3 year tax abatement or a 10 year graduated property tax. The Urban Revitalization programs alleviate additional increases in property tax on value added by improvements.

A self-supported municipal improvement district is a provision in Iowa Code Chapter 386 that allows property owners within a contiguous area to petition to a City to levy special taxes on the property in their district to be used for projects that they deem to be of value to their business interest. A valid petition for a SMID requires support from a minimum of 25 percent or the property owners in the proposed SMID. The current Downtown SMID district is being reviewed by the City Council and will be voted on for approval in March 2008. Many properties in the West End District are members of the Downtown SMID and would be eligible to use the SMID funds in the matching grant, façade improvement program.

Additional monies exist for locally designated historic structures and districts. The State Historic Tax Credit Program applies to locally designated properties, as does additional historic grants such as the Historic Resource Development Program and the Historic Site Preservation Grant. Property owners in the West End District are encouraged to contact the Community Development Department to verify eligibility for these historic funds.

Adoption of the Local Landmark Ordinance would allow the City of Sioux City to designate local historic properties and districts, and would thus determine eligibility for these additional funding sources. As discussed on pages 24 and 25, staff are recommending direction to adopt the Local Landmark Ordinance.

Additionally, the City of Sioux City has been designated as a Preserve America Community. Various non-brick and mortar grant opportunities are available through this designation as well.

West End District: Culture and Entertainment

Recommendations



As previously stated, the goals of the West End Plan are as follows:

Goal 1: Clearly define the desired uses for the area.

Goal 2: Preserve and enhance the unique urban design of the traditional downtown.

Goal 3: Strengthen the streetscape design of the West End District to promote pedestrian-friendly activities.

Goal 4: Coordinate with the property and business owners to achieve the vision through creative funding and implementation opportunities.

Goal 5: Recognize the historic nature of the West End District and direct appropriate infill development that is in character with a traditional urban downtown environment.

In order to achieve these goals, staff have outlined several recommendations on the following pages.

West End District: Culture and Entertainment

Recommendations



The Future Land Use map for the West End should be adopted as an amendment to the General Plan of Sioux City. The West End Future Land Use map will serve as a guide to encourage redevelopment in the area.

The West End District should be designated a local historic district and be rezoned to HC-2 to enforce the Design Guidelines and Façade Improvement Program. This is similar to the Historic 4th Street District.



Figure 49



The Future Land Use definitions are as follows:

Open Space: This category is reserved mainly for the Perry Creek channel and trail. Development is not permitted in this area, other than existing trail amenities.

Multi-Family Housing: This category includes higher density housing choices and includes apartments, condominiums, lofts and mid-rise residential development. Some on-site services should be included in multi-family housing developments as well.

Park: This category includes outdoor spaces used for public recreation. Parks are different from open spaces in that structures may be built in Parks and not in Open Spaces. Parks in the West End District should focus on the destination amenities not found in other areas of the community or region.

Mixed Use Retail: This category includes restaurants, pubs, apartments, food stores, coffee shops and other uses that serve a local and regional clientele. The mixed-use nature of this land use category promotes commercial uses on the main floor and residential uses on upper floors of multi-story structures.

Cultural / Entertainment: This category includes regional destination type uses that complement the existing entertainment facilities.

Mixed Use Entertainment: This category includes retail, entertainment, and appropriate residential uses. This mixed-use category should be aware of appropriate design to minimize the impact between the separate uses.

Institution: This category includes public and semi-public uses including government and educational facilities.



Recommendation 1:

Adopt the West End District Plan and Future Land Use map as an amendment to the Comprehensive Plan of Sioux City. The Plan will serve as a resource for developing the Design Manual and Façade Improvement Program.

Recommendation 2:

Direct staff to develop the Design Manual and Façade Improvement Program for adoption.

Recommendation 3:

Direct staff to develop the Local Landmark Ordinance, giving Sioux City the authority to designate local historic districts and structures. Once developed, staff would recommend designating the West End District as a local historic district and adopting the HC-2 zoning district to enforce the Design Manual and Façade Improvement Program.



West End District: Culture and Entertainment

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