

PROPOSED SKYWALK
 RIVER PLAZA - PARKING RAMP
 CITY OF WATERLOO, IOWA

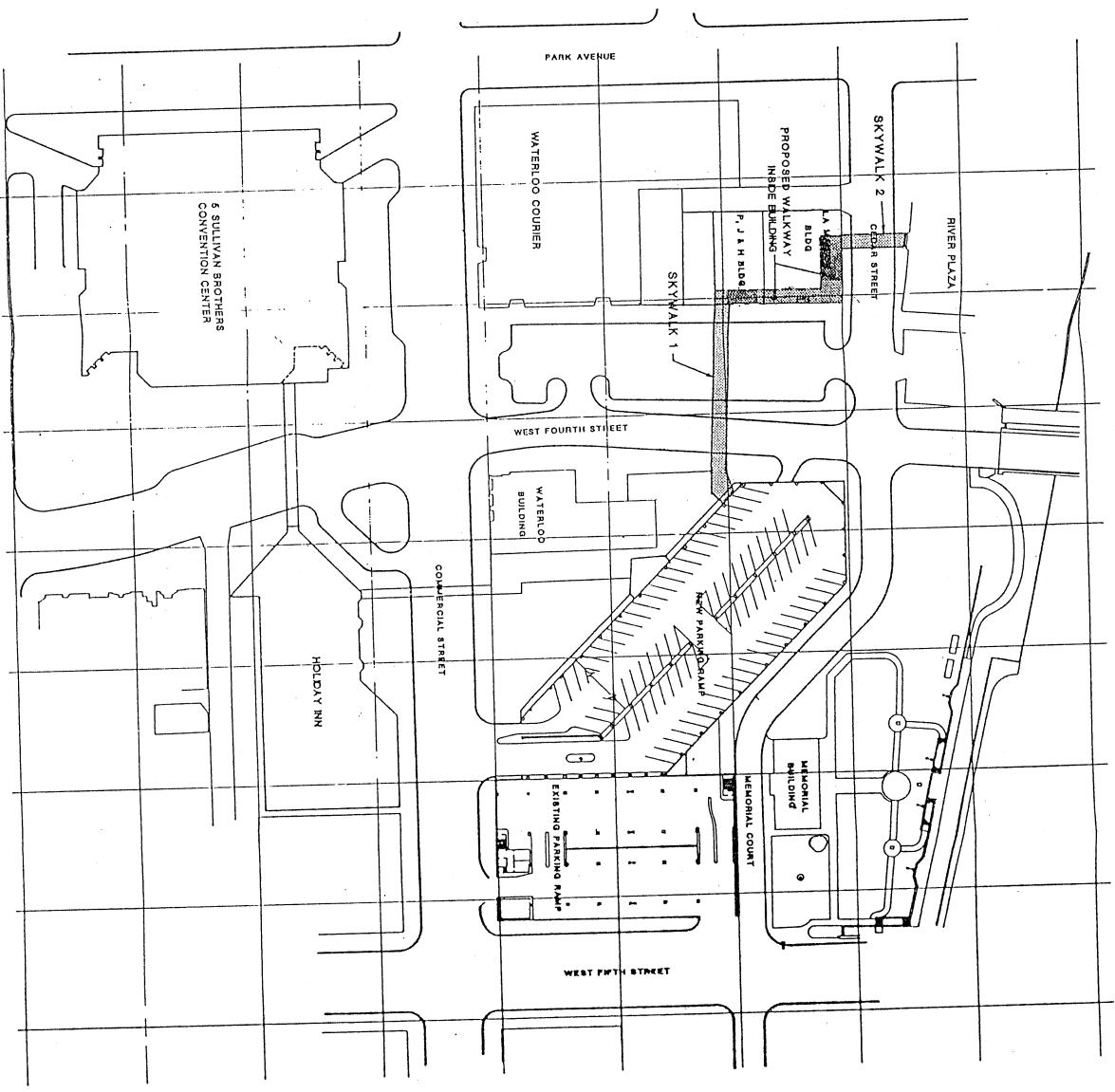
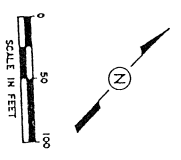


FIGURE 3 LOCATION PLAN

RIVER PLAZA

N

CEDAR STREET

SKYWALK 2

12'

9'

LA MAISON
BUILDING

PROPOSED WALKWAY
INSIDE BUILDING

16'

PIPER, JAFFRAY
& HOPWOOD
BUILDING

PARKING LOT

WEST
4TH
STREET

PARKING
RAMP

SKYWALK 1

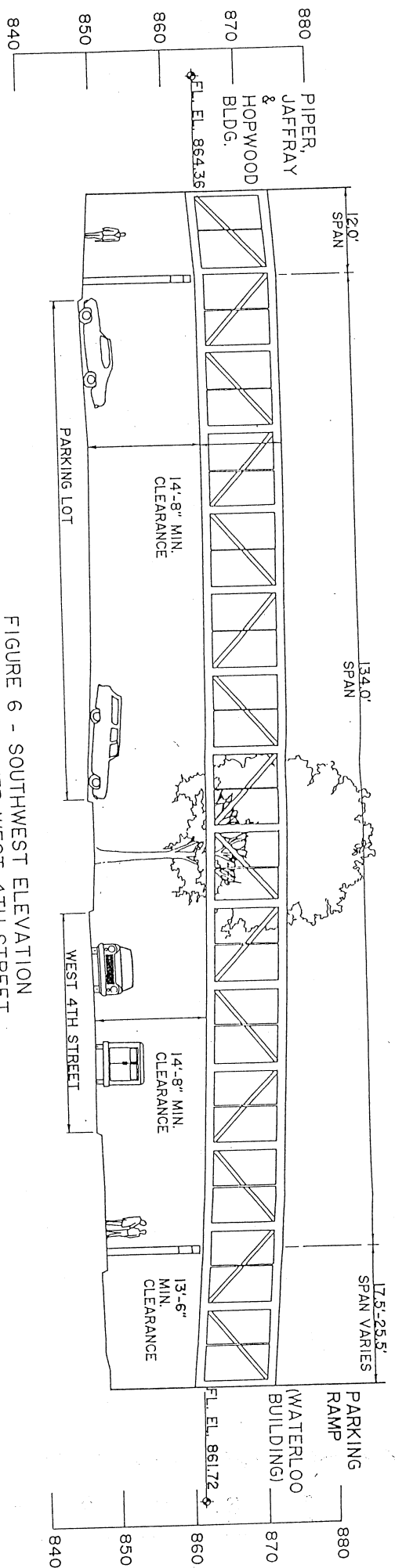


FIGURE 6 - SOUTHWEST ELEVATION
SKYWALK 1 - OVER WEST 4TH STREET

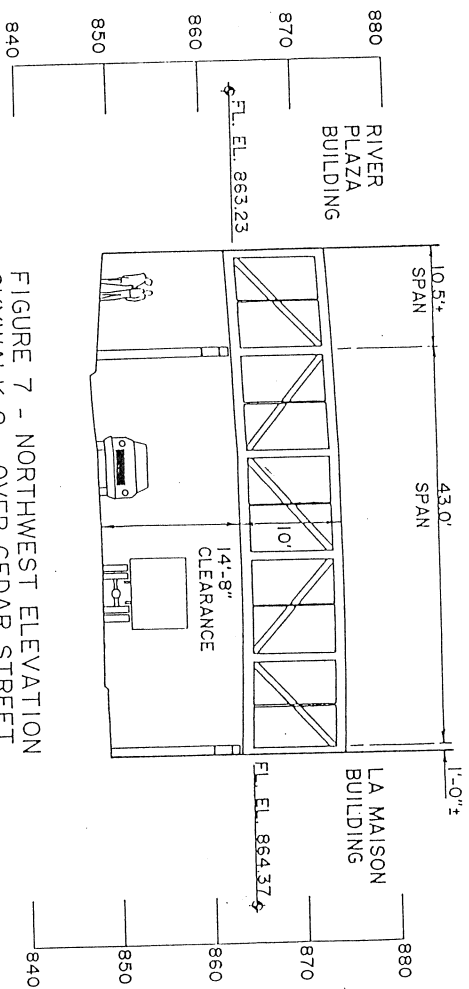


FIGURE 7 - NORTHWEST ELEVATION
SKYWALK 2 - OVER CEDAR STREET

FILE COPY

CITY OF WATERLOO, IOWA

PLANNING, PROGRAMMING AND ZONING COMMISSION



TOM LANGLAS
Chairman

BOB STEVENSON
City Planner

January 24, 1991

Ms. Judith McClure
Department of Cultural Affairs
Bureau of Historic Preservation
State Historical Building (New)
Capitol Complex
Des Moines, Iowa 50319

Dear Ms. McClure:

The City of Waterloo has applied to the RC2000 Program through the Iowa Department of Economic Development for assistance in funding a skywalk project. The goal of the project is to provide pedestrian access through skywalk connections from the West Side Parking Ramp over West 4th Street to the Piper, Jaffrey & Hopwood Property, thence through the interior of that building and over Cedar Street into the River Plaza Building.

In researching this issue it was noted that in correspondence received by the owner in 1986 any changes that would be proposed to occur within five (5) years would require review and approval by the National Park service see attached letter from National Park service to Verner and Donna Nelson dated October 29, 1986. The letter indicates that information pertaining to the proposed skywalk should be submitted to SHPO to begin the review process. Therefore, I have compiled and included herein various information from the documentation relating to the initial development wherein a future skywalk connection is referenced.

Specific attachments and enclosures are as follows:

1. Letter to Verner and Donna Nelson from J. Keith Everett, AIA with the National Park Service, Rocky Mountain Regional Office dated October 29, 1986.
2. Select pages from Historic Preservation Certification Application Part 2 - Description of Rehabilitation with specific reference to item No. 12.
3. Figure 3 Location Plan indicating proposed layout and alignment of proposed skywalks.
4. Figure 4 larger scale location plan.
5. Figure 7. plan view of proposed skywalks and surrounding area.

January 24, 1991

Ms. Judith McClure
Department of Cultural Affairs
Bureau of Historic Preservation
State Historical Building (New)
Capitol Complex
Des Moines, Iowa 50319

6. Layout of interior of River Plaza indicating internal alignment of skywalk.
7. Photographs of the exterior of the River Plaza Building indicating in pen location of skywalk access.

As noted above several of the attached are excerpts from other document which are on file in our office in the event you should need additional information.

I look forward to hearing from you in regard to this matter in the near future.

Sincerely,



Dave Van Dee
Assistant City Planner

DV:dc

Enclosures



State Historical Society of Iowa

The Historical Division of the Department of Cultural Affairs

February 21, 1991

In reply refer to:
R&C#: 91/01/07/111

Dave Van Dee
Assistant City Planner
City of Waterloo
City Hall
Waterloo, Iowa 50703

RE: HUD (CDBG) - BLACKHAWK COUNTY - WATERLOO - PROPOSED SKYWALK OVER CEDAR STREET CONNECTING TO THE YMCA BUILDING, A PROPERTY LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES - REQUESTING ADDITIONAL INFORMATION - AND A FINDING OF ADVERSE EFFECT

Dear Dave:

We received your letter of January 24 on January 28, 1991. There was some delay and confusion with new staff in our office in deciding whether to look at this project under the Review and Compliance program. We have decided to do so, although your letter only references the Investment Tax Credit program review--so, I will also forward the information to the National Park Service, simultaneously with the 106 review.

First, while you have assembled a fairly complete packet of materials, I have some requests for additional information:

1. Please provide interior and exterior photos of any other properties constructed prior to 1948 for which a skywalk connection is proposed. Also provide plan drawings of existing and proposed conditions.
2. Please provide interior photos and a plan of the YMCA Building that clearly indicates what is existing, as well as what changes are proposed.

Second, I can tell you that both SHPO and NPS will deny the addition of the skywalk. I enclose a memo from the National Park Service on this topic, dated Feb. 3, 1986, signed Acting Director Denis P. Galvin, from which I quote:

"In virtually all cases, pedestrian bridges are inappropriate and incompatible attachments to primary facades of certified historic structures. By floating above the street (or over other historic buildings), pedestrian bridges are dramatic and conspicuous additions to historic buildings and historic districts, because they obstruct the traditional views of the building and streetscape. They frequently cause the destruction of significant historic fabric.

"Even though pedestrian bridges can be located on secondary elevations and can be attached in ways that minimize loss of historic fabric, generally they are not consistent with the historic character of 'certified historic structures' or registered historic districts. Insertion of pedestrian bridges into upper floors of historic buildings can also reorder interior plans and significant interior spaces, when primary access to the building is transferred away from the ground floor...."

☐ 402 Iowa Avenue
Iowa City, Iowa 52240
(319) 335-3916

☒ Capitol Complex
Des Moines, Iowa 50319
(515) 281-5111

☐ Montauk
Box 372
Clermont, Iowa 52135
(319) 423-7173

This denial will mean that all Investment Tax Credits previously taken for the rehabilitation of the building will have to be repaid to the United States Treasury. As the NPS letter from Mr. Everett states, this provision is in effect until October 29, 1991. Further, you should know that many of the original proposals as stated in the Part 2 application were subject to lengthy negotiation while we worked to assist the owner with a project in progress that was originally denied, then changed substantially to what was finally approved. The concept of adding a skywalk was never in any way approved for this building.

Third, the use of the CDBG funds puts this into the Section 106 review process and the proposal clearly constitutes an adverse effect on the National Register property. If other National Register eligible properties are involved or nearby, there may be other effects--either primary or secondary. While we here in Iowa, frequently tie economic development to skywalks, I certainly wonder if there is a sufficiently compelling reason of convenience or profit that justifies the adverse impact on the building. There are other ways of providing a fittingly grand terminus/entrance at grade on the opposite side of Cedar Street, or creating an sheltered access between buildings. You should notify the Advisory Council on Historic Preservation that an adverse effect exists and consult with both ACHP and our agency to seek ways to avoid or reduce effects on historic properties. Contact Ralph Christian at (515) 281-8697 if you have questions on this.

Fourth, what does the Preservation Commission have to say on this matter and what is their role in your own process at the City level? You all have certainly put a lot into the effort of survey, planning, nomination and protection of historic properties in Waterloo and we value your commitment to preserving your community heritage. While many different opportunities and desires may seemingly conflict, we each need to be clear about when one set of results are worth the trade for another set of results, particularly if the momentary gain effectively severs the link with part of our past. Is this one worth it?

Sincerely,



Judith Ann McClure, AIA
Preservation Architect

Enclosure

cc: Stan Quay, HUD
Henry Manning, IDED CDBG
Charlene D. Vaughn, ACHP
Waterloo Historic Preservation Commission
Jim Jacobsen, DSHPO, BHP Chief
NPS, RMRO, Investment Tax Credit Review Section



State Historical Society of Iowa

The Historical Division of the Department of Cultural Affairs

March 1, 1991

Dave Van Dee
Assistant City Planner
City of Waterloo
City Hall
Waterloo, Iowa 50703

RE: PROPOSED SKYWALK OVER CEDAR STREET CONNECTING TO THE YMCA BUILDING
(formerly R&C#: 91/01/07/111)

Dear Dave:

As you know, we received your letter of January 24 on January 28, 1991 and we thought that the project should be reviewed under the Review and Compliance program. Thank you for your call to clarify the source of funds. As they are state funds from the lottery only, we will review it under the Investment Tax Credit program only. I have forwarded the information to the National Park Service already.

As I said earlier, both SHPO and NPS will deny the addition of the skywalk to the National Register listed building. I previously enclosed the memo from the National Park Service on this topic. Again, this denial will mean that all Investment Tax Credits previously taken for the rehabilitation of the building will have to be repaid to the United States Treasury. As the NPS letter from Mr. Everett states, this provision is in effect until October 29, 1991. As I stated earlier, you should know that many of the original proposals as stated in the Part 2 application were subject to lengthy negotiation while we worked to assist the owner with a project in progress that was originally denied, then changed substantially to what was finally approved. The concept of adding a skywalk was never in any way approved for this building.

While we here in Iowa still frequently tie economic development to skywalks, there are other ways of providing a fittingly grand terminus/entrance to the skywalk at grade on the opposite side of Cedar Street, or creating an sheltered access between buildings. Among Des Moines planners, skywalks are no longer seen as the economic panacea that they were once perceived to be--in fact, there are significant "prices" to them. I'm sorry for the previous misunderstanding on the source of the funding, but the issue still remains of the inherent incompatibility of skywalks and almost all historic buildings.

Sincerely,

Judith Ann McClure, AIA
Preservation Architect

cc: Stan Quy, HUD
Henry Manning, IDED CDBG
Charlene D. Vaughn, ACHP
Waterloo Historic Preservation Commission
Jim Jacobsen, DSHPO, BHP Chief
NPS, RMRO, Investment Tax Credit Review Section





February 4, 1991

Mr. Dave Van Dee
Waterloo Redevelopment Authority
P.O. Box 1256
Waterloo, IA 50704

Dear Dave,

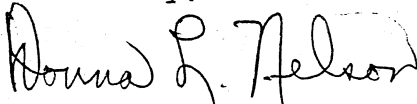
This letter is a confirmation of our intention to have skywalk accessibility to the River Plaza building. The space has been set aside since the early plans were drawn.

As you know we are listed on the National Register and we would like to keep that listing but if this is not possible, we will have our attorneys check into the withdrawal procedure.

The economy in Waterloo during the 1980's was very poor and we are now on the upswing. Skywalks are vital to the health of a downtown in our climate. We would not want to be responsible for holding back the work of the City of Waterloo and the Waterloo Redevelopment Authority by not providing this link it would inhibit our ability to continue the skywalk system development on the east side of downtown.

We certainly hope that this loan is granted as it will be a shot in the arm for our economy and will assist us in continuing the overall skywalk system in downtown Waterloo.

Sincerely,


(Mrs.) Donna L. Nelson

DLN:mja

Waterloo

Courier Cedar Falls

January 31, 1991

Mr. Dave Van Dee
Executive Director
Waterloo Redevelopment Authority
715 Mulberry
Waterloo IA 50703

Dear Dave:

We are writing to elaborate in more detail of the Waterloo Courier, Inc.'s plans for development of office and retail space providing the City of Waterloo is able to implement its plans for a sidewalk linking the west side parking ramp to the La Maison building and extending it through to the Waterloo Courier building.

As per our contractor's estimate for the present Waterloo Courier building, we would be constructing an elevator and two stairways plus general improvements including new ceilings, floor coverings, heating, ventilating and air conditioning systems for both the second and third floors. Electrical work would be completely re-done and a new wet sprinkler system would be installed. This area would comprise approximately 30,000 sq. ft. and the estimated cost would be \$1,459,800.00.

In addition, estimates for approximately 10,000 sq. ft. of the building formerly occupied by La Maison would be portions of the first and second floors only and would be very similar to the construction of the Courier building with the exception of no elevator installed. The preliminary estimate for this work is \$320,000.00.

This would represent a total investment of approximately \$1,779,800.00. Please bear in mind that these are preliminary estimates for budget purposes and the Courier would undertake these proposed steps whenever the market conditions warrant.

Sincerely yours,

THE COURIER

David E. Tansey

David E. Tansey
Assistant to The Publisher
and Director of Advertising

DET/cam





May 11, 1989

Waterloo City Council
Waterloo City Hall
715 Mulberry
Waterloo, Iowa 50703

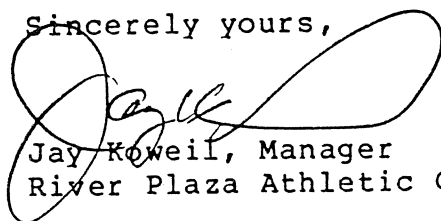
Dear Sirs:

This letter is to express our concern about the parking situation downtown. The River Plaza Athletic Club has been in business for just about five years now and during that entire time, we have been active in supporting all of the organizations and events that involve the downtown area as well as the city, but we feel that we still are being ignored when it comes to a solution to the parking problem. I am sure that you are well aware of the fact that parking is a necessity to the life and continued growth of any business.

We have actually had prospective members tell us that they would not be joining because there was not enough parking available when they would be utilizing the facilities. Also we have already had members quit the club only because of the lack of parking spaces.

Please let us know what is being done to correct this situation.

Sincerely yours,



Jay Koweil, Manager
River Plaza Athletic Club

jk/jm

cc: Don Temeyer

WARREN

BRANCH OFFICES:

ANKENY, IOWA
BALTIMORE, MARYLAND
BURNSVILLE, MINNESOTA
CHARLES CITY, IOWA
COUNCIL BLUFFS, IOWA
DENVER, COLORADO
DETROIT, MICHIGAN
DUBUQUE, IOWA
HESSTON, KANSAS
HOUSTON, TEXAS
INDEPENDENCE, MISSOURI
LAREDO, TEXAS
MOLINE, ILLINOIS
NEW ORLEANS, LOUISIANA
PORTLAND, OREGON
WINNIPEG, MANITOBA

• P. O. BO

April 26, 1989

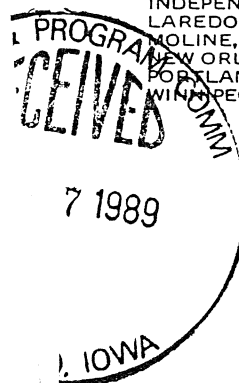
City Council
715 Mulberry St.
Waterloo, IA 50702

Dear Mayor McKinley
Members of Council

Joyce,
Please make a
file labeled:

~~River Plaza~~
4th STREET SKYWALK

THANKS
DAVE



I am writing in reference to the parking accommodations for the River Plaza Building located at 10 W. Fourth Street. As a stockholder of the Waterloo Club, it is necessary that better parking accommodations become available for that location.

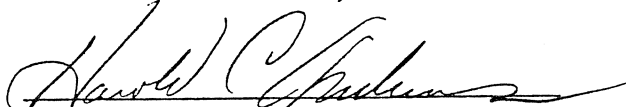
It was my understanding that when investors purchased the Waterloo Club that some consideration had been given to the Nelson's of either linking a skywalk from the parking ramp to that building, or another idea would be to shut off the street adjacent to the building between Fourth and Park Avenue and allow diagonal parking on that street, which would accommodate a number of vehicles.

I feel and other investors feel that it is necessary that we maintain the Waterloo Club because it is an asset to the downtown Waterloo area and also to the entire community.

I would appreciate it if some consideration were given and also advised of any accomplishments regarding parking in this area. I remain,

Very truly yours,

WARREN TRANSPORT, INC.


Harold C. Andrews
Senior Executive Vice President

HCA/psw

ALL WE HAVE TO OFFER IS SERVICE

LAW OFFICES OF
CLARK, BUTLER, WALSH & MC GIVERN

P.O. BOX 596
RIVER PLAZA BLDG. - 10 W. 4TH STREET
WATERLOO, IOWA 50704
(319) 234-5701

FRED G. CLARK 1894-1976
WALLACE W. BUTLER
FRED G. CLARK, JR. 1922-1984
CRAIG O. CLARK
JAMES E. WALSH, JR.* P.C.
PATRICIA A. MCGIVERN
*ALSO ADMITTED IN ILL. & WISC.

April 21, 1989

Don Temeyer

TIMOTHY W. HAMANN
BRUCE L. GETTMAN, JR.
REED H. JOHNSON**
PATRICK C. GALLES
RANDY P. SCOBEE
PAUL W. DEMRO
**ALSO ADMITTED IN MINN.
FAX: (319) 232-9579

City Council
City Hall
Waterloo, Iowa

This law firm is a tenant in the River Plaza Building. When we moved into the building it was still under rehabilitation and it was our understanding at that time that something was going to be done with regard to expanding parking in this area. We were told that a sky walk was under active consideration and a likely solution to the problem.

Our firm alone has invested over \$400,000 in leasehold improvements in the building. We thought that at least with the parking ramp a temporary solution to the parking situation was available. However, it turns out that the parking ramp itself is inadequate and the absence of a sky walk makes it less useful even when there is room to park.

We can't do business with the public without adequate and easily accessible parking.

We would appreciate your attention to this problem at the earliest possible date.

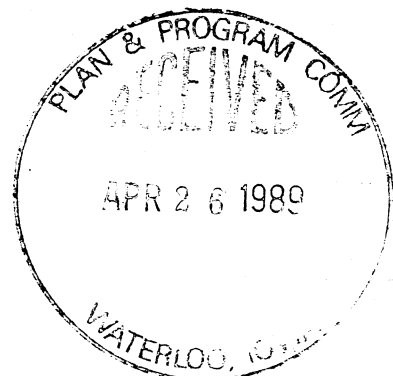
Very truly yours,

CLARK, BUTLER, WALSH & MCGIVERN

By

James E. Walsh, Jr.
James E. Walsh, Jr.

JEW, JR: jw





Nelson-Waterloo Insurance Agency

10 WEST 4TH STREET
P.O. BOX 1828
WATERLOO, IOWA 50704
PH. (319) 234-7739

Don Temeyer

April 24, 1989

City Council
City Hall
715 Mulberry Street
Waterloo, Iowa 50703

Dear Council Members:

We are a tenant in the River Plaza Building, 10 West 4th Street, Waterloo, Iowa. When we signed a lease 2 years ago it was our understanding that the building would be connected to the new parking lot with a Skywalk! Apparently this has been put on the back burner.

It is important to our business to have ample parking and an easily assessable building. We have tried to be good citizens and stay in the downtown area rather than moving to an outlying area where parking is no problem.

I would appreciate knowing what the City's plans are for a skywalk to our building.

Respectfully Yours,

John T. Peterson, CPCU CLU
NELSON-WATERLOO INSURANCE AGENCY

JTP/mjk





The National Bank of Waterloo

R. SCOTT FETNER
PRESIDENT

April 27, 1989

City Council
City Hall
715 Mulberry St.
Waterloo, IA 50703

Dear Council Members:


Through my association with the Waterloo Redevelopment Association and the new Waterloo Club, I have learned that consideration will be given to the construction of a skywalk from the West side parking ramp to the former YMCA property now known as River Plaza. As you may know, parking has been a tremendous problem in the general area of the Plaza, and it is not only difficult to encourage memberships in the two clubs housed in that building, but also to encourage usage of the dining facilities.

It is my understanding that the City committed to the owners of the River Plaza, at the time of the major remodeling program, that the skywalk would be built. However, it has been a number of years without such construction, and we are now to the point that we just do not have the parking to encourage the use of downtown facilities.

The Athletic Club is housed in the lower level of the River Plaza, and you are probably thinking at this point, "If it's an Athletic Club, why won't members walk the distance from the parking ramp to the facility in both good and bad weather?" Apparently, walking during inclement weather is not nearly as interesting to certain individuals as working out in the Athletic Club.

I would hope that you would give every consideration to moving forward toward construction of the skywalk.

Sincerely,

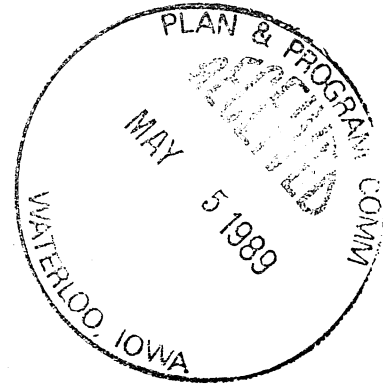

RSF/br



FLACK INTERIOR DESIGN ASSOCIATES, INC.
River Plaza Bldg., Suite 110
505 Cedar Street
Waterloo, IA 50701
(319) 233-6401

April 25, 1989

City Council
City Hall
715 Mulberry
Waterloo, IA 50703



Dear Ladies and Gentlemen:

On October 27, 1983, Donna Nelson of the Nelson Insurance Agency received a letter from Donald J. Temeyer, Planning Director for the City of Waterloo. In it he stated that a skywalk from the west side parking ramp to River Plaza was on schedule and would be designed and built in 1984-85. It was to be part of the FY 84 Transportation Program Annual Element adopted by the Metropolitan Transportation Policy Board to be implemented over a 5-year period. It has been more than 5 years since that letter and over 4 years have passed since the end of that established time-frame. Where is our skywalk?

As you know, parking is a pre-requisite for a successful business and it must be easily accessible. As a business person and a tenant in the River Plaza building I have invested a substantial amount in this building. I believe in the economic rebirth of Waterloo and especially of our downtown, and I hope that the City would recognize its value and make good on its pledge to provide adequate parking.

Please tell me what I can do to help accomplish this goal.
Thank you.

Sincerely,

Kathy Flack, A.S.I.D.
Flack Interior Design Associates, Inc.

KAF/kam

cc: Donna Nelson, River Plaza Building

cc: Don Temeyer



May 3, 1989

City Council
City Hall
715 Mulberry
Waterloo, Iowa 50703

Dear Council Members:

This letter is to advise you of the need for access to additional parking for the River Plaza Building. I am writing as a business person and an investor in the Waterloo Club.

It is my understanding that when the refurbishing of this building was undertaken, there were assurances by the City that it would be linked to the parking ramp by a skywalk. This has not been accomplished and five years have gone by.

As you know, easily accessible parking is a prerequisite for a successful business and the Waterloo Club is essential to the revitalization of the Cedar Valley. I would hope the Council would recognize the Club's value to the quality of life and economic development for the area and stand by its pledge.

Your prompt attention to this matter is greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads 'Lori A. Paustian'.

Lori A. Paustian
Senior Vice President

cc: Don Temeyer

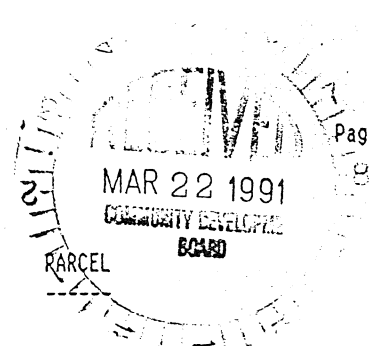
Shack Hawk County Owned Properties

NEED DEMOLISHED (omit sold & BAD TITLE)

3-21-91

1:45:04P

Page 1



REFER	DATE	KEY	SIDEWALK	DEMO	ASAP	HSE NUM	ADDRESS	CITY
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010D4	03-12-91	N	Y	Y	1	117	CUTLER	WATERLOO
042D5	03-07-90	N	N	Y	2	113	GABLE	WATERLOO
029E4	12-27-90	N	Y	Y	2	739/743	LOGAN AVE.	WATERLOO
209E5	10-13-89	N	Y	Y	1	225	JACKSON ST.	WATERLOO
214E5	03-12-90	N	Y	Y	1	323	CLAY ST.	WATERLOO
218E5	05-23-90	N	Y	Y	1	105	BATES	WATERLOO
236E5	01-29-91	N	N	Y	2	* 28	VAN BUREN ST.	WATERLOO
011F4	05-08-90	N	Y	Y	1	313	WEST 2ND STREET	WATERLOO
044F5	03-15-90	N	Y	Y	2	308	FOWLER	WATERLOO
060F5	03-11-91	N	Y	Y	1	320/322	COURTLAND ST.	WATERLOO

PARCEL

92/0067-00/156-00-0
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92/0087-00/065-00-0
92/0131-00/234-02-0
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92/0114-00/005-0-0-
94/0301-00/179-00-0
92/0098-00/079-00-0
92/0098-00/030-00-0

occupied

Number of records read:

11

Number of records selected:

10