

**Ankeny Burnside Community Workshop #2:
Revitalization Ingredients
Notes from Public Comment
January 5th, 2006**

Study Area

- Ankeny Burnside needs greater public leadership
- Status of federal funding
- Better use of market rate investments
- Skidmore area is easy to pass by
- Any Plaza/Skidmore Fountain well proportioned
- Identity
 - + Saturday Market
 - + Ankeny Plaza
 - – Skid Row

Trade-offs

- Artist Live/Work housing
- Time v. incentives/money
- Quantity v. Quality of investment
- Residential & commercial
- Large-scale v. Small scale development
- Catalyst v. support
- Regulations v. time
- Change in regulatory framework v. historic character/identity

Opportunities

- Salvation Army partnering to create market-rate housing
- Change in land ownership
- Programming mix
- Height at Morrison Bridge head
- Set back from fore of the buildings

Critical Elements

- Scale of catalytic development
- National historic landmark district
- Strategic investment
- How to use remaining \$42 million of Urban Renewal funds
- Public and/or private venture/s
- Public/private partnership?
- Catalytic project/s
- Improved social environment
- Public gathering space?
- Saturday market?
- Additional usable open space
- Strong connection to park
- Better marketing
- Public market (7 days/week)?
- Better programming of Ankeny Plaza
- Residential development
- High visibility, catalytic project
- Views from central city
- Quality design

Case Studies

- Multiple renovations
- Live/work space potential
- What is critical mass for change?
- What is order of ingredients?
- Different recipes
- Someone takes first step
- Include time element
- Revitalized v. new development
- What is tipping point
- Increased gathering areas

District Identity

- Saturday market
- Unsafe
- Drug-use
- Uncomfortable
- Night life entertainment district
- Missing teeth
- Incomplete 24-hour cycle
- Historic district
- Concentration to create sense of “there”
- Diverse club life
- Strong connection to the park

Outcomes

- Catalyst development
- Developers’ tools
- Preserve unique district character
- What are constants and what are variables?
- What are key ingredients?

Lingering Questions

- What type of interests should be catered to?
- Does more height mean only profit for developers?
- What is critical mass?
- What is Ankeny’s “recipe”?