Applicant: Employer’s Mutual Company (owner) represented by Cindy McCauley (officer).

Location: 701 Walnut Street.

Requested Action:

A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Downtown Mixed Use to Park/Open Space. (ZONG-2021-000031)

C) Rezone property from “DX1” Downtown Mixed-Use District to “P2” Public, Civic, and Institutional District, to allow development of a Public Recreation Area use. (ZONG-2021-000030)

GENERAL INFORMATION

1. Purpose of Request: The proposed rezoning would allow redevelopment of the vacant lot into an urban park.

2. Size of Site: Approximately 0.397 acres.

3. Existing Zoning (site): “DX1” Downtown District and public parks are not allowed within this zoning district.


5. Adjacent Land Use and Zoning:

   - North – “DX1”; Uses are office and retail.
   - South – “DX1”; Use is office.
   - East – “EX”; Uses are office and retail.
   - West – “DX1”; Use is a multiple family residential building.

6. General Neighborhood/Area Land Uses: The subject property is located on the northwest corner of the Walnut Street and 7th Street intersection.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Downtown Neighborhood Association. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on October 1, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on October 1, 2021 (20 days prior to the hearing) and October 11, 2021 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. Additionally, a Final Agenda for the hearing will be mailed to all recognized neighborhoods on October 15, 2021.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing. The Downtown Neighborhood Association mailings were sent to Sebastian Hamirani, 1400 Walnut Street, #413, Des Moines, IA 50309.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

8. **Relevant Zoning History:** None.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Downtown Mixed Use.

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. **ADDITIONAL APPLICABLE INFORMATION**

1. **PlanDSM Creating Our Tomorrow:** The subject property is designated as “Downtown Mixed-Use” on the Future Land Use Map. PlanDSM describes this designation as follows:

   **DOWNTOWN MIXED-USE**
   Allows mixed-use, high density residential uses, and compact combinations of pedestrian oriented retail, office, residential, and parking in downtown. Should include active uses (e.g. retail) on ground floor, particularly at key intersections.
The proposed “P2” zoning requires the “Parks and Open Space” designation on the Future Land Use Map for the rezoning to be found in conformance with PlanDSM.

The Parks and Open Space designation is described as follows:

**PARKS AND OPEN SPACE**

Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate private or public open spaces reserved for natural resource conservation.

The Zoning Ordinance states that “P2” is intended for civic and institutional facilities, such as religious assembly places, cultural or arts centers, community centers, schools, infrastructure, recreational facilities, and other institutional facilities. Infrastructure includes public or private infrastructure, including rail corridors and utility corridors or sites. Building types allowed in this district include the General Building, Workshop/Warehouse, Civic Building and Principal-Use Parking Structure.

The applicant has proposed “P2” Public, Civil, and Institutional District in order to build an urban park.

2. **Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations, for any proposed additions or modifications.

3. **Grading & Storm Water Management:** Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR. Tree removal and mitigation calculations must be submitted with any site plan in accordance with Section 42-550 of the Municipal Code.

### III. STAFF RECOMMENDATION

Part A) Staff recommends that the requested rezoning be found in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use designation from Downtown Mixed Use to Park/Open Space.

Part C) Staff recommends approval of the proposed rezoning of the subject property from “DX1” Downtown District to “P2” Public, Civil, and Institutional District.
Applicant: Jerry’s Homes (owner), represented by Mike Nigro (officer).

Location: 160 Crossroads Drive.

Requested Action: Review and approval of a Public Hearing Site Plan for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow paving in the front yard area that is in excess of the maximum allowed 25% of the total front yard area, as allowed for a House Type A, per City Code Section 135-2.13.3(E)(1).

I. GENERAL INFORMATION

1. Purpose of Request: The applicant has poured additional driveway and walkway paving that exceeds the maximum allowed impervious area within a front yard.

2. Size of Site: 60 feet by 135 feet (8,100 square feet).

3. Existing Zoning (site): “N2b” Neighborhood District.

4. Existing Land Use (site): The property contains a one-household dwelling.

5. Adjacent Land Use and Zoning:
   - North – “P1”; Public Open Space.
   - South – “N2b”; Uses are one-household dwellings.
   - East – “N2b”; Uses are one-household dwellings.
   - West – “N2b”; Uses are one-household dwellings.

6. General Neighborhood/Area Land Uses: The subject property is located in a residential area that consists primarily of one-household dwellings.

7. Applicable Recognized Neighborhood(s): The subject property is not located in a recognized neighborhood. Notification of the hearing for this specific item was mailed on October 1st, 2021 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

8. Relevant Zoning History: None.

10. **Applicable Regulations**: Section 135-2.13.3.E.1 states that the maximum impervious area in any front yard is 25% total.

Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

- Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
- Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
  - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;
  - Zoning restrictions at the time of the proposal;
- The city’s comprehensive plan;
- The city’s plans for future construction and provision for public facilities and services; and
- The facilities and services already available to the area which will be affected by the proposed site use;
- Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
- Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
- Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
- Consider the smart planning principles set forth in Iowa Code Chapter 18B.

Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

**Agenda Item #2**

**Page 2**

Revised 10/13/21
• The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation’s intended purpose and greater consistency with the comprehensive plan.

• Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
  - An evaluation of the character of the surrounding neighborhood, such as:
    - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
    - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
  - The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
  - Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
  - Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent: property, the character of the surrounding area or the public health, safety and general welfare;
  - Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
  - Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION
1. **Front Yard Coverage:** The applicant has expanded their existing driveway and walkway in the front yard. This additional paving has brought the total impervious area in the front yard to 750 square feet or 40% of the front yard area. This is 61% more than the maximum 465 square feet (25%) for a House Type A per Section 135-2.13.3(E)(1).

   Staff believes that the additional paving is within the overall character of the neighborhood. Overall, the applicant's proposal would not have an adverse impact on the adjacent properties, the character of the surrounding area or the public health, safety and general welfare. It would meet the general intent of the code. Staff is supportive of the requested waiver for additional front yard impervious area.

### III. STAFF RECOMMENDATION

Staff recommends approval of the requested Type 2 Design Alternative.
AGENDA ITEM #3

Applicant: Jerry’s Homes (owner), represented by Mike Nigro (officer).

Location: 166 Crossroads Drive.

Requested Action: Review and approval of a Public Hearing Site Plan for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow paving in the front yard area that is in excess of the maximum allowed 25% of the total front yard area, as allowed for a House Type A, per City Code Section 135-2.13.3(E)(1).

I. GENERAL INFORMATION

1. Purpose of Request: The applicant is proposing to pour additional driveway and walkway paving that would exceed the maximum impervious area allowed in a front yard.

2. Size of Site: Approximately 60 feet by 135 feet (7,744 square feet).

3. Existing Zoning (site): “N2b” Neighborhood District.

4. Existing Land Use (site): The property contains a one-household dwelling.

5. Adjacent Land Use and Zoning:
   - **North** – “P1”; Public Open Space.
   - **South** – “N2b”; Uses are one-household dwellings.
   - **East** – “N2b”; Uses are one-household dwellings.
   - **West** – “N2b”; Uses are one-household dwellings.

6. General Neighborhood/Area Land Uses: The subject property is located in a residential area that consists primarily of one-household dwellings.

7. Applicable Recognized Neighborhood(s): The subject property is not located in a recognized neighborhood. Notification of the hearing for this specific item was mailed on October 1st, 2021 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

8. Relevant Zoning History: None.

10. **Applicable Regulations:** Section 135-2.13.3.E.1 states that the maximum impervious area in any front yard is 25% total.

Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

- Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;
- Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:
  - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;
  - Zoning restrictions at the time of the proposal;
- The city’s comprehensive plan;
- The city’s plans for future construction and provision for public facilities and services; and
- The facilities and services already available to the area which will be affected by the proposed site use;
- Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
- Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;
- Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and
- Consider the smart planning principles set forth in Iowa Code Chapter 18B.
Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.

- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
  - An evaluation of the character of the surrounding neighborhood, such as:
    - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
    - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
  - For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;
    - The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
    - Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
    - Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent: property, the character of the surrounding area or the public health, safety and general welfare;
    - Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and
    - Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.
II. ADDITIONAL APPLICABLE INFORMATION

1. Front Yard Coverage: The applicant is proposing to install a driveway and walkway in the front yard that would exceed the maximum impervious area allowed by code. This additional paving would bring the total impervious area in the front yard to 916 square feet or 45% of the front yard area. This is 81% more than the maximum 506 square feet (25%) for a House Type A per Section 135-2.13.3(E)(1).

Staff believes that the additional paving is within the overall character of the neighborhood. Overall, the applicant’s proposal would not have an adverse impact on the adjacent properties, the character of the surrounding area or the public health, safety and general welfare. It would meet the general intent of the code. Staff is supportive of the requested waiver for additional front yard impervious area.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested Type 2 Design Alternative.

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Revised 10/13/21
**AGENDA ITEM #4**

**10-2021-7.151**

**Applicant:** Hy-Vee, Inc. (owner), represented by John Brehm (officer).

**Location:** 2540 East Euclid Avenue.

**Requested Action:** Review and approval of a Public Hearing Site Plan “Hy-Vee Aisles Online”, for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow for a drive-through facility within the street-facing side yard, per City Code Section 135-2.22.3.D.

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**I. GENERAL INFORMATION**

1. **Purpose of Request:** The applicant is proposing a 645-square foot addition that would include a drive-through facility on the east (street-facing) façade of the existing building. The drive-through facility would be for Hy-Vee Aisles Online grocery pickup. The Planning and Design Ordinance requires drive-through facilities to be located on the rear façade of a building on properties zoned “CX” District. Design alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II of the report.

2. **Size of Site:** 306,357 square feet or 7.03 acres.

3. **Existing Zoning (site):** “CX” Mixed Use District.

4. **Existing Land Use (site):** The site contains a one-story commercial center building with 72,770 square feet of gross floor area with surface parking lot. The site also includes a one-story building with 8,220 square feet of gross floor area located in the northeastern portion of the property.

5. **Adjacent Land Use and Zoning:**
   - **North** – “N3a”; Uses are one-household, residential in nature.
   - **South** – “MX3”; Uses are commercial in nature.
   - **East** – “P2”; Uses are religious and public use in nature.
   - **West** – “MX3”, Uses are commercial in nature.

6. **General Neighborhood/Area Land Uses:** The subject property is located on the East Euclid Avenue corridor, which contains a mix of commercial uses.

7. **Applicable Recognized Neighborhood(s):** The subject property is in the Douglas Acres Neighborhood and within 250 feet of the Fairmont Park Neighborhood. The neighborhood associations were notified of the public hearing by mailing of the
Preliminary Agenda on October 1, 2021 and by mailing of the Final Agenda on October 15, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on October 11, 2021 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Douglas Acres Neighborhood mailings were sent to Joe Youngwirth, 3824 Lay Street, Des Moines, IA 50317. The Fairmont Park Neighborhood mailings were sent to Jeff Witte, 2501 Morton Ave, Des Moines, IA 50317.

8. **Relevant Zoning History:** On October 4, 2021, by Ordinance 16,050, the property was rezoned to “CX” Mixed Use District.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Community Mixed Use within a Community Node.

10. **Applicable Regulations:** Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

    - The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.

    - Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:

        - An evaluation of the character of the surrounding neighborhood, such as:

            - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the
requested design alternative(s); and

- Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);

- For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;

- The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;

- Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;

- Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare;

- Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and

- Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION

1. Drive-Through Facility: Section 135-2.22.3(D)(1) of the Planning and Design Ordinance requires drive-through facilities to be located on the rear facade of the building. The proposed Site Plan allows construction of a 645-square foot drive-through facility and canopy on the eastern, street-facing side of the building. Relocating the drive-through to the northern or western façades would not be feasible.

The location of the proposed drive-through canopy is within the existing parking lot and would not substantially increase traffic within the parking lot. Landscaping is proposed to be placed around the drive-through facility to provide a general screening of the proposed kiosk and drive-through lanes. The requested design alternative would not have a substantial or undue adverse effect upon the adjacent properties, the character of the surrounding area or the public health, safety and general welfare. Staff supports this Type 2 Design Alternative request.
III. STAFF RECOMMENDATION

Staff recommends approval of the requested Public Hearing Site Plan and Type 2 Design Alternative, subject to compliance with all administrative review comments.
# SITE PLAN AND CONSTRUCTION DOCUMENT PACKAGE

## DES MOINES #2 HY-VEE AISLES ONLINE

**2540 EAST EUCLID AVENUE**

**DES MOINES, IA 50317**

**OWNER/APPLICANT**

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA
515-267-2800

**CIVIL ENGINEER/LANDSCAPE ARCHITECT**

LT LEON ASSOCIATES, INC.
500 EAST LOCUST STREET, SUITE 400
DES MOINES, IOWA 50309
515-422-7016

**UTILITY CONTACTS**

STATE ONE CALL
800-292-8989

GAS AND ELECTRIC MIDAMERICAN ENERGY
515-252-6632

TELEPHONE/CABLE CENTURY LINK 918-547-0147
ICN: 800-572-3940
AURREON: 515-830-0446
VERSION: 972-730-7000
MEDACOM: 515-246-2252
UNITED: 816-426-3596

WATER DES MOINES WATER WORKS
515-283-6244

TRAFFIC CITY OF DES MOINES
515-283-4109

SEWER CITY OF DES MOINES
515-237-1359

## SITE PLAN

*APPROVED WITH CONDITIONS - SEE EXHIBIT ‘A’ IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED. NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.*

**SURVEYOR**

FOX ENGINEERING
414 SOUTH 17TH ST.
SUITE 107
AMES, IA 50010
515-233-9000
ATTN: SETH POLICH

## SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION

**DIVISION 2: EARTHWORK**

(SECTION 2010) FILL: PRODUCT DATA MATERIAL SOURCE

**EXTERIOR IMPROVEMENTS**

(SECTION 2010) CONCRETE PAVING: LIGHT DUTY MIX DESIGN HEAVY DUTY MIX DESIGN

PAVING PHASING PLAN LAYOUT PAVING JOINT PLAN LAYOUT

CURE COMPOUND PRODUCT DATA

(SECTION 7010) CONCRETE PAVING JOINT SEALANTS: TARMIX SEALANT PRODUCT DATA

(SECTION 7010) CURBS AND GUTTERS: CURB AND GUTTER MIX DESIGN

(SECTION 7030) SIDEWALKS: SIDEWALK MIX DESIGN

PAVEMENT MARKINGS: PAVEMENT MARKING PRODUCT DATA

**BOLLARDS:** PRODUCT DATA

**IRRIGATION:** IRRIGATION CONTROLS PRODUCT DATA IRRIGATION LAYOUT

(SECTION 9030) PLANTINGS: PLANT SUBSTITUTION SCHEDULE MULCH PRODUCT DATA

(SECTION 2010) SOIL PREPARATION: AMEND SOIL MIX

(SECTION 9010) SEEDING: SEEDING PRODUCT DATA

(SECTION 9020) SOD SOD PRODUCT DATA

## SHOP DRAWINGS REQUIRED PRIOR TO INSTALLATION

**UTILITIES**

(DIVISION 5) WATER MAIN APPURTENANCES: WATER MANS AND APPURTENANCES

(DIVISION 4) SEWERS AND DRAINS: SANITARY SEWER AND STORM SEWER

(DIVISION 6) STRUCTURES FOR SANITARY AND STORM SEWER:

SANITARY SEWER MANHOLES STORM SEWER CLEANOUT STORM SEWER INTAKE

**EROSION AND SEDIMENT CONTROL**

(SECTION 9040) SILT FENCE

(SECTION 9040) INLET PROTECTION

**NOTES**

1. 2021 SUDAS STANDARD SPECIFICATIONS ARE APPLICABLE TO THIS PROJECT.
TYPICAL TREE PROTECTION

NOT TO SCALE

EXISTING GRADE

METAL FENCE POSTS, SPACE A MINIMUM OF 5' APART AT DRIP LINE

ORANGE MESH CONSTRUCTION FENCING

OUTLINE OF TREE CROWN

EDGE OF DRIP LINE CORRESPONDS WITH ROOF SPREAD

DRIP LINE

E. EUCLID AVENUE

2540 E EUCLID AVENUE

HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA  50266
P 515-267-2800
F 515-267-2935

LOCATION
DES MOINES #2 AISLES ONLINE
2540 E. EUCLID AVENUE

DRAWN BY
DATE
SCALE
SHEET
REVISIONS
DATE
DRAWN BY
JOB

C1.0
DEMOLITION PLAN
PRELIMINARY
NOT FOR CONSTRUCTION

DEMO LEGEND

1. CONTRACTOR SHALL NOTIFY THE CITY OF DES MOINES A MINIMUM OF TWO WEEKS IN ADVANCE PRIOR TO ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SUBMIT TO THE CITY A TRAFFIC CONTROL PLAN AND CONSTRUCTION SCHEDULE AND RECEIVE APPROVAL AND ANY NECESSARY PERMITS FROM THE CITY PRIOR TO WORKING IN THE PUBLIC WAY.

2. REMOVAL OR ABANDONMENT OF PUBLIC UTILITIES SHALL BE FULLY COORDINATED WITH APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.

3. ALL CONSTRUCTION/DEMOLITION NOTES SHALL BE COMPLIED WITH IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.

4. ENSURE EXISTING PROPERTY SURROUNDING DEMOLITION IS PROTECTED

5. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN MAY BE PRESENT.

6. ALL UNDERGROUND AND OVERHEAD UTILITIES WITHIN PROPOSED BUILDING AREA LIMITS ARE TO BE REMOVED ENTIRELY. UTILITIES OUTSIDE THE BUILDING AREA LIMITS MAY BE ABANDONED IN ACCORDANCE WITH UTILITY SUPPLIER REQUIREMENTS.

7. DEMOLITION NOTES AS SHOWN ON THE PLANS ARE NOT ALL INCLUSIVE OF REQUIRED CONSTRUCTION REQUIREMENTS. BOOTh STREETS, DRIVEWAYS, ETC. IN THEIR CURRENT LOCATION AND SIZE SHALL BE REMOVED ENTIRELY. STORAGE CUPBOARD WITHIN EXISTING STRUCTURE IS TO BE REMOVED ENTIRELY PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND SALVAGING ANY IRRIGATION COMPONENTS AND ADJUSTING IRRIGATION AS REQUIRED FOR OPERATION ON REMAINDER OF SITE DURING CONSTRUCTION.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SITE DEMOLITION WITH BUILDING DEMOLITION PRIOR TO CONSTRUCTION.

10. ALL PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST. LIMB UP EXISTING TREES SO THAT MINIMUM CLEARANCE FOR A PEDESTRIAN IS 7 FOOT ABOVE GRADE. PRUNE ALL DEAD, DAMAGED, AND CROSSING BRANCHES AT THE BRANCH COLLAR. PRUNE NO MORE THAN 1/4 OF ANY TREE IN A CALENDAR YEAR. DO NOT PRUNE IN MONTHS OF APRIL OR MAY.
UTILITY NOTES

1. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN. THE
   LOCATIONS OF ALL UTILITIES SHOWN ON THE PLAN
   ARE TAKEN FROM EXISTING RECORDS. THE EXACT
   LOCATION AND ELEVATION OF ALL UTILITIES MUST BE
   DETERMINED BY THE CONTRACTOR. IT SHALL BE THE
   DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER
   ANY ADDITIONAL FACILITIES OTHER THAN THOSE
   SHOWN ON THE PLAN MAY BE PRESENT.

2. AFTER COMPLETION OF CONSTRUCTION, CONTRACTOR
   SHALL BE HELD RESPONSIBLE FOR THE CONDITION,
   PROTECTION, OR REPAIR OF ANY AND ALL
   UTILITIES WHICH ARE TO REMAIN.

3. PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN.
   THE LOCATIONS OF ALL UTILITIES INDICATED ON
   THE PLANS ARE TAKEN FROM EXISTING RECORDS.
   THE EXACT LOCATION AND ELEVATION OF ALL
   UTILITIES MUST BE DETERMINED BY THE
   CONTRACTOR. IT SHALL BE THE DUTY OF THE
   CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL
   FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN
   MAY BE PRESENT.

4. CONTRACTOR TO EXTEND ALL PIPING TO WITHIN 5’ OF
   BUILDING AND CAP FOR CONNECTION BY BUILDING
   UTILITY CONTRACTOR. COORDINATE ALL INVERT
   ELEVATIONS AND PIPING LOCATIONS WITH BUILDING
   PLANS.

5. SITEWORK UTILITY CONTRACTOR TO EXTEND ALL PIPING TO
   WITHIN 5’ OF BUILDING AND CAP FOR CONNECTION BY
   BUILDING UTILITY CONTRACTOR. COORDINATE ALL
   INVERT ELEVATIONS AND PIPING LOCATIONS WITH
   BUILDING PLANS.

6. REFER TO MEP PLANS FOR DETAILS ON NEW ELECTRICAL
   SERVICE AND ROUTING TO AISLES ONLINE BUILDING.
FOR INFORMATIONAL PURPOSES ONLY
PRELIMINARY
NOT FOR CONSTRUCTION
1. All construction shall be in accordance with all City of Des Moines standards and specifications.

2. Locate all existing utilities prior to installation of plant material. Notify owner of any discrepancies between field conditions and those shown on the plan.

3. All wire, twine, and burlap shall be removed from the rootball of street trees prior to planting.

4. See sheet C4.1 for additional plant and irrigation notes and details.

5. City Arborist shall be contacted at 515-283-4105 to authorize planting in the right-of-way.

**LANDSCAPE CALCULATIONS:**

- Canopy coverage - minimum 15% of lot area
- Project area - 14,350 SF
- Canopy required - 2,100 SF
- Canopy provided - 3 ornamental @ 700 SF = 2,100 SF
- Total canopy

- Parking lot canopy coverage - minimum 30% of parking lot - not applicable

- No trees over 12" caliper will be removed and no mitigation is required.

**CITY OF DES MOINES PLANTING DETAIL**

PRELIMINARY
NOT FOR CONSTRUCTION

**PLANTING PLAN**

**LEGEND**

- TREE
- SHRUB/PERENNIAL
- GRASS
- PLANT IDENTIFICATION
- ORNAMENTAL
- QUANTITY
- TREES

**QTY**

**ID**

**COMMON NAME**

- Ribes alpinum 'Green Mound'
- Per Plan

**BOTANICAL NAME**

- GREEN MOUND ALPINE CURRANT

**SIZE**

- 3 GAL

**METHOD**

- CONT.

**SPACING**

- Per Plan

**NOTES**

- Replace all disturbed areas with sod.

**GRAPHIC SYMBOLS SUPERSEDE WRITTEN QUANTITIES WHERE DISCREPANCIES OCCUR.

**DES MOINES #2 AISLES ONLINE**

2540 E. EUCLID AVENUE

**EMPLOYEE OWNED**

HY-VEE, INC.

5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA  50266

P 515-267-2800
F 515-267-2935
6" PCC CONCRETE
6" AGGREGATE

EXISTING SUBGRADE
SCARIFIED AND RECOMPACTED
EXISTING SUBGRADE

PCC CONCRETE

JOINT SEALANT MATERIAL

12" COMPACTED SUB BASE EXTEND 6" BEYOND CURB

EXISTING SUBGRADE

MASONRY RETAINING WALL

habitualPatients

CONSTRUCTION DETAILS

DES MOINES #2 AISLES ONLINE

2540 E. EUCLID AVENUE

Hilco

PRELIMINARY
NOT FOR CONSTRUCTION
BERM SHOWN IS TYPICAL FOR SLOPES FLATTER THAN 3:1. FOR STEEPER SLOPES, INCREASE BERM SIZE AS DIRECTED BY THE ENGINEER.

PLACE BERM IN UNCOMPACTED WINDROW PERPENDICULAR TO THE SLOPE AT LOCATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.

FILTER SOCK DIAMETER AS SPECIFIED IN THE CONTRACT DOCUMENTS.

WATER FLOW SECTION VIEW AT STREET FOR PERIMETER CONTROL ALONG STREET.

FILTER SOCK

WATER FLOW

PLACE ADDITIONAL FILTER MATERIAL OR SOIL TO FILL THE SEAM BETWEEN THE TUBE AND THE GROUND.

WATER FLOW PLAN VIEW OF SLOPE FOR SEDIMENT AND SLOPE CONTROL.

PLACE BERM OR SOCK PERPENDICULAR TO SLOPE.

DISTURBED AREA

STAKE, TYP

STAKE

CONSTRUCT "J-HOOK" AT EACH END ON AND INDIVIDUAL SECTION OF SOCK OR BERM.

FILTER MATERIAL

MAXIMUM LENGTH PER SECTION

600'-0" IF SLOPE IS FLATTER THAN 5%

DIRECTION OF FLOW

WATER FLOW

TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES.

INSTALL PARALLEL TO GROUND CONTOURS.

ATTACHMENT TO POST

WIRE OR CABLE TIES.

DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.

Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line).

PRELIMINARY
NOT FOR CONSTRUCTION

Location: 3700 Merle Hay Road.

Requested Action: Review and approval of a Public Hearing Site Plan “3700 Merle Hay Road Parking Lot Improvements” for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B) to waive the requirement to underground existing overhead utility lines per Section 135-9.2.1(E).

I. GENERAL INFORMATION

1. Purpose of Request: The applicant is requesting to waive the required undergrounding of the utility service overhead lines along the northern property line and at the southeast corner of the property. Design alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II of the report.

2. Size of Site: 65,889 square feet (1.51 acres).


4. Existing Land Use (site): The property contains a 15,238 square foot commercial building with four units that are a combination of retail and restaurant uses. There is also a surface parking lot.

5. Adjacent Land Use and Zoning:
   
   North – “CX”; Use is a large shopping center.
   
   South – “N3b” and “MX3”; Uses are residential and a drive-thru restaurant.
   
   East – “MX3”; Use is commercial.
   
   West – “N3b-2” and “MX3”; Uses are residential and a commercial center.

6. General Neighborhood/Area Land Uses: The subject property is located along Merle Hay Road at the intersection of Douglas Avenue, in a commercial corridor area that includes a mix of commercial and residential uses.

7. Applicable Recognized Neighborhood(s): The subject property is in the Merle Hay Neighborhood. The neighborhood association was notified of the public hearing by mailing of the Preliminary Agenda on October 1, 2021, and by mailing of the Final Agenda on October 15, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on October 7, 2021 (10 days prior to the public
hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Merle Hay Neighborhood mailings were sent to Chris Morse, 3517 52nd Street, Des Moines, IA 50310.

8. **Relevant Zoning History:** None.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Community Mixed Use.

10. **Applicable Regulations:** Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

   - Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;

   - Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include the following:

     - The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;

     - Zoning restrictions at the time of the proposal;

     - The city’s comprehensive plan;

     - The city’s plans for future construction and provision for public facilities and services; and

     - The facilities and services already available to the area which will be affected by the proposed site use;

     - Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;
 Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;

 Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and

 Consider the smart planning principles set forth in Iowa Code Chapter 18B. Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation’s intended purpose and greater consistency with the comprehensive plan.

- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:

  - An evaluation of the character of the surrounding neighborhood, such as:
    - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
    - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);

- For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;
The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;

Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;

Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare;

Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and

Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION

Overhead Utility and Service Line Standards: Section 135-9.2.1.E of the Planning and Design Ordinance requires that all electrical, telephone, and cable television transmission systems shall be placed underground whenever reasonably practicable. There are currently larger overhead lines that run along the northern property edge in the right-of-way, and on the southeastern corner of the property there is a small line serves a light pole in the right-of-way.

Staff does not believe it would be reasonably practicable to require any of the overhead lines to be undergrounded. The applicant’s cost estimate of $216,000 for undergrounding work, with $200,000 estimated for the lines on the northern edge and $16,000 estimated for the line and pole on the southeastern corner. The bids for fencing, landscaping, and site work comprise about $78,825 of work. The utility undergrounding figure of $216,000 would make up 73% of total project costs if added to the other work. If the northern edge utility lines were waived but the southeastern corner line was not, the undergrounding cost of $16,000 would make up 17% of total project costs.

Staff does not believe it is reasonably practicable to underground the larger transmission lines that run along the northern perimeter of the site, or the service lines that run power to the light pole on the southeastern edge of the property.

III. STAFF RECOMMENDATION

Staff recommends approval of the proposed Public Hearing Site Plan subject to compliance with all administrative review comments.
Staff recommends the approval of the requested Type 2 Design Alternative to waive the required undergrounding of the utility service lines on the northern property line and at the southeastern corner of the site.
UTILITY CONFLICT NOTES:
1. CONDITIONS OF THE UTILITIES MAY BE SUBJECT TO CHANGE DUE TO ADJUSTMENTS TO O/S, GRADES, FOUNDATION, ETC. REVISIONS TO THE UTILITIES SHOWN ON THE PLANS MUST BE MADE IN ACCORDANCE WITH THE ACCEPTABLE SCHEDULE AND PROPOSED CONSTRUCTION
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT WERE DETERMINED OUT OF THE PLANS THAT CAN BE MADE TO THE PLANS SO THAT THEY CAN BE SEEN AND PERFORMED WITHOUT INTERFERING WITH OTHER PROPOSED UTILITIES.

SITE APPROVAL:
- APPROVED
- APPROVED WITH CONDITIONS
- SEE COMMENT "K"

IN ACCORDANCE WITH SECTION 15.01.06 OF DES MOINES MUNICIPAL CODE, ALL VACANCY TO BE CHANGED TO A PERMITS TO BUILD UNLESS APPROVED WITH CONDITIONS OF THE MUNICIPAL DEVELOPMENT DIRECTOR.

DATE: ______________________ COMMUNITY DEVELOPMENT DIRECTOR: ______________________

UTILITY NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT WERE DETERMINED OUT OF THE PLANS THAT CAN BE MADE TO THE PLANS SO THAT THEY CAN BE SEEN AND PERFORMED WITHOUT INTERFERING WITH OTHER PROPOSED UTILITIES.

ABBREVIATIONS:
- ASB = ASBESTOS
- E/G = ELECTRIC/ENDOSCOPE
- FB = FIBER OPTIC
- FT = FOOT
- P/E = PLOW/EOD
- PG = PAGE
- R/C = REACTOR/CONDENSER
- R/M = ROOM
- SF = SQUARE FOOT
- T/L = TRENCHLESS
- W/S = WASTE WATER
- W/Y = WATER/RAWER
DEMO NOTES:
1. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 42.
2. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 41.
3. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 40.
4. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 39.
5. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 38.
6. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 37.
7. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 36.
8. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 35.
9. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 34.
10. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 33.
11. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 32.
12. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 31.
13. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 30.
14. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 29.
15. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 28.
16. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 27.
17. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 26.
18. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 25.
20. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 23.
21. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 22.
22. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 21.
23. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 20.
24. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 19.
25. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 18.
26. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 17.
27. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 16.
28. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 15.
29. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 14.
30. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 13.
31. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 12.
32. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 11.
33. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 10.
34. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 9.
35. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 8.
36. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 7.
37. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 6.
38. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 5.
39. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 4.
40. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 3.
41. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 2.
42. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 1.
43. REMOVE EXISTING MANHOLE AT SOUTH BOUNDARY OF LOT 0.

PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE PROTECTED WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
Applicant: Krause Plus (owner), represented by Aubrie Gould (officer).

Location: 555 17th Street.

Requested Action: Request for the following items related to the redevelopment of the Crescent Chevrolet building:

A) Review and approval of a Preliminary Plat “Western Gateway Phase 1” for consolidation of multiple lots into a single 1.77-acre lot for the renovation of the Crescent Chevrolet building. (PLAT-2021-000007 – 13-21-1.60)

B) Design Alternative request for review and approval of a public hearing site plan “Crescent Chevrolet & Big Grove Brewery” to allow utilization and expansion of an existing parking lot within a front yard along a primary frontage. (SITE-2021-000007-10-21-7.141)

I. GENERAL INFORMATION

1. Purpose of Request: The proposed plat and site plan are necessary in order to facilitate renovation of the former Crescent Chevrolet building for improvements to include a new brewery and future commercial space. Additionally, the applicant is proposing to remove and consolidate lots, to tie the site and building into one full lot encompassing the entirety of the scope of work.

2. Size of Site: 77,232 square feet (1.773 acres).

3. Existing Zoning (site): MX2 Mixed Use District.


5. Adjacent Land Use and Zoning:

   North – “RX1”; Use is multiple-household units and commercial uses.

   South – “DX2”; Uses are residential townhomes and commercial uses.

   East – “RX1 & MX2”; Uses are commercial retail/office uses.

   West – “RX1”; Uses are commercial retail/office uses.

6. General Neighborhood/Area Land Uses: The subject property is in the southern portion of the Sherman Hill Neighborhood. The surrounding area consists of a mix of multi-family household and townhome units, and various commercial uses including retail, office, and eating and drinking establishments.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Sherman Hill Neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on October 1, 2021 and the Final Agenda on October 15, 2021. Additionally, separate notifications of the hearing for this specific item was mailed on October 11, 2021 (10 days prior to the hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning. The Sherman Hill Neighborhood Association mailings were sent to David Schlarmann, 1503 Center Street, Des Moines, IA 50314.

8. **Relevant Zoning History:** Some portions of the lot proposed for consolidation underwent a rezone from RX1 and DX2 to MX2. That rezoning was approved by the City Council on August 23, 2021 by Roll Call Numbers #21-1371, #21-1372, and #21-1373 as ordinance #16041.

9. **PlanDSM Future Land Use Plan Designation:** Downtown Mixed Use.

10. **Applicable Regulations:**

    A. Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission shall determine if such Preliminary Plat conforms to the standards and requirements outlined in Chapter 354 of the Iowa Code, and the City Subdivision Ordinance and shall approve, conditionally approve or reject such Plat within 45 days after the date of submission to the City Permit and Development Center. Unless the applicant agrees in writing to an extension of time, the Preliminary Plat shall be deemed approved if the Commission does not act within such 45-day period. The Commission's action for approval or conditional approval shall be null and void unless the Final Plat is submitted to the City Permit and Development Center within 270 days after the date of such action; provided, however, that the Permit and Development Administrator may grant, upon written request of the applicant, up to a 90-day extension for submittal of the Final Plat to the City Permit and Development Center.

    B. Pursuant to Section 135-9.1.1.B of the Planning and Design Ordinance, the site plan review requirements of Chapter 135 are designed to ensure the orderly and harmonious development of property in a manner that shall:

        • Promote the most beneficial relation between present and proposed future uses of land and the present and proposed future circulation of traffic throughout the city;

        • Permit present development of property commensurate with fair and orderly planning for future development of other properties in the various areas of the city with respect to the availability and capacity, present and foreseeable, of public facilities and services. The factors to be considered in arriving at a conclusion concerning proposed present development of property shall include
the following:

➢ The maximum population density for the proposed development, the proposed density of use, and consideration of the effect the proposal will have on the capacity of existing water and sanitary sewer lines to the end that existing systems will not become overloaded or capacity so substantially decreased that site use will inhibit or preclude planned future development;

➢ Zoning restrictions at the time of the proposal;

• The city’s comprehensive plan;

• The city’s plans for future construction and provision for public facilities and services; and

• The facilities and services already available to the area which will be affected by the proposed site use;

• Encourage adequate provision for surface and subsurface drainage, in order to ensure that future development and other properties in various areas of the city will not be adversely affected;

• Provide suitable screening of parking, truck loading, refuse and recycling disposal, and outdoor storage areas from adjacent residential districts;

• Encourage the preservation of canopied areas and mature trees and require mitigation for the removal of trees; and

• Consider the smart planning principles set forth in Iowa Code Chapter 18B.

Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

• The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.

• Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable
request and independently of prior requests from the same applicant, and may include the following criteria:

- An evaluation of the character of the surrounding neighborhood, such as:
  - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
  - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);

- For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;

- The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;

- Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;

- Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area or the public health, safety and general welfare;

- Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and

- Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION

1. Plat: The subject property is designated as "Downtown Mixed Use" on the Future Land Use Map. PlanDSM describes this designation as "mixed-use, high density residential uses, and compact combinations of pedestrian-oriented retail, office, residential, and parking in downtown..." The site will become the Des Moines location for Big Grove Brewery and restaurant at the east side of the building, while the remainder of the building will be remodeled to allow future commercial uses. The submitted preliminary plat seeks to combine multiple lots that encompass the greater scope of work of the site into a single parcel. This parcel meets all of the...
requirements of the City of Des Moines Subdivision Ordinance, accounts for all easements on the site, and is in conformance with the PlanDSM future land use designation of Downtown Mixed Use.

2. **Parking**: Per Section 135-2.5.3.A.8, surface parking within a primary street facing yard is not allowed and requires a Type 2 Design Alternative. The site features an existing surface parking lot that fronts High Street, which is considered a primary street within the City of Des Moines Primary Streets Map. The Site Plan proposes removal of an existing building on the northwest corner of the site and construction of an expanded parking area within its place. The proposed expanded parking lot would feature a full fence frontage buffer and meet the requirements and allowances of interior lot landscaping per City Code Section 135-7.

### III. STAFF RECOMMENDATION

Part A) Staff recommends approval of the proposed preliminary plat, subject to compliance with all administrative review comments.

Part B) Staff recommends approval of the proposed Public Hearing Site Plan and requested Type 2 Design Alternative, subject to compliance with all administrative review comments.
1. Any business selling alcoholic liquor, wine, and/or beer shall operate in accordance with a liquor license obtained necessary permits by the City's Permit and Development Center.

2. Any sale of alcoholic liquor, wine, and/or beer for off-premise consumption shall be in accordance with all State and local laws or ordinances.

3. Any business selling alcoholic liquor, wine, and/or beer shall comply with Article IV of Chapter 42 of the City Code pertaining to noise control.

4. Any business selling alcoholic liquor, wine, and/or beer shall institute a strict no loitering policy, conspicuously post 24-hour contact information for a municipality, and remove all trash and debris from the premises and adjoining public areas on a daily basis.

5. Any business selling alcoholic liquor, wine, and/or beer shall conspicuously post 24-hour contact information for a municipality.

6. Any business selling alcoholic liquor, wine, and/or beer shall not dispense alcoholic beverages from a drive-through window.

7. Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators shall remove all trash and debris from the premises and adjoining public areas on a daily basis.

8. Any renovation of the building shall be in compliance with all applicable building and fire codes, with issuance of all necessary permits by the City's Permit and Development Center.

9. If the Zoning Enforcement Officer determines at any time that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the Conditional Use, the Zoning Enforcement Officer may apply to the Board to reconsider the issuance of the Conditional Use.

10. If the Zoning Enforcement Officer determines at any time that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the Conditional Use, the Zoning Enforcement Officer may apply to the Board to reconsider the issuance of the Conditional Use, the Zoning Enforcement Officer may apply to the Board to reconsider the issuance of the Conditional Use.

11. The owner or occupant must provide the neighborhood services director with an acceptable written statement describing the use and the nature of any odors, gases, noise, vibration, and other environmental impacts that may be generated by such use, and certifying that the use upon the property will be operated in a manner that does not permit any odor, gas, noise, vibration, pollution of air, water or soil, or lighting to be emitted onto any adjoining property so as to create a nuisance.

12. No part of the use may be a residential use, except for artisan uses.

13. The owner or occupant must provide the neighborhood services director with an acceptable written statement describing the use and the nature of any odors, gases, noise, vibration, and other environmental impacts that may be generated by such use, and certifying that the use upon the property will be operated in a manner that does not permit any odor, gas, noise, vibration, pollution of air, water or soil, or lighting to be emitted onto any adjoining property so as to create a nuisance.

14. The use shall be operated in strict conformance with the written statement provided to the neighborhood services director.

15. Any renovation of the building shall be in compliance with all applicable building and fire codes, with issuance of all necessary permits by the City's Permit and Development Center.

16. If the Zoning Enforcement Officer determines at any time that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the Conditional Use, the Zoning Enforcement Officer may apply to the Board to reconsider the issuance of the Conditional Use.

17. If the Zoning Enforcement Officer determines at any time that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the Conditional Use, the Zoning Enforcement Officer may apply to the Board to reconsider the issuance of the Conditional Use.

18. The foregoing Decision and Order was adopted by a vote of 7-0, with all Board members voting in favor thereof.

WHEREFORE, IF OR ORDERED (per City Code Section 134-6.4) for a "Fabrication and Production, limited" use in an "MX2" District, is granted, subject to the following conditions:

1. A vote to approve the design was taken and unanimously approved.

2. There were no conditions of approval included with the motion to approve.

3. The owner or occupant must provide the neighborhood services director with an acceptable written statement describing the use and the nature of any odors, gases, noise, vibration, and other environmental impacts that may be generated by such use; and certifying that the use upon the property will be operated in a manner that does not permit any odor, gas, noise, vibration, pollution of air, water or soil, or lighting to be emitted onto any adjoining property so as to create a nuisance.

4. The Zoning Enforcement Officer was notified of the issuance of the Conditional Use.

5. Any renovation of the building shall be in compliance with all applicable building and fire codes, with issuance of all necessary permits by the City's Permit and Development Center.

6. If the Zoning Enforcement Officer determines at any time that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the Conditional Use, the Zoning Enforcement Officer may apply to the board to reconsider the issuance of the Conditional Use.

7. Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators shall remove all trash and debris from the premises and adjoining public areas on a daily basis.

8. Any renovation of the building shall be in compliance with all applicable building and fire codes, with issuance of all necessary permits by the City's Permit and Development Center.
Curb opening

REF. PLANS FOR BIOSWALE SOIL MIX:
2 60"
SECTION A-A

ACCESSIBLE PARKING

FLUSH CONCRETE WALK
4" WHITE PARKING STRIPING SYMBOL AND PAVEMENT (TYP)

ACCESSIBLE STRIPING (TYP)

ACCESSIBLE PARKING AREA

NTS

ACCESSIBLE PARKING SIGN

NTS

PARKING STRIPING

8'

1'

CONCRETE WALK

2'

8'

18 GAUGE ALUMINUM

PER IOWA D.O.T. STANDARDS.

DIGITALLY PRINTED VINYL (7 YR MIN)
PRIOR TO POWDER COATING.

PRE-DRILL HOLE TO ACCEPT 5/16" GALV.
TEXT ONLY WHERE APPLICABLE
TEXT SIZE SHALL BE 1/2", "VAN ACCESSIBLE"
TAMPER PROOF NUT AND BOLT. PRE-DRILL
APPLY TO FRONT SIDE OF SIGN PANEL

PARKING SIGN

ACCESSIBLE

17'

POST W/BOLLARD

HANDICAPPED SIGN

NTS

1'-0"

36"

48"

24"

2" Ø GALVANIZED STEEL POST
CONCRETE FILLED

F&I: HANDICAPPED PARKING SIGN WHICH
6" STEEL GUARD POST
CONC. PLUG
24"Ø X 4'-0" DEEP
12" CONCRETE BASE

SECTION

DEPTH AND SOIL TYPE PER SOILS PLAN

Back of curb

Driveway width
'
"C" or "E"
joint as specified

Detail B
Refer to

1'-0" min.

12"

24"

16" TAPER UP

70% SHARP SAND,
6" Ø CONTINUOUS PERF. PIPE; RUN
TO DAYLIGHT AT BAYOU OR TIE TO
20% COMPOST

1'-0" min.

12"

24"

"E" joint

"B" joint

"C" joint

TYPE B WITH RADII

PROPERTY LINE

CONCRETE DRIVEWAY

TYPE B

NTS

8

SECTION OF TAPER AT HARDSCAPE

10% SANDY LOAM
LINE THAT DAYLIGHTS AT BAYOU
PER SPECIFICATIONS

DRAINAGE GRAVEL
SUBSOIL OR ROOF
CONTINUOUS GEOTEXTILE

1'-0" min.

12"

24"

T+1 min.

"BT-3" joint

"RT" joint

"R" joint

"BT-3" joint

pavement

ADJACENT MATERIALS

5

4

3

2

1

If longitudinal joint is located 48 inches or less from the back of curb,
then the curb thickness is reduced. As specified in the contract documents,
match thickness of driveway.
For alleys, invert the pavement crown 2% toward the center of the alley.
Driveway radius (R).
Driving radius (R).

Former cross slope of existing rubber tire pavement is maintained.
If longitudinal joint is located 48 inches or less from the back of curb, depth saw cut is still required.
Saw existing pavement full depth and remove.

If the sidewalk extends to an intersection, it must enter the street at a 90 degree angle.
Sidewalk thickness through driveway to match thickness of driveway.
If the sidewalk extends to an intersection, it must enter the street at a 90 degree angle.
Target cross slope of 1.5% with a maximum cross slope of 2.0%.

Maximum cross slope of 2.0%. If

The need for detectable warning panel with maximum cross slope of 2.0%. If
target cross slope exceeds 2.0%, remove and replace.
Driveway 5 feet wide to serve as a passing lane.
Construct the sidewalk through the property line that daylighted at Bayou or tie to adjacent materials.

9/21/21

PRELIMINARY NOT FOR CONSTRUCTION  PRELIMINARY NOT FOR CONSTRUCTION
CONCRETE WHEEL STOP

NOTES:

TOTAL WEIGHT = 275 LFS
CONCRETE SPEC = 5000 LFBS @ 28 DAYS
REINFORCEMENT = 2 - 3/8" BARS

SURFACE MOUNTED SIGN POST

SITE DETAILS

C0-22
This page contains a diagram of a drainage structure with a description of the various components and details. The diagram includes labels for different parts of the structure and notes on the materials used. It also includes details on the cross slope and specifications for the pavement and sidewalk. The text around the diagram provides additional instructions and references to other details and specifications.
DES MOINES, IOWA

CITY OF DES MOINES RENEWABLE ENERGY CENTER

BREWERY SITE
IMPROVEMENTS
PRELIMINARY NOT FOR CONSTRUCTION

NOTE:
THE CLARITY OF THESE PLANS DEPENDS UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

CABLE BOND ACROSS PIPE JOINT
PIPE JOINT CONTINUITY BONDING
FOR DUCTILE IRON PIPE

SECTION A: VIEW THROUGH PIPE COUPLING
PIPE ISOLATION COUPLING
NOTE: FOR CONNECTIONS OF NON CP TO EXISTING CP, USE STUD STRINGER STYLE 20 OR APPROVED EQUAL.

PIECE ISOLATION COUPLING (W/ REARSTRAINT)

CATEGORY PLANS

DESIGN WORKSHOP
Landscape Architecture
· Land Planning
· Urban Design
· Tourism Planning

09/21/21

SITE DETAILS

PIECE ISOLATION COUPLING

EXOTHERMIC WELD CONNECTION TO PIPE

PIPE ARE Aged COOLING RING
PIPE SEPARATION
PIPE MILL

PIECE ISOLATION COUPLING
NOT: FOR CONNECTIONS OF NON CP TO EXISTING CP, USE STUD STRINGER STYLE 20 OR APPROVED EQUAL.

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09/21/21

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· Land Planning
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09/21/21

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PIECE ISOLATION COUPLING (W/ REARSTRAINT)
REBAR LONGITUDINAL, 18" O.C.

VARIES REF PLANS

REBAR CONT., 18" O.C.

CIP CONCRETE RETAINING WALL

3'-6" MIN

VARIES, REF GRADING

8"

1'-0"

COMPACTED AGGREGATE BASE COURSE

COMPACTED SUBGRADE

4" Ø UNDERDRAIN

6"

2.2

PLANTING

1'-0"

3'-6" MIN

VARIES, REF GRADING

PLANTING

3" CLEAR SPACE TYP.

DRAINAGE ROCK

1% MAX

HANDRAIL BEYOND 3" CLEAR SPACE, TYP.

COMPACTED AGGREGATE BASE COURSE

COMPACTED SUBGRADE

#4 REBAR LONGITUDINAL, 18" O.C.

PLANTING

PLANTING

#4 REBAR CONT., 18" O.C.

PRECAST CONCRETE TOE WALL

2'-0"

6.4

3'-6" MIN

VARIES, REF GRADING

6" HDPE UNDERDRAIN

NON-WOVEN GEOTEXTILE FABRIC

BIOCELL TYPE 1 (CIP WALL)

BIOCELL 1% MAX

#4 EPOXY COATED BARS, 5" X 19" VERTICAL, 18" OC. TYP.

#4 EPOXY COATED BARS, 5" X 19" VERTICAL, 18" OC. TYP.

#4 18" EPOXY COATED DOWEL BAR, SPACED AT 30" OC. TO BE INSTALLED WITH FINAL SIDEWALK INSTALLATION

8" MULCH

6" BUILDING FACE

6" HDPE UNDERDRAIN

NON-WOVEN GEOTEXTILE FABRIC

1.1

3"

1' 3" STONE AGGREGATE, SUB BASE LAYER

3" CHOKER AGGREGATE

BIOCELL SOIL MIX

70% SHARP SAND

20% COMPOST

10% SANDY LOAM

3" CLEAR SPACING, BOTTOM, TYP.

(6) #6 EPOXY COATED BARS, 12" OC. MAX, CONTINUOUS TYP.

CAULK JOINT

#4 EPOXY COATED BARS, 5" X 19" VERTICAL, 18" OC. TYP.

#4 EPOXY COATED TIES SPACED AT 18" OC.

(6) #6 EPOXY COATED LONGITUDINAL BARS, EVENLY SPACED

NOTE:

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PROJECT:

CRESCENT RENOVATION AND BIG GROVE BREWERY SITE IMPROVEMENTS

DES MOINES, IOWA

DESIGN WORKSHOP

Landscape Architecture

· Land Planning

· Urban Design

· Tourism Planning

DATE

REVISION SCHEDULE

DESCRIPTION

BY

SHEET

TITLE

PROJECT

WITHOUT PRIOR WRITTEN CONSENT. INC. AND MAY NOT BE USED, COPIED OR DUPLICATED.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE REPRODUCED, DUPLICATED OR USED WITHOUT WRITTEN CONSENT.
Crescent Renovation and Big Grove Brewery Site Improvements

**SITE KEY NOTES:**

- **PAVEMENTS, RAMPS, CURBS**
  - 1. CIP Concrete Paving
  - 2. Siltstone Block Paving (Driveway)
  - 3. ADA Ramp Type 2 (Roads)
  - 4. ADA Ramp Type 3 (Sidewalks)
  - 5. ADA Ramps (Paved)
  - 6. Recycled Concrete Slabs

- **JOINING**
  - 1. Mixed Join
  - 2. Expansion Joint (Existing Concrete)

- **STEPS**
  - 1. Steel Type 1 (Steps)
  - 2. Steel Type 2 (Steps)

- **SITE WALLS/ENSANMENTS**
  - 1. Blood Type 1 (CIP Wall)
  - 2. Blood Type 2 (CIP Wall)
  - 3. Blood Type 3 (CIP Wall)
  - 4. Panel Concrete Wall

- **SITE FURNITURE**
  - 1. Blood Type 1
  - 2. Blood Type 2
  - 3. Blood Type 3
  - 4. Site Masts

- **RAILINGS, BARRIERS, FENCING**
  - 1. Blood Type 1
  - 2. Blood Type 2
  - 3. Blood Type 3

- **SITE LIGHTING**
  - 1. Pw Parking Light
  - 2. Garden Light
  - 3. Two-Bulb Light (for parking)

- **DRAINAGE**
  - 1. Catch Basin

- **PLANTING AND LANDSCAPE**
  - 1. Two Stakes
  - 2. Metal Stake (Driveway)

**MISCELLANEOUS ELEMENTS**

**NOTE:**

The clarity of these plans depend upon color copies. If this text does not appear in color, this is not an original plan set and may result in misinterpretation.

---

**DESIGN WORKSHOP**
Landscape Architecture · Land Planning · Urban Design · Tourism Planning

**PROJECT**

Crescent Renovation and Big Grove Brewery Site Improvements

**DESIGNER**

---

**PROJECT NO.**
20-24219

**DATE**
09/21/21

---

**CITY COMMENTS #1**

JDF

---

**SITE DETAILS**

---
IGUZZINI UNDERSCORE 16 FLEXIBLE LINEAR LIGHT

SELLUX LENOVA PENDANT CANOPY PENDANT LIGHT

BEGA 84405 CATENARY FIXTURE LIGHT

LITHONIA DSX1 SERIES - TYPE IV AREA LIGHT

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PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL. CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

EXISTING SITE AND REMOVAL PLAN

CRESCENT RENOVATION AND BIG GROVE BREWERY SITE IMPROVEMENTS

DATE

SHEET

PROJECT

DES MOINES

PROJECT NO.

JDF - JDF

PRELIMINARY NOT FOR CONSTRUCTION
GENERAL NOTES:
1. ALL TRIV'EWS FOR THE TRACER WIRE MUST BE PROPERLY INSTALLED PER THE ATTACHED DETAIL SHEET BEFORE THE WATER MAIN IS TURNED ON AND THE TAPS CAN BE MADE.
2. HYDRANT EXTENSION ARE NOT ALLOWED.
3. WHERE THE STORM SEWER CROSSES OVER OR LESS THAN 18" BELOW A WATER MAIN, LOCATE ONE FULL LENGTH OF SEWER PIPE OF WATER MAIN MATERIAL OR SERVICE/SERVICE VALVE.
4. NO TREES WILL BE PLANTED WITHIN 10' OF A HYDRANT, VALVE AND SERVICE SERVICE VALVE.
5. ALL TRIV'EWS FOR THE TRACER WIRE MUST BE PROPERLY INSTALLED PER THE ATTACHED DETAIL SHEET BEFORE THE WATER MAIN IS TURNED ON AND THE TAPS CAN BE MADE.
### SANITARY SEWER STRUCTURE SCHEDULE

<table>
<thead>
<tr>
<th>STRUCTURAL NO.</th>
<th>STRUCTURAL TYPE</th>
<th>STRUCTURAL MATERIAL</th>
<th>CASTING</th>
<th>TOP OF CASTING ELEVATION</th>
<th>BURST PRESSURE</th>
<th>OUTLET ELEVATION</th>
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### SANITARY SEWER PIPE SCHEDULE

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### WATER MAIN SCHEDULE

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<td>C</td>
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### VALVE SCHEDULE

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</tr>
<tr>
<td>D</td>
<td>PVC</td>
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### HYDRANT & VALVE SCHEDULE

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### STORM DRAIN PIPE SCHEDULE

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</table>
Proposed contours show finished grade elevations. Building pad and pavement hold areas to ensure positive building pad drainage.

Proposed contour (major interval)

Proposed contour (minor interval)

1/2" Iron
DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.
DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

GENERAL GRADING NOTES

- X.X%
- XXX.XX

GRADING LEGEND

- PROPOSED CONTOUR (MAJOR INTERVAL)
- PROPOSED CONTOUR (MINOR INTERVAL)
- PROPOSED SITE ELEVATION
- PROPOSED BOG OF DRAINAGE ELEVATION
- SURFACE GRADE / DIRECTION

SCALE IN FEET

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION
15% OF LOT AREA: 19,875 SF (CANOPY COVERAGE REQUIRED)

135-7.4.1 B. - QUANTITY OF TREES BY CANOPY COVERAGE

EXISTING TREES 12" DBH OR GREATER TO BE REMOVED: 11

NOTES:
1) EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

PLANT SCHEDULE

<table>
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<tr>
<th>QTY</th>
<th>COMMON NAME</th>
<th>SIZE</th>
<th>B &amp; B</th>
<th>MULTI-STEM (4-5)</th>
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<tr>
<td>11</td>
<td>4&quot; MALUS</td>
<td>3&quot; CAL</td>
<td>B &amp; B</td>
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<td>8</td>
<td>6&quot; MALUS</td>
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<td>B &amp; B</td>
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<td>3</td>
<td>20&quot; PAPER BIRCH</td>
<td>3&quot; CAL</td>
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<td>PLANT SCHEDULE</td>
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<tr>
<td>9</td>
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<td>3&quot; CAL</td>
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<td>5</td>
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<td>12&quot; QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'</td>
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<td>3&quot; CAL</td>
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OVERSTORY TREES PROPOSED: 66
OVERSTORY TREES REQUIRED: 8

REPLACEMENT TREES REQUIRED:

TOTAL REPLACEMENT OVERSTORY TREES PROVIDED:
TOTAL REPLACEMENT OVERSTORY TREES REQUIRED:

OVERSTORY TREES PROVIDED:
OVERSTORY TREES REQUIRED:

NOT APPEAR IN COLOR, THIS IS NOT AN IMPROVEMENTS
UPON COLOR COPIES. IF THIS TEXT DOES NOT

15' X 15' VISION CLEARANCE TRIANGLE (TYP)

1/2" Iron GATE
5/8" Iron GATE

PRELIMINARY NOT FOR CONSTRUCTION
**SITE KEYNOTES:**

- **PLANTING AND LANDSCAPE**
- **MATERIALS REFERENCE NOTES**

### PLANT LIST

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<th>ABBR.</th>
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**DECIDUOUS TREE PLANTING DETAIL**

**NOTE:**
1. **DO NOT STAKE TREES UNLESS INDICATED.**
2. **THOROUGHLY WATER-IN FINISH GRADE UNLESS INDICATED.**
3. **ENSURE NO UNDESIRABLE SETTLING OCCURS - TREE AFTER PLANTING AND BELOW GRADE DEPTH OF ROOTBALL MINUS 3" AND A MINIMUM EXCAVATE PLANTING PIT TO A DEPTH EQUAL TO THE ROOTBALL DIA.**

**PLANTING NOTES**

1. **COORDINATE LOCATION OF ALL UTILITIES, FOOTINGS, FOUNDATIONS, STAIRS AND LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (POLES, PILLARS, TREE ROOTBALLS, ETC.) WITH CONTRACTOR PRIOR TO CONSTRUCTION WORK.**
2. **DO NOT PLACE MULCH DIRECTLY ON TREE TRUNK, PRUNING CUTS CLEAN AT 90 DEGREES AND BRANCHES IMMEDIATELY AFTER PLANTING - ALL TREES SHALL HAVE A STRONG CENTRAL LEADER.**
3. **ANY TREES DEEMED NOT TO BE IN A LIVE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.**
4. **ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES REPRESENTATIVE AND OWNER.**
5. **ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF SIMILAR NATURAL FORM, HABIT, GROWING HABITS, FORM, LEAF/FLORAL, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.**
6. **ALL PLANT MATERIALS SHALL BE QUANTIFIED BY THE CONTRACTOR TO A 1% AND CHARGE DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.**
7. **ALL PLANT MATERIALS MUST BE GUARANTEED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.**
8. **ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.N.S.I.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES REPRESENTATIVE AND OWNER.**
9. **ALL TREES SHALL HAVE A STRONG CENTRAL LEADER, ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER ARE TO BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.**
10. **CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES CAUSED BY CONDUCT ON CONTRACTOR'S PART, ANY AREAS THAT ARE DEFECTIVE SHALL BE RESTORED TO HIS OR HER OWN ACCOUNT AT NO ADDITIONAL COST TO THE CONTRACTOR.**
11. **PROVIDE SHREDDED HARDWOOD MULCH TO BE STORED IN PLANTING BEDS AND SURROUNDING TREES. REFER TO SPECIFICATIONS FOR TOPSOIL REQUIREMENTS.**
12. **ALL TREES SHALL HAVE A STRONG CENTRAL LEADER, ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER ARE TO BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.**
13. **CONTRACTOR SHALL PROVIDE SAMPLES OF SHREDDED HARDWOOD MULCH TO BE APPROVED BY OWNER AND ARCHITECT.**
14. **MINIMUM OF 5' Ø CONCRETE FOOTINGS**
15. **MIXING AND PLACE MULCH SURROUNDING ALL PROPOSED TREES TO A DEPTH AS SHOWN IN TREE PLANTING DETAILS.**
16. **ALL TREES SHALL HAVE A STRONG CENTRAL LEADER, ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER ARE TO BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.**
17. **MIXING AND PLACE MULCH SURROUNDING ALL PROPOSED TREES TO A DEPTH AS SHOWN IN TREE PLANTING DETAILS.**
18. **AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.**
19. **CONTRACTOR SHALL PROVIDE SAMPLES OF SHREDDED HARDWOOD MULCH TO BE APPROVED BY OWNER AND ARCHITECT.**
20. **MINIMUM QUANTITIES ARE ESTIMATES AND SHOULD BE CONFIRMED PRIOR TO CONTINUING WORK.**
21. **ADJUST SPACING OF PLANT MATERIALS AND INSTALL MATERIALS IN THEIR ORIGINAL LOCATION AT NO ADDITIONAL COST TO THE OWNER.**
PLANTING DETAILS

C5-21

DES MOINES
IOWA

NOTE:
THE CLARITY OF THESE PLANS DEPENDS UPON COLOR COPIES. IF THIS TEXT DOES NOT APPEAR IN COLOR, THIS IS NOT AN ORIGINAL PLAN SET AND MAY RESULT IN MISINTERPRETATION.

DESIGN WORKSHOP
Landscape Architecture
Land Planning
Urban Design
Tourism Planning

CITY COMMENTS #1
JDF
**SHRUB PLANTING**

- Triangular spacing, mts
- Space per plant list
- All outside row of plants with adjacent sides worked and filled in behind
- 12" of dressing mulch, per spec

**PERENNIAL, GRASSES, AND GROUNDCOVERS PLANTING**

- Triangular spacing, mts
- Space per plant list, tpy
- All outside row of plants with adjacent sides worked and filled in behind
- 12" of dressing mulch, per spec

**TURF PLANTING**

**METAL EDGING**

**NOTE:** The clarity of these plans depend upon color copies. If this text does not appear in color, this is not an original plan set and may result in misinterpretation.
C6-10

PHOTOMETRICS PLAN

CRESCENT
RENOVATION AND
BIG GROVE
BREWERY SITE
IMPROVEMENTS

DES MOUNTS

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION
Crescent Renovation and Big Grove Brewery Site Improvements

Electrical Site Plan

Key Notes:
1. Circle to locate fire hydrants.
2. Approximate locations of electrical panel and lighting controls.
3. Approximate locations of underground electrical cables and conduits.
4. Approximate locations of underground gas lines and telecommunications cables.
5. Approximate locations of underground water lines and storm sewer lines.
6. Approximate locations of underground sanitary sewer lines and storm drain outlets.

Notes:
- All plans are subject to site conditions.
- All plans are subject to change.
- All plans are subject to review by the appropriate agencies.
- All plans are subject to change without notice.

Prepared by ISG Design Workshop

Preliminary Not for Construction
ELEVATION KEYNOTES

1. RETAIN AND REFURBISH EXISTING SIGN; REPAIR & REPLACE BREAK METAL & SIGN COMPONENTS AS NECESSARY; CLEAN, PRIME, & PAINT; SEE ELECTRICAL FOR LIGHTING

2. SKYLIGHT - REFER TO SPECIFICATIONS

3. ALUMINUM SUN SHADE - REFER TO SPECIFICATIONS

4. EXISTING BRICK - EVALUATE CONDITION AND REPAIR AS REQUIRED

5. CLEAN, ASSESS CONDITION AND REPAIR AS NEEDED, AND REPAINT CONCRETE FASCIA BAND XPT-XX

6. ALUMINUM ENTRY PORTAL FRAME

7. NEW ROOFTOP MECHANICAL SCREEN - REFER TO SPECIFICATIONS

8. NEW ALUMINUM GUTTERS AND DOWNSPOUTS

9. NEW STEEL CANOPY STRUCTURE PAINTED XPT-XX

10. NEW COPING CAP PAINTED XPT-XX

11. CLEAN, REMOVE EXISTING PAINT, ASSESS WALL CONDITION AND REPAIR AS NEEDED, AND REPAINT CLAY TILE XPT-XX

12. NEW SIGNAGE BY OWNER/TENANT; CONTRACTOR INSTALL

13. NEW STONE SILL AT NEW WINDOW TO MATCH EXISTING STONE SILL

14. NEW BRICK INFILL AT EXISTING OPENING; BRICK TO MATCH EXISTING

15. NEW CLAY TILE INFILL AT EXISTING OPENING; CLAY TILE TO MATCH EXISTING

16. NEW BARK FACE TEXTURED NORMAN BRICK AT NEW EXTERIOR OPENING

17. NEW TRASH ENCLOSURE

18. NEW WINDOW IN EXISTING OPENING

19. NEW OVERHEAD DOOR IN EXISTING OPENING

A. ALIGN SCALE: 1/8" = 1'-0"
ELEVATION KEYNOTES

1. CLEAN, REMOVE EXISTING PAINT, ASSESS WALL CONDITION AND REPAIR AS NEEDED, AND REPAINT CLAY TILE XPT-XX
2. NEW SIGNAGE BY OWNER/TENANT; CONTRACTOR INSTALL
3. NEW STONE SILL AT NEW WINDOW TO MATCH EXISTING STONE SILL
4. NEW BRICK INFILL AT EXISTING OPENING; BRICK TO MATCH EXISTING
5. NEW CLAY TILE INFILL AT EXISTING OPENING; CLAY TILE TO MATCH EXISTING
6. NEW BARK FACE TEXTURED NORMAN BRICK AT NEW EXTERIOR OPENING
7. NEW TRASH ENCLOSURE
8. NEW WINDOW IN EXISTING OPENING
9. NEW OVERHEAD DOOR IN EXISTING OPENING
10. NEW COPING CAP PAINTED XPT-XX
11. CLEAN, ASSESS CONDITION AND REPAIR AS NEEDED, AND REPAINT CONCRETE FASCIA BAND XPT-XX
12. ALUMINUM ENTRY PORTAL FRAME
13. NEW ROOFTOP MECHANICAL SCREEN - REFER TO SPECIFICATIONS
14. NEW ALUMINUM GUTTERS AND DOWNSPOUTS
15. NEW STEEL CANOPY STRUCTURE PAINTED XPT-XX
16. EXISTING BRICK - EVALUATE CONDITION AND REPAIR AS REQUIRED
17. ALUMINUM SUN SHADE - REFER TO SPECIFICATIONS
18. SKYLIGHT - REFER TO SPECIFICATIONS
19. PRELIMINARY - NOT FOR CONSTRUCTION
20. RETAIN AND REFURBISH EXISTING SIGN; REPAIR & REPLACE BREAK METAL & SIGN COMPONENTS AS NECESSARY; CLEAN, PRIME, & PAINT; SEE ELECTRICAL FOR LIGHTING

SCALE: 1/8" = 1'-0"
ELEVATION KEYNOTES

1. Retain and refurbish existing sign; repair & replace break metal & sign components as necessary; clean, prime, & paint; see electrical for lighting

2. Skylight - refer to specifications

3. Aluminum sun shade - refer to specifications

4. Existing brick - evaluate condition and repair as required

5. Clean, assess condition and repair as needed, and repaint concrete fascia band XPT-XX

6. Aluminum entry portal frame

7. New rooftop mechanical screen - refer to specifications

8. New aluminum gutters and downspouts

9. New steel canopy structure painted XPT-XX

10. New coping cap painted XPT-XX

11. Clean, remove existing paint, assess wall condition and repair as needed, and repaint clay tile XPT-XX

12. New signage by owner/tenant; contractor install

13. New stone sill at new window to match existing stone sill

14. New brick infill at existing opening; brick to match existing

15. New clay tile infill at existing opening; clay tile to match existing

16. New bark face textured Norman brick at new exterior opening

17. New trash enclosure

18. New window in existing opening

19. New overhead door in existing opening

A. ALIGN

SCALE: 1/8" = 1'-0"
ELEVATION KEYNOTES

1. RETAIN AND REFURBISH EXISTING SIGN; REPAIR & REPLACE BREAK METAL & SIGN COMPONENTS AS NECESSARY; CLEAN, PRIME, & PAINT; SEE ELECTRICAL FOR LIGHTING
2. SKYLIGHT - REFER TO SPECIFICATIONS
3. ALUMINUM SUN SHADE - REFER TO SPECIFICATIONS
4. EXISTING BRICK - EVALUATE CONDITION AND REPAIR AS REQUIRED
5. CLEAN, ASSESS CONDITION AND REPAIR AS NEEDED, AND REPAINT CONCRETE FASCIA BAND
6. ALUMINUM ENTRY PORTAL FRAME
7. NEW ROOFTOP MECHANICAL SCREEN - REFER TO SPECIFICATIONS
8. NEW ALUMINUM GUTTERS AND DOWNSPOUTS
9. NEW STEEL CANOPY STRUCTURE PAINTED XPT-XX
10. NEW COPING CAP PAINTED XPT-XX
11. CLEAN, REMOVE EXISTING PAINT, ASSESS WALL CONDITION AND REPAIR AS NEEDED, AND REPAINT CLAY TILE XPT-XX
12. NEW SIGNAGE BY OWNER/TENANT; CONTRACTOR INSTALL
13. NEW STONE SILL AT NEW WINDOW TO MATCH EXISTING STONE SILL
14. NEW BRICK INFILL AT EXISTING OPENING; BRICK TO MATCH EXISTING
15. NEW CLAY TILE INFILL AT EXISTING OPENING; CLAY TILE TO MATCH EXISTING
16. NEW BARK FACE TEXTURED NORMAN BRICK AT NEW EXTERIOR OPENING
17. NEW TRASH ENCLOSURE
18. NEW WINDOW IN EXISTING OPENING
19. NEW OVERHEAD DOOR IN EXISTING OPENING

ELEVATION MATERIALS:
MASONRY: 1,578 SF (92.4%)
GLAZING: 130 SF (7.6%)
TOTAL: 1,708 SF

ELEVATION MATERIALS:
MASONRY: 1,148 SF (63.1%)
GLAZING: 672 SF (36.9%)
TOTAL: 1,820 SF

ELEVATION MATERIALS:
MASONRY: 1,697 SF (69.3%)
GLAZING: 751 SF (30.7%)
TOTAL: 2,448 SF
BUILDING SECTION KEYNOTES

1. EXISTING STAIR TO REMAIN
2. NEW OPENING EXISTING FLOOR / ROOF ASSEMBLY
3. SKYLIGHT
4. 42" HIGH GUARDRAIL
5. SHADING DEVICE
6. NEW WINDOW / STOREFRONT
7. INSULATED FURRING WALL - SEE FLOOR PLANS
8. GEOFOAM FILL WITH CONCRETE TOPPING SLAB
9. NEW MASONRY INFILL

SCALE: 1/8" = 1'-0"

E - W SECTION - CRESCEINT WEST & EAST
BUILDING SECTIONS

555 17TH STREET DES MOINES, IA
CRESCENT BUILDING
T 515-243-0074
305 EAST COURT AVENUE, DES MOINES, IA 50309

REVISION SCHEDULE

<table>
<thead>
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<th>NO.</th>
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KEYNOTE TEMPLATE

1. KEYNOTE TEXT
2. KEYNOTE TEXT
3. KEYNOTE TEXT

GENERAL KEYNOTE TEXT IF NECESSARY

BUILDING SECTION KEYNOTES

1. EXISTING STAIR TO REMAIN
2. NEW OPENING EXISTING FLOOR / ROOF ASSEMBLY
3. SKYLIGHT
4. 42" HIGH GUARDRAIL
5. SHADING DEVICE
6. NEW WINDOW / STOREFRONT
7. INSULATED FURRING WALL - SEE FLOOR PLANS
8. GEOFOAM FILL WITH CONCRETE TOPPING SLAB
9. NEW MASONRY INFILL

±0" Level 1 - Crescent West
+16'-4" Level 2 - Crescent
+20'-4" Roof - BG
+31'-0" Parapet - Crescent

SCALE: 1/8" = 1'-0"

E-W CANOPY SECTION

N-S SECTION 1 - CRESCENT EAST
**HEAD @ CRESCENT EAST**

- New Storefront, provide min 50% transmittance factor and reflectance factor of 0.25
- Return new gyp into opening
- Continuous backer rod and sealant
- Cell vent every 24" in
- SS drip edge flashing
- Return weather membrane into opening, lap over interior vapor barrier existing masonry wall
- 3" R21 closed cell spray foam insulation, cont.
- Steel lintel: see structural

**JAMB @ CRESCENT EAST**

- New Storefront, provide min 50% transmittance factor and reflectance factor of 0.25
- Existing CMU wall
- Anticipated air space
- Gyp L bead + sealant
- Return new gyp into opening
- Continuous backer rod and sealant
- Cell vent every 24"

**SILL @ CRESCENT EAST**

- New Storefront, provide min 50% transmittance factor and reflectance factor of 0.25
- Existing masonry wall
- Steel lintel: see structural
- Return new gyp into opening
- Continuous backer rod and sealant
- Cell vent every 24"
CRESCENT BUILDING
EXTERIOR ELEVATIONS - WEST BUILDING

EXISTING WEST ELEVATION

EXISTING NORTH ELEVATION

PROPOSED WEST ELEVATION

PROPOSED NORTH ELEVATION

ELEVATION KEYNOTES
1. EXISTING BUILDING SIGNAGE, TO REMAIN
2. EXISTING CONCRETE PIER, TO REMAIN
3. ALUMINUM SHADING SYSTEM
4. EXISTING BRICK, RUNNING BOND
5. ALUMINUM STOREFRONT SYSTEM
6. ALUMINUM STOREFRONT DOOR
7. EXISTING CONCRETE BEAM
8. HOLLOW METAL DOOR
9. STEEL OVERHEAD DOOR
10. MECHANICAL UNIT SCREEN
11. ALUMINUM SKYLIGHT SYSTEM
12. METAL PANEL MECHANICAL SCREEN
13. EXISTING HOLLOW CLAY TILE, PAINTED
14. ALUMINUM ROTATING DOOR
15. BUILDING SIGNAGE - PAINTED
16. STEEL BEAM + WOOD CANOPY
17. BUILDING SIGNAGE
18. STORAGE TANK
19. VERTICAL STEEL PICKET FENCE

*SIGNAGE INDICATED ON THIS PAGE IS SUBJECT TO REVIEW AND APPROVAL WITH ZONING ENFORCEMENT
EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

ELEVATION KEYNOTES

1. EXISTING BUILDING SIGNAGE, TO REMAIN
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CRESCENT BUILDING
EXTERIOR ELEVATIONS - EAST BUILDING

EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION

ELEVATION KEYNOTES

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*SIGNAGE INDICATED ON THIS PAGE IS SUBJECT TO REVIEW AND APPROVAL WITH ZONING ENFORCEMENT
CRESCENT BUILDING
EXTERIOR ELEVATIONS - EAST BUILDING

EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION

ELEVATION KEYNOTES
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*SIGNAGE INDICATED ON THIS PAGE IS SUBJECT TO REVIEW AND APPROVAL WITH ZONING ENFORCEMENT

MATERIAL LEGEND
BRICK, RUNNING BOND
HOLLOW CLAY TILE, PAINTED
BLACK METAL AT EAST CANOPY
SMOOTH FACED CONCRETE existing
AGENDA ITEM #7

Applicant: Kemin Industries (owner), represented by Brent Strauch (consultant).

Location: 1900 Scott Avenue.

Requested Action: Review and approval of a Public Hearing Site Plan “Kemin Building C Addition” for a Type 2 Design Alternative in accordance with City Code Sections 135-9.2.4(B) and 135-9.3.1(B), to allow construction of an 11,310-square foot building addition with 2.92% transparency on the street-facing façade, which is less than the required 12% transparency along the street-facing façade in accordance with the Workshop/Warehouse building type specified in City Code Section 135-2.9-D.17.

I. GENERAL INFORMATION

1. Purpose of Request: The applicant is proposing an 11,310-square foot building addition on the east side of an existing industrial processing facility. The building addition has a proposed street-facing façade transparency of 2.92%. The Planning and Design Ordinance requires that Workshop/Warehouse building types in I2 zoning districts have a minimum transparency of 12% along street-facing facades. Design Alternative review criteria can be found in Section I, subparagraph 10 of this report. Staff analysis of the proposal can be found in Section II of the report.

2. Size of Site: 24.604 acres.

3. Existing Zoning (site): “I2” Industrial District.

4. Existing Land Use (site): The site contains multiple industrial and office buildings, parking facilities, and accessory structures in a campus-like setting that support the operations of Kemin Industries.

5. Adjacent Land Use and Zoning:

   North – “I1” and “I2”; Uses are a vehicle fleet storage facility, warehousing, an industrial processing facility, and an undeveloped parcel.

   South – “I2”; Uses are industrial processing facilities.

   East – “I1”; Uses are railroad tracks and undeveloped parcels.

   West – “I2”; Uses are warehousing, materials storage, and offices.

6. General Neighborhood/Area Land Uses: The subject property is bounded by East Martin Luther King, Jr. Parkway to the north, railroad tracks to the east, Scott Avenue to the south, and Southeast 18th Street to the west. The surrounding neighborhood is composed almost exclusively of industrial uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is not located within 250 feet of any recognized neighborhood. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on October 1, 2021 and by mailing of the Final Agenda on October 15, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on October 11, 2021 (10 days prior to the public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

   All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing.

8. **Relevant Zoning History:** There are four recent Board of Adjustment actions that are relevant to the approval of this site plan.

   On August 27, 2014, the Board of Adjustment, by Docket ZON2014-00146, granted a conditional use for the construction of a 12,500-square foot facility for a chemical freeze-spraying process that included installation of eight (8) accessory 10,000-gallon above ground storage tanks for palm oil and two (2) accessory 15,000-gallon above ground storage tanks for liquid Nitrogen.

   On September 27, 2017, the Board of Adjustment, by Docket ZON2017-00047, granted a conditional use to allow expansion of the existing use of the property for the manufacturing of food additives, to also include a delivery site for production process chemicals within the eastern portion of the property. The area consists of bulk storage within a 22-foot tall by 28-foot diameter above-ground storage tank for combustible chemicals, rail spurs holding a maximum of four tail tankers, related unloading equipment and pumps, and a pipe rack delivery system.

   On January 27, 2021, the Board of Adjustment, by Docket ZON2020-00167, granted a conditional use to allow expansion of the existing “Industrial: Fabrication and Production, Intensive” use to include operations within a new building that would generally measure 100 feet by 135 feet.

   On June 23, 2021, the Board of Adjustment, by Docket ZON2021-00075, granted a conditional use to allow expansion of the existing “Industrial: Fabrication and Production, Intensive” use to include operations within a new approximate 11,000-square foot building addition.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Industrial.

10. **Applicable Regulations:** Based on Chapter Section 135-9.2.4 and 135-9.3.1.B of the Planning and Design Ordinance, Type 2 Design Alternatives are to be
considered by the Plan and Zoning Commission after a public hearing whereby the following criteria are considered:

- The design alternative provisions of Section 135-9.2.4 are intended to authorize the granting of relief from strict compliance with the regulations of this chapter as part of the site plan or alternate design documentation review process when specific site features or characteristics of the subject property, including the presence of existing buildings, creates conditions that make strict compliance with applicable regulations impractical or undesirable. The design alternative provisions are also intended to recognize that alternative design solutions may result in equal or better implementation of the regulation's intended purpose and greater consistency with the comprehensive plan.

- Consideration of requested design alternatives through the administrative and public hearing review processes will be evaluated on the merits of the applicable request and independently of prior requests from the same applicant, and may include the following criteria:
  - An evaluation of the character of the surrounding neighborhood, such as:
    - Whether at least 50% of the developed lots within 250 feet of the subject property are designed and constructed consistently with the requested design alternative(s); and
    - Whether the directly adjoining developed lots are designed and constructed consistently with the requested design alternative(s);
  - For purposes of this subsection, if the lots that exist within 250 feet of the subject property are undeveloped, then the neighborhood character determination will be based upon the assumption that such lots, as if developed, comply with the applicable requirements of this chapter for which a design alternative(s) has been requested;
  - The totality of the number and extent of design alternatives requested compared to the requirements of this chapter for each site plan or alternate design documentation reviewed;
  - Whether the requested design alternative(s) is consistent with all relevant purpose and intent statements of this design ordinance and with the general purpose and intent of the comprehensive plan;
  - Whether the requested design alternative(s) will have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood.
surrounding area or the public health, safety and general welfare;

➢ Whether any adverse impacts resulting from the requested design alternative(s) will be mitigated to the maximum extent feasible; and

➢ Other factors determined relevant by the community development director, plan and zoning commission, or city council as applicable.

II. ADDITIONAL APPLICABLE INFORMATION

1. Building Type Requirements: Section 135-2.9.3(D)(17) of the Planning and Design Ordinance requires a minimum 12% transparency be provided on street-facing building facades for Workshop/Warehouse buildings situated in I2 zoning districts. The building addition is proposed to have a street-facing transparency of 2.92%. Upon completion of construction, the combined transparency of the building addition and the existing building is proposed to be 2.32%.

The proposed building expansion will primarily be used as an intensive fabrication and production space. The applicant notes that increasing the transparency of the building would be detrimental to these operations. Aesthetically, the proposed expansion is compatible with the existing building and the other industrial buildings within the Kemin campus. Staff feels that the design of the building addition includes durable, high-quality materials with a design that is simple, well-organized, and contextually appropriate. Furthermore, the proposed building addition’s street-facing façade borders an elevated portion of East Martin Luther King, Jr. Parkway, creating an unusual situation where much of the building is below street level. The requested design alternative would not have a substantial or undue adverse effect upon adjacent property, the character of the surrounding area, or the public health, safety, and general welfare. Staff supports this Type 2 Design Alternative request.

III. STAFF RECOMMENDATION

Staff recommends approval of the requested Type 2 Design Alternative and Public Hearing Site Plan subject to compliance with all administrative review comments.
# 2021 Kemin Building-C Addition

## 1900 Scott Avenue

**Des Moines, IA 50317**

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<tr>
<th>Sheet Number</th>
<th>Description</th>
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<td>Civil Cover Sheet</td>
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<tr>
<td>C001</td>
<td>Site Plan Approval</td>
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<tr>
<td>C002</td>
<td>Site Plan</td>
</tr>
<tr>
<td>C003</td>
<td>Kemin Campus Map</td>
</tr>
<tr>
<td>C004</td>
<td>Vicinity Map</td>
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</tbody>
</table>

### Owner:

- **Address:** 4303 Monona Dr, Des Moines, IA 50316
- **Email:** sarah.mcdo@kemin.com

### Engineer:

- **Address:** 1900 Scott Ave, Suite 100, Des Moines, IA 50317
- **Email:** contact@shive-hattery.com

### Zoning:

- **Status:** C-2, Industrial

### Site Address:

- **Address:** 4303 Monona Dr, Des Moines, IA 50316

### Setback Requirements:

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### Project Data:

- **Project Name:** 2021 Kemin Building-C Addition
- **Location:** 1900 Scott Avenue
- **Area:** 72,039 SF (1.65 acres)
- **Existing:** 63,039 SF (87.55%)
- **Proposed:** 8,964 SF (12.45%)
- **ImperVIOUS Area:** 8,964 SF (12.45%)

### Conditional Use Permitting:

- **Approval Dates:**
  - **August 27, 2014:** Conditional Use for Construction
  - **September 27, 2017:** Conditional Use
  - **June 23, 2021:** Conditional Use

### Site Plan Approval:

- **Status:** Approved with Conditions: See Exhibits A, B

### Civil Engineer:

- **Name:** Brent Strauch
- **License Number:** DECEMBER 31, 24125
- **Contact:** 515.223.8104 | sarah.mcdo@kemin.com

---

**Note:**

- All changes to this plan must be approved by Kemin's Development Services Director.
- The plan was approved by the Development Services Director on [Date].

---

**Exhibits:**

- **A:** Site Plan Approval
- **B:** Site Plan
- **C:** Kemin Campus Map
- **D:** Vicinity Map

---

**Legend:**

- **Existing Buildings:**
  - **Building 1:**
  - **Building 2:**
- **Proposed Buildings:**
  - **Building Addition:**

---

**Utilities:**

- **Water Main:**
- **GAS Main:**
- **Utilities Vault:**
- **Underground Fire Hydrant:**
- **Signage:**
- **Chain Link Fence:**
- **Grading Plan:**
- **Landscaping Plan:**
- **Utility Vaults:**
- **Paving:**
- **Sidewalks:**
- **OCTOBER ROCK BAND:**
- **CLASS D REVETMENT:**
- **CLASS B REVETMENT:**
- **Maintenance Rock Band:**
- **Roof Top Manhole:**
- **Vicinity Map:**

---

**Supplementary Information:**

- **Conditions:**
  - [Condition 1]
  - [Condition 2]
- **Approved by:**
  - [Name]
  - [Date]

---

**Contact Information:**

- **Kemin Industries:**
  - **Address:** 1900 Scott Avenue, Des Moines, IA 50317
  - **Email:** sarah.mcdo@kemin.com
  - **Phone:** 515.223.8104

---

**Additional Notes:**

- [Additional Notes]

---

**Site Plan:**

- [Site Plan Image]

---

**Kemin Campus Map:**

- [Kemin Campus Map Image]

---

**Vicinity Map:**

- [Vicinity Map Image]
GENERAL NOTES

SPECIFICATIONS

GRADING AND EROSION CONTROL NOTES:

PLANTING AND SITE RESTORATION NOTES:

1. **GENERAL NOTES**

   1. All work is to be performed in accordance with the plans and specifications and in accordance with all applicable governmental codes, regulations, and other existing laws. (The term "Code" hereafter shall include all applicable governmental codes, regulations, and other existing laws, whether or not in writing.)
   2. The Contractor shall be responsible for the removal of the vegetation and grading the site to the grade shown on the plans and specifications.
   3. All work shall be performed without the project in use except during the hours of 9:00 AM to 4:30 PM, Monday through Friday, and during the hours of 9:00 AM to 12:00 PM, Saturday.
   4. All work shall be performed without the project in use except during the hours of 9:00 AM to 4:30 PM, Monday through Friday, and during the hours of 9:00 AM to 12:00 PM, Saturday.

2. **SPECIFICATIONS**

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4. **PLANTING AND SITE RESTORATION NOTES**

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5. **CONTRACTOR**

   1. All work is to be performed in accordance with the plans and specifications and in accordance with all applicable governmental codes, regulations, and other existing laws. (The term "Code" hereafter shall include all applicable governmental codes, regulations, and other existing laws, whether or not in writing.)
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Table 1: Detention Pond Summary

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**NOTES:**
- SITE CONSTRUCTION FACILITIES ENCROACHING UPON PUBLIC RIGHTS OF WAY AND SS TO BE DEDUCED FROM STORMWATER FACILITIES IN CONFORMITY WITH THE APPROVED STORMWATER MANAGEMENT PLAN. STORMWATER MANAGEMENT FACILITIES SHALL BE ANNUALLY INSPECTED AND MAINTAINED IN CONFORMANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
- GRADING WORK ON SITE.
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- NO GRASS CLIPPINGS, LEAVES, GROUNDS, BRUSH, LEAVES, YARD WASTES, SOIL, ROCKS, CONCRETE, OR SIMILAR MATERIALS SHALL BE PLACED WITHIN A LITTER, SILT, SEDIMENT, AND DEBRIS SHALL BE PROMPTLY REMOVED FROM SUCH FACILITIES.
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LANDSCAPE NOTES:

1. Strip sod prior to planting with the exception of lawn areas. 
2. Protect existing plantings from construction activities. 
3. Use pre-emergent weed preventer and double shredded hardwood mulch to a depth as specified. 

LANDSCAPE REQUIREMENTS:

PLANT SCHEDULE

<table>
<thead>
<tr>
<th>QTY</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Site</th>
<th>Root</th>
<th>Size</th>
<th>Description</th>
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- Strip sod prior to planting with the exception of lawn areas.
- Protect existing plantings from construction activities.
- Use pre-emergent weed preventer and double shredded hardwood mulch to a depth as specified.
- Maintain landscape for the life of the Certificate of Occupancy.
- Ensure all trees are per the recommendations and requirements of the American Standards for Nursery Stock.
- Cleanout planting beds prior to planting.

NOTE: All trees are per the recommendations and requirements of the American Standards for Nursery Stock.

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- Cleanout planting beds prior to planting.
NOTES:

1. STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF PLANTING HOLE. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.

2. TREE STAKING IS REQUIRED FOR ALL DECIDUOUS TREES. USE 3 STAKES.

3. TREE STAKING IS REQUIRED FOR ALL EVERGREEN TREES. USE 2 STAKES.

4. REMOVE WITHIN 1 YEAR.

5. STEEL POST, SEE CHART.

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GENERAL NOTES:

1. BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

2. ALL DOORS SHALL BE INSTALLED 4" FROM CORNER TO BACK OF FRAME UNLESS NOTED OR AT EXTERIOR WALL LOCATIONS.

3. UNLESS NOTED OTHERWISE.

4. GYPSUM WALL BOARD NOT REQUIRED ON OTHERWISE.

5. PAINT COLOR 1 OVER NEW CONCRETE TO RECEIVE NEW PAINT.

6. PAINT COLOR 2 OVER NEW CONCRETE TO RECEIVE NEW PAINT.

7. PAINT ALL EXISTING EXTERIOR METAL FRAMES TO MATCH NEW HOLLOW METAL FRAMES AFTER PREPARATION AND CLEANING.

KEY NOTE

(156.00)

EXSITING PANEL COLOR TO BE CHANGED IN NEW PAINT SCHEME

A303

P1 PAINT COLOR 1 OVER NEW CONCRETE

P1E PAINT COLOR 1 OVER EXISTING CONCRETE - FULLY PREPARE EXISTING SURFACE TO RECEIVE NEW PAINT.

P2 PAINT COLOR 2 OVER NEW CONCRETE

P2E PAINT COLOR 2 OVER EXISTING CONCRETE - FULLY PREPARE EXISTING SURFACE TO RECEIVE NEW PAINT.

PAINT ALL EXISTING EXTERIOR METAL FRAMES TO MATCH NEW HOLLOW METAL FRAMES AFTER PREPARATION AND CLEANING.

A301

A302

A18

PRECAST CONCRETE: ACID ETCHED - SILVER (MATCH EXISTING)

PRECAST CONCRETE: ACID ETCHED - RED (MATCH EXISTING)

EXISTING SHOWN IN MUTED GRAY - AND WILL BE LOCATED WITHIN EXISTING CONSTRUCTION

BUILDING C ADDITION - EAST FACE

BUILDING C EXISTING EAST FACE

CHANGE TO EXISTING PAINT SCHEME

EQUIPMENT

FIN. FLOOR

PLAN LEGEND

MARK DESIGNATES DETAIL (SECTION DESIGNATED SHEET.

MARK DESIGNATES A KEYNOTE TIED TO SHEET BY SHEET BASIS.

MARK DESIGNATES AN ELEVATION; INTERIOR OR EXTERIOR.

MARK DESIGNATES SECTION ALONG LINE OF MARK THROUGH BUILDING OR AREA OF BUILDING. (EXAMPLE AT LEFT INDICATES SEE ELEVATION 1 ON SHEET A130)

MARK DESIGNATES DOOR TAG; REFER TO DOOR SCHEDULE.

MARK DESIGNATES LOUVER TYPE; REFER TO LOUVER ELEVATIONS. SEE ALSO MECHANICAL DRAWINGS AND KEYNOTES FOR KEYNOTED ITEM ON DRAWINGS ON A SHEET BY SHEET BASIS.

MARK DESIGNATES INTERIOR PARTITION TYPE. SEE SHEET A5.01.

MARK DESIGNATES INTERIOR WINDOW, OR CURTAIN ELEVATIONS.

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LIGHTING FIXTURE SCHEDULE - SC

SCHEDULE NOTES:
A. LISTED LUMENS ARE DELIVERED LUMENS. PROVIDE FIXTURE WITHIN +/- 5% OF LISTED LUMENS.

GENERAL NOTES:
LIGHTING FIXTURE SCHEDULE -- BC

<table>
<thead>
<tr>
<th>TYPE</th>
<th>DESCRIPTION</th>
<th>LENS-LOUVER</th>
<th>MOUNTING</th>
<th>LIGHTING OUTPUT/CCT</th>
<th>DRIVER</th>
<th>BASIS OF DESIGN</th>
<th>APPROVED EQUIVALENT</th>
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</thead>
<tbody>
<tr>
<td>S1</td>
<td>LED ROADWAY POLE MOUNTED FIXTURE, DIE CAST ALUMINUM HOUSING, SUITABLE FOR WET LOCATION, INTEGRAL PHOTO CELL, TO MATCH EXISTING FIXTURES ON CAMPUS</td>
<td>5&quot; SQUARE, 7 GA, 20 FT HIGH, BLACK PAINTED, POLE</td>
<td>LED LED DRIVER 277 V 210 W</td>
<td>SPAULDING CIMARRON LED CL1-1A-90L-U-4K-3-BL</td>
<td>OR APPROVED EQUIVALENT</td>
<td>RCS SERIES 1</td>
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Applicant: City of Des Moines.

Requested Action: City-initiated requests for the following:

Part A) Determination as to whether the proposed 4th Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area, to update, amend, and extend the duration of the existing Urban Revitalization Plan, is in conformance with PlanDSM: Creating Our Tomorrow comprehensive plan.

Part B) Determination as to whether the proposed amendment to Des Moines Municipal Code Section 135-2.11, to revise the Flat Building Type into Flat A and Flat B Building Types, is in conformance with PlanDSM: Creating Our Tomorrow comprehensive plan.

I. GENERAL INFORMATION

A. The proposed 4th Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area is attached.

The following is a summary of key components of the proposed restated plan:

- Required minimum valuation increase of 5% for all abatement schedules. The 3rd Restated Urban Revitalization Plan (City’s current plan) requires a minimum 5% valuation increase for single-household and a minimum 15% valuation increase for 3+ household and commercial/industrial.

- Reliance on Municipal Code Chapter 135 construction material requirements for eligibility. The 3rd Restated Urban Revitalization Plan has an appendix chapter that specifies construction requirements with no relief mechanisms.

- 10-year, 100% abatement for all residential rehab City-wide. The 3rd Restated Urban Revitalization Plan has residential rehab broken into two separate schedules, including a 10-year 115% abatement schedule for projects resulting in a maximum increased value of $20,000, and a 10-year 100% abatement schedule for higher value projects. The proposed 4th Restated Urban Revitalization Plan provides 10-year 100% abatement schedule for all qualified residential rehabilitation.

- 10-year 100 % abatement for new detached accessory housing units (such as carriage houses) City-wide. This is a higher-level incentive from what is available in the 3rd Restated Urban Revitalization Plan.
• 3-year 100% and 10-year declining abatement continues to be available for commercial/industrial projects in commercial/industrial districts. This is consistent with the 3rd Restated Urban Revitalization Plan.

• Sustainability requirements for commercial/industrial projects have been updated for better alignment with Municipal Code Chapter 135.

• Sustainability requirements for 13+ household residential projects have been updated for better alignment with Municipal Code Chapter 135. Projects with permit applications accepted before December 31, 2022, construction started by July 1, 2023, and construction completed by December 31, 2023 continue to be eligible for the abatement schedules in the 3rd Restated Urban Revitalization Plan under its sustainability requirements.

• New abatement schedules for Missing Middle housing, which includes house building types with 2-4 units, bi-attached houses (duplexes), Row buildings with 2-12 units, and Flat B buildings (small apartment structures) with 2-12 units:
  - 8-year declining abatement offered City-wide for meeting minimum plan requirements.
  - 9-year declining abatement offered City-wide for including enhanced efficiency and sustainability features.
  - Projects started in 2022 will be eligible for these schedules if the 4th Restated Urban Renewal Plan is approved this year.

• Over the next 2-years, new 1-household residential projects transition from 6-year declining abatement to 5-year declining abatement outside the targeted area and from 10-year declining abatement to 9-year declining abatement within the targeted low-density residential area.

  - New 1-household residential construction with permit applications accepted before December 31, 2022, construction started by July 1, 2023, and construction completed by December 31, 2023 continue to be eligible for the abatement schedules in the 3rd Restated Urban Revitalization Plan under its eligibility criteria.

  - After the dates listed above, new 1-household residential construction will be eligible for the following schedules under the 4th Restated Urban Revitalization Plan:
    - Projects constructed to minimum plan requirements will be eligible for 5-year declining abatement outside the targeted low density residential area and 9-year declining abatement.
within the targeted low density residential area.

ii. Projects constructed with enhanced efficiency and sustainability features will be eligible for 6-year declining abatement outside the targeted low density residential area and 10-year declining abatement within the targeted low density residential area.

• To qualify for abatement schedules that require enhanced efficiency and sustainability features, projects must have the following:
  
  ➢ Minimum R-20 exterior walls; and
  
  ➢ Level 2 electric vehicle charging station OR infrastructure (electric box and conduit) for future installation of level 2 electric vehicle charging station.

B. Proposed Amendments to the Planning and Design Code (Chapter 135) are necessary to create a Flat A Building Type (containing 13+ units) and Flat B Building Type (containing 2 to 12 units). This amendment allows the City to offer the “Missing Middle” tax abatement schedule for Flat B Building Types and the “High Density Residential” tax abatement schedule for Flat A Building Types.

The following is a summary of changes to Chapter 135:

• Table 135-2.1-1 “Building Types By Districts”. Existing text “Flat Building” changed to “Flat A and Flat B Buildings” in the tenth row of the Building Types column.

• Table 135-2.1-2 “Building Types By Districts. Existing text “Flat Building” changed to “Flat A and Flat B Buildings” in the tenth row of the Building Types column.

• Titles, headings for all of Section 135-2.11 updated to incorporate Flat A and Flat B buildings.

• Text of Section 2.11.1 amended to identify distinguishing characteristics of Flat A and Flat B buildings.

• Text of Section 2.11.2 amended to reference revised images of Flat A buildings in Figure 135-2.11-A and revised images of Flat B buildings in Figure 135-2.11-B.

• Section 135-2.11.3.A.8 amended as follows:
  
  ➢ Minimum building width (ft) in RX1 district changed from 40 to 30 feet.
Minimum building width (ft) in RX2, DXR and NX3 districts changed from 60 to 30 feet.

Maximum building width (ft) in RX1 district changed from 90 to 120 feet.

- Section 135-2.11.3.A.9 amended as follows:
  - Minimum lot width for single-unit wide Flat A and Flat B Buildings in NX2 and NX2a districts changed from 35 feet to 45 feet.
  - Minimum lot width for single-unit wide Flat A and Flat B Buildings in RX1 district changed from 30 feet to 45 feet.
  - Minimum lot width for single-unit wide Flat A and Flat B Buildings in RX2, DXR and NX3 districts changed from 40 feet to 45 feet.
  - Minimum lot width for 2-unit wide Flat A and Flat B Buildings in RX2, DXR and NX3 districts changed from 80 feet to 60 feet.
  - Minimum lot area for Flat A and Flat B Buildings in RX2, DXR and NX3 districts changed from 9,600 square feet to 7200 square feet.

- Section 135-2.11.3.C.16 amended to note that Flat A Buildings contain a minimum of 13 household units and Flat B Buildings contain a minimum of 2 units and maximum of 12 household units.

- Existing label “Figure 135-2.11-B Flat Building: Building Siting” amended to “Figure 135-2.11-C Flat Building: Building Siting”.

- Existing “Figure 135-2.11-C Flat Building: Height and Uses Requirements” renamed to “Figure 135-2.11-D Flat Building: Height and Uses Requirements”.

- Existing “Figure 135-2.11-D Flat Building: Façade Requirements” renamed to “Figure 135-2.11-E Flat Building Façade Requirements”.

- Figure references in Sections 135-2.11.3.A; 135-2.11.3.B; 135-2.11.3.C and 135-2.11.3.D revised to match applicable figure name changes noted above.

II. CONSISTENCY WITH STATE CODE

The proposed amendments to the Chapter 135 (Planning and Design) have been prepared in consideration of Iowa Code Chapter 18B.
III. CONSISTENCY WITH PLANDSM

The proposed 4th Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area and amendments to Chapter 135 to create Flat A and Flat B building types are supported by goals and policies of PlanDSM, as noted in Appendix D of the proposed 4th Restated Urban Revitalization Plan.

IV. STAFF RECOMMENDATION

Part A) Staff recommends that the Commission find the proposed Fourth Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area to be in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends that the Commission find the proposed amendments to Des Moines Municipal Code Chapter 135 to create Flat A and Flat B building types to be in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
ORDINANCE NO. ___________


Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, is hereby amended by amending Section 135-2.11, Figures 135-2.11-A, 135-2.11-B, 135-2.11-C, and 135-2.11-D, and Tables 135-2.1-1 and 135-2.1-2, relating to Flat A and Flat B building types and regulations, as follows:

**135-2.11 Flat A and Flat B Building Types**

**Sec. 134-2.11.1 DESCRIPTION AND INTENT**

The Flat A and Flat B buildings contain multiple residential units within a building form scaled to fit within existing residential neighborhoods. These building forms are modeled after historic apartment buildings.

The Flat A and Flat B buildings can be configured in several ways, from a narrow, two-stacked-unit building to a larger multi-unit building. However, the width of the building along the street is limited.

Design components of the Flat building include a high level of transparency, such as windows on the front facade, a clearly defined principal entrance on the street, and a yard area surrounding the building similar to adjacent residential development.

The primary distinction between Flat A and Flat B buildings is the building scale. Flat B buildings are intended to be smaller, neighborhood-scale residential buildings. While a Flat A building contains 13 or more units, a Flat B building contains a minimum of 2 units and a maximum of 12 units. Flat B buildings are classified as “missing middle” housing types by the City of Des Moines.

**Sec. 134-2.11.2 ILLUSTRATIVE IMAGES**

The images shown in Figure 135-2.11-A are intended to illustrate the general character intent for the Flat A building type. The images shown in Figure 135-2.11-B are intended to illustrate the general character intent for the Flat B building type. The buildings and sites in each image may not fulfill all of the building type requirements.
Sec. 135-2.11.3 FLAT A AND FLAT B BUILDING REGULATIONS

A. Building Siting. Refer to Figure 135-2.11-B-C

<table>
<thead>
<tr>
<th></th>
<th>NX2, NX2A</th>
<th>RX1</th>
<th>RX2, DXR, NX3</th>
</tr>
</thead>
<tbody>
<tr>
<td>8. Minimum Building Width (ft)</td>
<td>30</td>
<td>40</td>
<td>60</td>
</tr>
<tr>
<td>Maximum Building Width (ft)</td>
<td>70, 120 on block ends</td>
<td>90</td>
<td>120</td>
</tr>
<tr>
<td>9. Minimum Lot Width (ft)</td>
<td>35-45 for single-unit wide; 70 for 2-unit</td>
<td>30-45 for single-unit wide; 60 for 2-unit</td>
<td>40-45 for single-unit</td>
</tr>
<tr>
<td>Maximum Lot Area (sq ft)</td>
<td>8,400</td>
<td>7,200</td>
<td>9,600-7,200</td>
</tr>
</tbody>
</table>

B. Height. Refer to Figure 135-2.11-C-D

C. Uses. Refer to Figure 135-2.11-C-D

<table>
<thead>
<tr>
<th></th>
<th>RX1</th>
<th>RX2, DXR, NX3</th>
</tr>
</thead>
<tbody>
<tr>
<td>16. All Stories</td>
<td>Any permitted Residential use</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Flat A Building: minimum 13 household units (cumulative building total)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Flat B Building: minimum 2 household units – maximum 12 household units (cumulative building total)</td>
<td></td>
</tr>
</tbody>
</table>

D. Street & Roof Requirements. Refer to Figure 135-2.11-D-E

Figures 135-2.11-A, 135-2.11-B, 135-2.11-C and 135-2.11-D:

Revising Figures as shown on attachment hereto, and by this reference made a part hereof, as follows:

- Figure 135-2.11-A: (1) Delete “Example illustrations of Flat Buildings” and replace with “Example illustrations of Flat A Buildings”; (2) Revise images.
- Figure 135-2.11-B: (1) Renumber to Figure 135-2.11-C; (2) Add new Figure 135-2.11-B: “Example illustrations of Flat B Buildings”.
- Figure 135-2.11-C: Renumber to Figure 135-2.11-D
- Figure 135-2.11-D: Renumber to Figure 135-2.11-E
Tables 135-2.1-1 and 135-2.1-2

Revising Table 135-2.1-1 and Table 135-2.1-2 as shown on attachment hereto, and by this reference made a part hereof, as follows:

- “Building Types” column, “Flat Building” row: Revise title to “Flat A & Flat B Buildings”.

Section 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank
Assistant City Attorney
FOURTH RESTATED URBAN REVITALIZATION PLAN

for the

Citywide Urban Revitalization Area

City of Des Moines, Iowa

As adopted on ________________, 2021 by

Roll Call No. ________________.
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Attachments:

Map 1 Official Zoning Map and Boundaries of the City-wide Urban Revitalization Area
Map 2 Existing Land Use Map
Map 3 PlanDSM Future Land Use Map
Map 4 Targeted Low-Density Residential Area
Map 5 Targeted Multiple-Family Residential Area
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OVERVIEW OF URBAN REVITALIZATION

In 1979, the Iowa legislature enacted the Urban Revitalization Act giving Iowa cities the authority to designate an area or areas of the city as “urban revitalization areas”. Under the Act, qualified real estate within the designated urban revitalization area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years. The primary intent of this Act is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

The portion of the Act codified at Section 404.1 of the Iowa Code provides that the City Council may, by ordinance, designate an area of the city as a revitalization area, if that area is any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and which is detrimental to the public health, safety, or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17.

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.
BACKGROUND OF URBAN REVITALIZATION IN DES MOINES

A. PREVIOUSLY DESIGNATED URBAN REVITALIZATION AREAS

Between 1979 and 1987 the City of Des Moines designated 31 separate urban revitalization areas in conformance with Chapter 404 of the Code of Iowa. The City developed specific urban revitalization plans for 28 of these designated areas which defined the types of uses and improvements eligible for tax abatement in each area.

In 1987 the City consolidated the separate urban revitalization areas into a comprehensive unified urban revitalization area.

By Resolution and Roll Call No. 87-2630, adopted June 15, 1987 and, as amended by Roll Call No. 87-3961, adopted September 21, 1987, the City Council made a finding that the entire area within the corporate boundaries of the City of Des Moines as established on July 7, 1987, qualified for designation as an urban revitalization area under the slum and blight criteria in paragraphs (1) and (2) of Iowa Code §404.1. The finding was made in substantial part in reliance upon the following circumstances which then existed:

**Housing Conditions:**
- Approximately 29% of the City blocks containing housing had a majority of that housing in less than excellent condition and 11% of the total blocks had 20% or more of the housing in a dilapidated or deteriorated state.
- 58 abandoned properties were demolished by City code enforcement action in the prior fiscal year (FY 1986/87), 64 properties were scheduled for demolition in the current fiscal year (FY 1987/88), 74 additional properties were identified as requiring demolition, and the Office of Housing Safety was tracking 1,513 properties representing 2,313 former rental dwelling units which were vacant or inactive.
- There had been a 300% increase in tax delinquent properties between 1980 and 1986.
- Between 1978 and 1985 the number of building permits for new single-family units had dropped from 336 to 92, and the number of building permits for two-family units had dropped from 105 to 11, and the number of building permits for multiple-family units had dropped from 24 permits for a total of 433 dwelling units, to 8 permits for a total of 111 dwelling units.
- The 1980 Census of Population and Housing shows that 36.7% of the housing stock in the City of Des Moines was built prior to 1940, and only 7.5% of the housing stock was constructed after 1980.
- Compared to the surrounding suburbs, the City of Des Moines had a greater proportion of its housing stock occupied by low income persons, tenants, and persons 65 years old or older.
- The 1980 median housing values in the City of Des Moines were 48% to 63% of those in the surrounding suburbs.
• In 1985, the average cost of a new house in the City of Des Moines was 72.6% of the average cost of a new house in the surrounding suburbs.
• The foregoing conditions served to substantially impair and arrest the sound growth of the City of Des Moines.

**Industrial Conditions:**

• Between 1972 and 1977, the City of Des Moines gained three manufacturing establishments while losing 1,500 manufacturing based jobs.
• From 1980 to 1986, the Des Moines SMSA lost over 4,000 manufacturing jobs, which was approximately 16% of all manufacturing jobs. As a percentage of total employment, manufacturing dropped from 19% in 1970 to 11% in 1986.

Having found that the entire City of Des Moines as established on July 7, 1987, qualifies for designation as an urban revitalization area, the City Council proceeded to designate the entire City as the Citywide Urban Revitalization Area. The designation was accomplished by Ordinance No. 11,026 passed July 6, 1987 and, as amended by Ordinance No. 11,065 passed September 21, 1987.

On September 28, 1987, by Roll Call No. 87-4009, the City Council adopted the original Urban Revitalization Plan (the "original Plan") for the Citywide Urban Revitalization Area. The original Plan retained and incorporated many of the formerly designated areas within the Citywide Urban Revitalization Area and, terminated other areas where the plans had been repealed, and where there had been substantial completion of industrial and commercial utilization of available land.

The original Plan incorporated 20 of the previously designated urban revitalization areas for the purpose of encouraging certain types of commercial and industrial development within such areas. Chart A in the original Plan lists the 20 areas and identifies those areas wherein tax abatement was made available to encourage new construction of improvements assessed as commercial property, to additions and rehabilitation of existing improvements assessed as commercial property, and to improvements assessed as industrial property.

The original Plan also sought to encourage industrial development within three areas newly designated as industrial parks. Tax abatement was made available to qualifying improvements to property assessed as industrial or commercial property within the Vandalia Acres, Park Avenue, Riverpoint, and River Hills-Riverfront Industrial Parks.

Prior to 1996, the Urban Revitalization Act did not provide a feasible means of expanding the boundaries of the Citywide Urban Revitalization Area. Independent urban revitalization plans had to be created for eight separate areas annexed into the City after the adoption of the original Plan:

<table>
<thead>
<tr>
<th>Ewing Park Urban Revitalization Area (Residential only)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Designation of Area</td>
</tr>
<tr>
<td>Plan Adopted</td>
</tr>
</tbody>
</table>
Sunrise Estates Urban Revitalization Area (Residential only)
Designation of the Area 01/04/93 Ordinance No. 11, 923
Plan Adopted 01/04/93 Roll Call No. 93-72

Creekview Estates Urban Revitalization Area (Residential only)
Designation of the Area 08/23/93 Ordinance No. 12,033
Plan Adopted 09/07/93 Roll Call No. 93-3344

4247 Beaver Avenue Urban Revitalization Area (Residential only)
Designation of the Area 06/20/94 Ordinance No. 13,064
Plan Adopted 11/21/94 Roll Call No. 94-4459

Hickory Grove Urban Revitalization Area (Residential only)
Designation of the Area 12/05/94 Ordinance No. 13,126
Plan Adopted 12/05/94 Roll Call No. 94-4624

Airport Business Park Urban Revitalization Area (Commercial and industrial park)
Designation of the Area 01/16/95 Ordinance No. 13,142
Plan Adopted 02/20/95 Roll Call No. 95-642
Incorporated into the Citywide Urban Revitalization Area

Airport Commerce Park West Urban Revitalization Area (Commercial and industrial park)
Designation of the Area 08/07/95 Ordinance No. 13,222
Plan Adopted 07/24/95 Roll Call No. 95-2860

Leland Avenue Urban Revitalization Area (Commercial and industrial park)
Designation of the Area 12/18/95 Ordinance No. 13,285
Plan Adopted 12/18/95 Roll Call No. 95-4725

In 1996 the Iowa Legislature amended Iowa Code §404.2 to provide:

"A city which has adopted a plan for a revitalization area which covers all property within the city limits may amend that plan at any time, pursuant to this section, to include property which has been or will be annexed into the city. The provisions of the original plan shall be applicable to the property which is annexed and the property shall be considered to have been part of the revitalization area as of the effective date of its annexation to the city."

After 1996, the City was able to extend urban revitalization tax abatement to newly annexed areas by amending the Citywide Urban Revitalization Plan rather than by creating additional independent urban revitalization areas. However, only the Airport Business Park Urban Revitalization Area was merged into the Citywide Urban Revitalization Area prior to 2002.
On October 21, 2002, by Roll Call No. 02-2446, the City Council expanded the Citywide Urban Revitalization Area to encompass all lands annexed into the City of Des Moines after January 1, 2000. That action left most of the lands annexed between July 7, 1987, and January 1, 2000, outside the Citywide Urban Revitalization Area, and only portions of those lands were included in the 7 remaining independent urban revitalization areas prior to 2001.

The Second Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area (the "Second Restated Plan") was adopted on December 5, 2011, by Roll Call No. 11-2085. The Second Restated Plan expanded the Citywide Urban Revitalization Area to include all land then within the City, and all land thereafter annexed into the City effective upon annexation.

The Third Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area (the “Third Restated Plan”) was adopted and amended, respectively, on October 26, 2015, by Roll Call Nos. 15-1816 and 15-1818, which: (1) Extended the term of the Plan to qualified improvements completed by December 31, 2020, and to qualified improvements commenced under authority of a building permit by December 31, 2020, and completed by December 31, 2021; (2) Increased tax abatement granted for the renovation and rehabilitation of existing single-family, two-family or multi-family properties to 10-year, 100% and City-wide; (3) Reduced the amount of abatement given for new single-family and two-family homes outside of the “targeted residential area”; (4) Reduced the amount of abatement given for new single-family and two-family homes within the “targeted residential area”; (5) Discontinued tax abatement for multi-family properties not located within the Targeted Area and Corridors Map; (6) Provided an exemption to allow “rowhome” type developments with eight or fewer units on their own parcel and outside of the Targeted Area and Corridors Map to obtain tax abatement, subject to meeting minimum design guidelines; and (7) proposed alternate schedules for extension of time granted for projects underway to remain eligible under the then-current Second Restated City-Wide Urban Revitalization Plan.

The Third Restated Plan was thereafter amended as follows: (1) First Amendment, adopted on December 7, 2015 by Roll Call No. 15-2080, to temporarily extend tax abatement for new and expansions of existing multiple-family dwellings outside the Targeted Multiple-Family Residential Area, amend the tax abatement schedule numbers to avoid duplication of existing schedule numbers used by the Polk County Assessor, and make other editorial corrections to the Plan; (2) Second Amendment, adopted on July 25, 2016, by Roll Call No. 16-1256, to allow the limited use of vinyl siding products on rowhouse projects and to identify additional sustainability measures that may be used to satisfy the minimum sustainability requirements; (3) Third Amendment, adopted on October 23, 2017, by Roll Call No. 17-1853, to delete the expiration date for abatement schedule for commercial property improvements within the Riverpoint West Area, extend the Plan expiration date to December 31, 2025, replace the Court Avenue Historic Area map, and update references to the City’s comprehensive plan; and (4) Fourth Amendment, adopted on March 9, 2020, by Roll Call No. 20-0477, to amend the definition of the Riverpoint West Area and allow additional tax abatement for qualifying improvements to commercial property in the Riverpoint West Area.
B. RESIDENTIAL TAX ABATEMENT

The Urban Revitalization Plan for the Citywide Urban Revitalization Area and for each of the separate urban revitalization areas identified above allowed an urban revitalization tax exemption (commonly known as "tax abatement") for the taxable value added by qualifying improvements to property assessed as residential property, and to commercial property consisting of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes. The most favorable schedules allowed for such improvements were as follows:

1. An exemption equal to 100% of the taxable value added by the qualifying improvements for a term of five years; or,

2. An exemption equal to 115% of the taxable value added by the qualifying improvements for a term of ten years. However, the maximum amount of the taxable value added by the improvement used to compute such exemption shall not exceed $20,000.

The two schedules identified above proved to be insufficient to encourage the desired level of residential redevelopment in the inner-city area. On August 26, 1991, by Roll Call No. 91-3664, the City Council adopted an amendment to the Citywide Urban Revitalization Plan to establish the Targeted Community Development Urban Renewal Area and the Targeted Inner City Urban Renewal Area wherein improvements to qualifying residential and multiple-family commercial property were allowed tax abatement under the following schedules:

1. In the Targeted Community Development Urban Renewal Area – an exemption equal to 100% of the taxable value added by the qualifying improvements for a term of ten years.

2. In the Targeted Inner City Urban Renewal Area – an exemption equal to 100% of the taxable value added by the qualifying improvements for an initial term of 5 years and a subsequent partial exemption from taxation equal to a percentage of the taxable value added by the improvements for a period of 5 years (years 6 through 10), as follows:
   a. For the 6th year – 90%
   b. For the 7th year – 70%
   c. For the 8th year – 50%
   d. For the 9th year – 30%
   e. for the 10th year – 10%

The schedule allowed in the Targeted Inner City Urban Renewal Area also proved to be insufficient to encourage the desired level of redevelopment in the affected area. On February 23, 1998, by Roll Call No. 98-549, the City Council adopted the First Amendment to the Restated Urban Revitalization Plan to combine the Targeted Community Development Urban Renewal Area and the Targeted Inner City Urban Renewal Area into a single Targeted Residential Development Area. Qualifying improvements to residential and multiple-family commercial property within the Targeted Residential Development Area was allowed an exemption from taxation equal to 100% of the taxable value added by such improvements for a term of ten years.
By the end of 2007, substantial residential redevelopment was occurring within the downtown core. On January 7, 2008, by Roll Call No. 08-038, the City Council approved an amendment to the (first) Restated Citywide Urban Revitalization Plan to remove the downtown core from the Targeted Residential Development Area effective for improvements not commenced under any necessary permits by December 31, 2010, and completed by December 31, 2011. The downtown core area residential development projects remained eligible for the 100%-five year tax abatement.

The Second Restated Plan extended residential tax abatement as described above to the entire area within the City of Des Moines. Any qualifying improvement to residential property or multiple-family commercial property within the City became eligible for tax abatement. The Second Restated Plan also returned the boundaries of the Targeted Residential Development Area to the 2007 boundaries.

In 2013, the Iowa legislature created a new classification of property called multiresidential property. "Beginning with valuations established on or after January 1, 2015, mobile home parks, manufactured home communities, land-leased communities, assisted living facilities, property primarily used or intended for human habitation containing three or more separate dwelling units, and that portion of a building that is used or intended for human habitation and a proportionate share of the land upon which the building is situated, regardless of the number of dwelling units located in the building, if the use for human habitation is not the primary use of the building and such building is not otherwise classified as residential property, shall be valued as a separate class of property known as multiresidential property . . .." 2013 Iowa Acts Ch 123. This new classification of property was incorporated into the Second Restated Plan without substantive change to the Plan.

The Third Restated Plan, as amended, increased tax abatement for renovation and rehabilitation of existing single-family, two-family and multi-family properties, while reducing the tax abatement schedules for new single-family and two-family homes City-wide. The Third Restated Plan also addressed an identified need to provide tax abatement for “rowhome” developments with eight or fewer units subject to meeting minimum design guidelines, while discontinuing tax abatement for multiple-family properties not located within the Targeted Area and Corridors Map. The purposes for these revisions to tax abatement in the Third Restated Plan and its amendments included promoting downtown Des Moines density to better utilize existing services, infrastructure, and transit, and focusing multi-family projects within the Targeted Areas and urban renewal areas and major corridors extending therefrom.

C. COMMERCIAL AND INDUSTRIAL TAX ABATEMENT

The original Urban Revitalization Plan for the Citywide Urban Revitalization Area continued tax abatement for commercial and industrial development within a number of the previously existing neighborhood urban revitalization areas. The original Plan also sought to encourage commercial and industrial development within the industrial areas located in Vandalia Acres, Park Avenue, Riverpoint and River Hills-Riverfront Industrial Parks by allowing tax abatement for improvements to commercial or industrial property. Subsequent amendments to the Plan resulted in additional areas being designated as business or industrial parks, or as subareas
wherein qualifying improvements to property assessed as commercial and industrial property may qualify for tax abatement.

The Second Restated Plan sought to encourage commercial and industrial development and redevelopment throughout the City by replacing the geographic subareas with a focus on qualifying criteria that operate to encourage development with a high quality of design, exterior materials and landscaping in the districts zoned for commercial and industrial development throughout the entire City. The Second Restated Plan extended tax abatement to all improvements to property assessed for taxation as commercial or industrial property that are located in commercially and industrially zoned districts as such districts exist at the time the improvements are made, excluding all land within the Downtown Overlay District shown on Map 5 to said Plan.

All improvements to property assessed for taxation as commercial or industrial property that were located within the Downtown Overlay District were ineligible for tax abatement under the Second Restated Plan as initially adopted. The First Amendment to the Second Restated Plan designated the Riverpoint West Area bounded by SW 9th Street on the east, Martin Luther King Jr. Parkway on the north, and the Raccoon River on the south and west, as a new subarea within the Downtown Overlay District wherein the value added by qualified improvements to real estate assessed as commercial property may qualify for a temporary exemption from taxation under the 3-year 100% tax abatement schedule or a new 5-year declining tax abatement schedule. The Third Restated Plan, as amended, did not materially change the tax abatement options provided in the Second Restated Plan for commercial and industrial properties, other than to add Schedule 2A for eligible improvements within the Riverpoint West area.

D. SUMMARY OF FOURTH RESTATED URBAN REVITALIZATION PLAN

1. Residential Uses
Pursuant to this Fourth Restated Urban Revitalization Plan for the Citywide Urban Revitalization Area (this "Plan" or this "Fourth Restated Plan"), tax abatement remains available for qualifying single-household, two-household and multiple-household residential development throughout the City, and is extended to address the City’s goals of encouraging accessory dwelling units, appropriate residential density, and missing middle housing options. While the City of Des Moines desires to encourage continued residential development within the City, some amendments to the residential component of this Plan are warranted to reduce the overall cost of certain incentives while adding other incentives, to implement increased energy efficiency and sustainability measures, and to encourage residential development consistent with the City’s Zoning and Planning and Design Ordinances and comprehensive plan in areas which have ready access to jobs, transportation corridors, public transportation and public services. A further purpose of this Fourth Restated Plan is to continue to encourage the renovation of existing residential property throughout the City, in alignment with the City’s PlanDSM: Creating Our Tomorrow comprehensive plan goal of “[p]rovid[ing] enhanced residential tax abatement for minor and major renovations and rehabilitation of existing housing stock.” This Plan also generally implements the PlanDSM planning goal of “utiliz[ing] incentives and economic development tools such as…tax abatement…to encourage rehabilitation and/or redevelopment in targeted neighborhood nodes and corridors.”
This Fourth Restated Plan makes changes and additions to the tax exemption schedules applicable to residential development, including but not limited to the following:

- Deletion of 10-year, 115% exemption for rehabilitation under $20,000 increased value (former Schedule 1);
- Revision of exemptions for new construction of House A, B, C and D Building Types, containing one dwelling unit (former Schedules 4D and 4E);
- Addition of declining schedules for new construction of House A, B, C and D Building Types and for row houses in Row and Flat B Building Types, containing 2-12 dwelling units, and removal of said improvements from former Schedules (former Schedules 4D and 4E);
- Addition of supplemental declining schedules for new construction of House A, B, C and D, Row, and Flat B Building Types, located outside of the Riverpoint West Area identified in Map 6, that meet additional energy efficiency and sustainability criteria set forth in Article H(5); and
- Revision of 10-year, 100% rehabilitation schedule to include new construction of Accessory Household Unit (AHU) Building Types, with addition of an AHU to existing House A, B, C and D Building Types remaining eligible for the same tax exemption (former Schedule 4A).

A. **Affordable Housing – Missing Middle.** This Plan specifically addresses, and is intended to further, the planning objective of providing affordable housing. PlanDSM: Creating Our Tomorrow contains multiple land use and housing goals to address affordable housing, including:

- “Promote sustainable housing development that utilizes existing resources and supports compact, walkable, and bikeable neighborhoods”;
- “Encourage mixed use development that incorporates affordable and market rate housing along transit corridors and in neighborhood nodes”;
- “Prioritize housing development at an increased density in locations that are close to public transit, shopping, public amenities, schools, and open spaces”;
- “Support development of and access to quality housing affordable to all income level households”;
- “Distribute affordable housing broadly throughout the City to avoid concentrations in neighborhoods or one sector of the City”; and
- “Support and promote a regional approach to provision of affordable housing.”

Missing middle housing is identified by the Congress for the New Urbanism (CNU) as “an initiative designed to confront and help remedy a serious market gap in many walkable urban places” in form of “a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.” This form of residential development is intended to provide affordable housing and walkability through introducing lower-density residential and multi-residential units and accessory household units (AHUs) into existing neighborhoods. In April 2015, the Polk County Housing Trust Fund created a regional housing plan for Central Iowa with goals including “offer[ing] a variety of housing choices for our diverse population” and “preserv[ing], maintain[ing], and improve[ing the region’s] existing housing inventory.” The Des Moines Regional Workforce Housing Strategy, based on research and recommendations compiled in 2019, further provides a regional and
downtown-focused planning tool “to address future workforce housing challenges” including scarcity of affordable housing and a “housing ‘danger zone’” for lower-income workers. Goals of said study for Des Moines include adding affordable and equitable housing options near job opportunities through affordable rehabilitation programs and incentives.

Missing middle housing in qualifying Missing Middle Residential buildings and Accessory Household Units (AHUs) is incentivized City-wide by this Plan through Schedules 10-RF, 08-RD, and 09-RD. Said housing is distinguished in this Plan from other residentially assessed buildings in order to encourage (1) affordable housing, which is more efficient and less expensive to accomplish through Missing Middle buildings and Accessory Household Units than through one-unit household construction; (2) construction of Missing Middle Residential buildings on a smaller scale in lower-density neighborhoods, which scale is more relatable and compatible to such neighborhoods than High-Density Residential buildings; and (3) construction of High-Density Residential buildings within the Targeted Multiple-Family Residential Area (Map 5, attached hereto), which Area provides the most services, transportation/transit and employment opportunities, and the highest concentration of mixed-uses available to serve the population density associated with High-Density Residential buildings.

B. Multiresidential Uses. As described above, in 2013, the Iowa legislature created a new classification of property called multiresidential property. 2013 Iowa Acts Ch. 123. This new classification of property was incorporated into the Second Restated Plan without substantive change to the Plan and carried forward in the Third Restated Plan. Thereafter, in 2021, the Iowa legislature revised various Iowa statutes including Iowa Code Sections 404.2(2)(f), 404.3A, 441.21(8)-(10), and 441.21(13), and adopted Section 441.21(14), eliminating said multiresidential property classification effective January 1, 2022, with applicability to assessment years beginning on or after January 1, 2022. This legislative change incorporated the multiresidential category of property, “primarily used or intended for human habitation containing three or more separate dwelling units” and classified as multiresidential, into the “residential” assessment category. H.F. 418. For tax exemption purposes, the 2021 legislation assigned commercial property and residential property “consist[ing] of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes” to the “residential” classification. I.C. § 404.3(4)(a) (I.C. 2021); H.F. 418. This Fourth Restated Plan thus generally removes prior references to multiresidential assessment from the qualified property and tax exemption schedule descriptions and includes those assessment classes in the residential designation in accordance with House File 418 and said amendments to the Iowa Code.

2. Commercial and Industrial Uses
Pursuant to this Fourth Restated Plan, tax abatement remains available for qualifying improvements to commercial and industrial property located outside the downtown Des Moines area identified in Map 6 attached hereto at the same level allowed under the Third Restated Plan. This Fourth Restated Plan generally eliminates Appendix A-1, construction standards for commercial and industrial uses, and instead relies on compliance with adopted Zoning and Planning and Design ordinances within the Municipal Code, and Article H of this Plan for eligibility. Similarly to residential uses, this Plan implements goals of PlanDSM: Creating Our Tomorrow comprehensive plan relating to commercial and industrial improvements by
“[utilizing] tax incentives, including tax abatement..., to retain, recruit businesses, and encourage higher quality design”\textsuperscript{13} and “to encourage rehabilitation and/or redevelopment in targeted neighborhood nodes and corridors”\textsuperscript{14}.

3. Energy Efficiency and Sustainability.
This Fourth Restated Plan continues and enhances the City’s effort to incentivize the sustainability of buildings in Des Moines, the reduction of the community’s greenhouse gas and carbon emissions, and the fostering of a sustainable local economy through environmentally sound building practices and energy efficiency, as well as to promote the reduction in long-term utility costs for property owners and lower annual operating costs in order to increase housing affordability. PlanDSM: Creating Our Tomorrow contains multiple goals to advance energy efficiency and sustainability, including:

- “Promote sustainable housing development that utilizes existing resources and supports compact, walkable, and bikeable neighborhoods”\textsuperscript{15};
- “[S]trive to reduce greenhouse gas emissions by encouraging energy efficient buildings, reducing vehicle miles traveled, increasing landscape plantings, and utilizing green infrastructure”\textsuperscript{16};
- “Support downtown development that investigates and incorporates green building techniques and design”\textsuperscript{17};
- “Support programs and agencies that help with weatherization and sustainability measures to reduce home operating costs for water and energy usage”\textsuperscript{18};
- “Encourage businesses that … practice energy efficiency…; utilize green building practices; … and/or utilize sustainable transportation and distribution systems”\textsuperscript{19};
- “Evaluate and develop an incentive program that encourages property owners to adopt green infrastructure practices”\textsuperscript{20}; and
- “Identify and mitigate barriers to implementation of green infrastructure in public and private development and rehabilitation/repairs.”\textsuperscript{21}

In August 2016, the City Council adopted GuideDSM: Strategic Plan 2016-2031, which includes stated goal of the City becoming a “recognized leader in community sustainability”.\textsuperscript{22} Toward that goal, the City joined Phase II of the City Energy Project in 2017 and has created an energy benchmarking challenge program, Benchmarking DSM, and related ordinance for City and private property owners of 25,000+ square-foot buildings to annually report and benchmark energy and water usage data.\textsuperscript{23} The City has further joined with the Downtown Community Alliance to add downtown Des Moines area recycling; has undertaken a tree inventory; and has created a Citizens Taskforce on Sustainability. As a continuation of the Third Restated Plan, Article H of this Plan requires property owners to select from and provide eligible increased energy efficiency and sustainability features for new construction and specified rehabilitation projects for High-Density Residential, commercial, and industrial buildings. In addition, energy efficiency and sustainability in qualifying newly-constructed Low-Density Residential and Missing Middle buildings is incentivized by this Plan through supplemental Schedules 06-RD, 09-RD, and 10-RD.
ARTICLE A. LEGAL DESCRIPTION

The Citywide Urban Revitalization Area contains the entire area within the corporate boundaries of the City of Des Moines. Municipal Code Section 2-1, “City limits described.”, which is on file and available in the Office of the City Clerk and incorporated herein by reference, sets forth the legal description of the real estate forming the boundaries of the City, minus any property which may have been annexed into the City of Des Moines after the effective date of said Section 2-1 and which property is included within the Citywide Urban Revitalization Area. All areas hereafter annexed into the City of Des Moines are included within the Citywide Urban Revitalization Area effective immediately upon their annexation. Map 1 identifies the corporate boundaries of the City of Des Moines, and thus reflects the boundaries of the Citywide Urban Revitalization Area, as those boundaries existed as of October 4, 2021.

ARTICLE B. ASSESSED VALUATIONS AND OWNER IDENTIFICATION

A list of the names and addresses of the owners of record of real estate within the Citywide Urban Revitalization Area, and of the existing assessed valuations of record of each such parcel, listing the land and building values separately as of October 4, 2021, constitutes Appendix C to this Plan. Appendix C is available in spreadsheet and electronic file formats, the originals of which are on deposit in the office of the Development Services Department at the direction of the City Clerk.

ARTICLE C. EXISTING ZONING

Existing zoning within the City of Des Moines is defined and dictated by the Zoning Ordinance, codified in Chapter 134 of the Municipal Code. The Zoning Ordinance text provides the standards and definitions of the zoning classifications shown on the Zoning Map. Section 134-1.10 of the Zoning Ordinance adopts the Official Zoning Map, which is on file and available for public inspection in the offices of the Development Services Department. A copy of the Official Zoning Map, as amended to October 4, 2021, is incorporated herein as Map 1.

The Zoning Ordinance text and the Official Zoning Map are subject to change through amendments to the Zoning Ordinance in the manner established in Chapter 414 of the Iowa Code and in Chapter 134 of the Municipal Code.

ARTICLE D. EXISTING LAND USE

Existing land use within the Citywide Urban Revitalization Area as of October 4, 2021, include not classified, residential, exempt residential, multi-family, commercial, public and semi-public, agriculture, and industrial uses, as shown by Map 2.
ARTICLE E. PROPOSED LAND USE

On April 25, 2016, by Roll Call No. 16-0717, the City Council adopted the PlanDSM: Creating our Tomorrow plan as the City’s Comprehensive Plan. That plan includes a PlanDSM Future Land Use Map, a copy of which, dated October 4, 2021, is incorporated herein as Map 3. Together that plan and map show how and where the City will provide for a variety of housing densities and types as well as commercial and industrial uses. The PlanDSM Future Land Use Map is subject to change in the manner established by Iowa Code 414 and Article III of Chapter 82 of the Municipal Code.

ARTICLE F. PROPOSED CAPITAL IMPROVEMENTS AND EXPANDED CITY SERVICES

No additional capital improvements or expanded city services are proposed as part of the implementation of this Fourth Restated Plan.

The City annually adopts a Capital Improvements Budget for the following fiscal year and a Capital Improvements Program for the following five years which are incorporated herein by reference. The Capital Improvements Budget and Program represent a legislative declaration of intent on future capital improvement projects and the anticipated means of financing those projects. Copies of the current Capital Improvements Budget and Program are on file and available for public inspection in the Office of the City Clerk.

ARTICLE G. QUALIFIED PROPERTY

1. Definitions

The following words, terms and phrases, when used in this Fourth Restated Plan, shall have the meanings ascribed to them below, except where the context clearly indicates a different meaning:

“Accessory Household Units” or “AHUs” means the accessory structure type as described in Municipal Code Sections 134-3.9.2 and 135-2.22.2.F.

“Accessory Structures” means the accessory structures as described in Municipal Code Section 135-2.22 to which the applicable County Assessor attributes taxable value, excluding Accessory Household Units.

“Commercially and Industrially Zoned Districts” means the following zoning districts located outside of the downtown Des Moines area and Riverpoint West Area (Map 6 attached hereto): Agriculture (A), Downtown (DX), Mixed-Use (MX1, MX2, MX3, RX1, RX2, CX, EX), Industrial (I), Public, Civic, Institutional (P2), and applicable commercial or industrial Legacy Planned Unit Development (PUD), as such districts are shown on the Official Zoning Map incorporated by reference in Section 134-1.10 of the Municipal Code.

“High-Density Residential” means Downtown Storefront, Downtown General, Storefront, Commercial Cottage, and Flat A building types, containing 13 or more separate household units, as described in Municipal Code Article 135-2.

“House Building Type” means the building type(s) as described in Municipal Code Sections 135-2.13 through 135-2.16, and includes one- to four-unit houses, and further includes one- to four-
unit houses located or constructed within a Legacy Planned Unit Development (PUD) zoning district.

“Household” means as described in Municipal Code Sections 134-9.11 and 135-12.10, and may also be referred to as “family” when used in this Plan.

“Household Unit” means as described in Municipal Code Section 134-9.11, and may also be referred to as “dwelling units” and “living quarters” in this Plan and in accordance with Iowa Code Chapter 404.

“Low-Density Residential” means House A, B, C and D building types as defined in Municipal Code Sections 135-2.13 through 135-2.16 and containing one household unit.

“Missing Middle Residential” means two- to four-unit House A, B, C and D building types as described in Municipal Code Sections 135-2.13 through 135-2.16, and specifically Sections 135-2.13.3.E.2-3, 135-2.14.3.E.2, 135-2.15.3.E.3, and 135-2.16.3.E.4; two- to four-unit houses located or constructed within a Legacy Planned Unit Development (PUD) zoning district; and two- to 12-unit Flat B and Row building types, as described in Municipal Code Sections 135-2.11 and 135-2.12, respectively.


“New Construction” means the construction of a new building or the relocation of an existing building, excluding construction of a new accessory structure on the same lot as an existing related primary building.

“Rehabilitation” means the rehabilitation, restoration, repair, enlargement, or expansion of, or addition to, an existing building; the addition of an Accessory Household Unit (AHU) to an existing building; and the conversion of an existing, or construction of a new, accessory structure on the same lot as an existing related primary building.

“Riverpoint West Area” means the real property bounded by SW 9th Street on the east, Martin Luther King, Jr. Parkway on the north, the southern extension of the east right-of-way line of SW 16th Street on the west, and the Raccoon River on the south, as shown on Map 6.

“Row Building Type” means the building type as described in Municipal Code Section 135-2.12.

“Targeted Low Density Residential Area” means the Targeted Low Density Residential Area shown on Map 4.

“Targeted Multiple-Family Residential Area” means the Targeted Downtown Area shown on Map 5, and any contiguous parcels under common ownership and use having frontage on the Designated Corridors identified on Map 5 and located within an urban renewal area.

2. Residential Property Consisting of One Household Unit (Low-Density Residential)

The taxable value added by the new construction or the rehabilitation of a primary building and/or related accessory structure(s) that meets the following criteria is eligible for a temporary exemption from taxation pursuant to the applicable schedule for each type of improvement identified in the table below:

1. Assessed as residential property;
2. Consisting of Low-Density Residential buildings and/or related accessory structures;
3. Excluding new construction located in the Riverpoint West Area as shown on Map 6; and
4. Meeting the qualification requirements of Article H of this Plan.

Each schedule is more specifically described in Article I.
3. **Residential Property Consisting of Two to Twelve Household Units (Missing Middle Residential)**

   The taxable value added by the new construction or the rehabilitation of a primary building and/or related accessory structure(s) that meets the following criteria is eligible for a temporary exemption from taxation pursuant to the applicable schedule for each type of improvement identified in the table below:
   1. Assessed as residential property;
   2. Consisting of Missing Middle Residential buildings and/or related accessory structures;
   3. Containing between 2 and 12 separate household units per building;
   4. Excluding new construction located in the Riverpoint West Area as shown on Map 6; and
   5. Meeting the qualification requirements of Article H of this Plan.

   Each schedule is more specifically described in Article I.

<table>
<thead>
<tr>
<th>Type of Improvements</th>
<th>Applicable Schedule</th>
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<tbody>
<tr>
<td>o Rehabilitation Citywide</td>
<td>Schedule 10-RF</td>
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<td>10-year</td>
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<td>100% each year</td>
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<td>and Additional Sustainability Options Included (Article H(5))</td>
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### Type of Improvements

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#### 4. Residential and Commercial Property Consisting of Thirteen or More Household Units (High-Density Residential)

The taxable value added by the new construction or rehabilitation of a primary building and/or related accessory structure(s) that meets the following criteria is eligible for a temporary exemption from taxation pursuant to the applicable schedule for each type of improvement identified in the table below:

1. Assessed as residential or commercial property;
2. Consisting of High-Density Residential buildings and/or related accessory structures;
3. Consisting of 13 or more separate household units per building;
4. Containing at least 75% of the total primary building space used for residential purposes;
5. Improvements
   (a) include either (i) new construction located within the Targeted Multiple-Family Residential Area identified in Map 5, (ii) rehabilitation of an existing building located within the Targeted Multiple-Family Residential Area identified in Map 5 that increases the number of dwelling units in the building as part of a single primary structure or an unsubdivided parcel of property under unified ownership, or (iii) other rehabilitation of an existing building City-wide; and
   (b) do not include rehabilitation of an existing building located outside of the Targeted Multiple-Family Residential Area identified in Map 5 that increases the number of dwelling units in the building as part of a single primary structure or an unsubdivided parcel of property under unified ownership;
6. Excluding new construction located in the Riverpoint West Area as shown on Map 6; and
7. Meeting the qualification requirements of Article H of this Plan.

Each schedule is more specifically described in Article I.
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<td>that increases the number of dwelling units in Targeted Multiple-Family Residential Area</td>
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<td>100-100-100-100-100-100-100-60-40%</td>
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5. **Residential Property – Riverpoint West Area:**

The taxable value added by the new construction and rehabilitation of a primary building and/or related accessory structure(s) that meets the following criteria is eligible for a temporary exemption from taxation pursuant to the applicable schedule for each type of improvement identified in the table below:

1. Located within the Riverpoint West Area, as shown on Map 6 attached hereto;
2. Assessed as residential or commercial property;
3. Consisting of (a) an one-household detached dwelling, an one-household semi-detached dwelling, a two-household detached dwelling, or a Row building type containing up to 8 separate dwelling units for residentially assessed property, or (b) primary building type other than one-household, two-household, or Row building type containing up to 8 units, and allowed by Chapter 135 of the Municipal Code for residentially or commercially assessed property with 3 or more separate dwelling units; and/or related accessory structures;
4. Containing at least 75% of the total primary building space used for residential purposes; and
5. Meeting the qualification requirements of Article H of this Plan.

Each schedule is more specifically described in Article I.
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<tr>
<td>o Single-Household, Two-Household, or Row building</td>
<td>Schedule 06-RD</td>
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<td>types containing up to 8 units</td>
<td>6-year declining</td>
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<td>100-100-100-75-50-25%</td>
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6. **Residential Property – Accessory Household Units (Missing Middle Housing – Accessory Household Unit (AHU) Building Type)**

The taxable value added by the new construction or the rehabilitation of an Accessory Household Unit (AHU) building that meets the following criteria is eligible for a temporary exemption from taxation pursuant to the applicable schedule for the type of improvement identified in the table below:

1. Assessed as residential property;
2. Consisting of missing middle housing in a detached Accessory Household Unit (AHU) building; and
3. Meeting the qualification requirements of Article H of this Plan.

The schedule is more specifically described in Article I.

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7. **Commercial and Industrial Property**

The taxable value added by the new construction or by rehabilitation of a primary building and/or related accessory structure(s) that meets the following criteria is eligible for a temporary exemption from taxation pursuant to the applicable schedule for each type of improvement identified in the tables below:

1. Assessed as commercial or industrial property;
2. Does not meet the criteria of Sections G(2-6) above for residential or commercial property;
3. Improvements
   (a) are located in commercially and industrially zoned districts and consist of new
       construction or rehabilitation; or
   (b) are located within the Riverpoint West Area as shown on Map 6 attached hereto, and
       consist of (i) commercial property and (ii) a new building on which construction
       commenced after June 30, 2019; and
4. Meeting the qualification requirements of Article H of this Plan.

Each schedule is more specifically described in Article I.

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<td>100% each year</td>
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ARTICLE H. QUALIFICATION FOR ELIGIBILITY

Improvements satisfying the applicability criteria of Article G of this Plan shall qualify for tax exemption under Article I of this Plan, provided the improvements satisfy all of the following eligibility requirements:

1. The improvements must have been added during the time that the property on which they are located has been designated as and included in the revitalization area.

2. Improvements consisting of rehabilitation or additions to existing buildings must have increased the actual value of the qualified real estate by at least 5%.

3. The improvements must be completed in accordance with all applicable planning and design, zoning, building and other regulations of the City of Des Moines and all necessary permits have been obtained.

4. Energy Efficiency and Sustainability:
   Improvements must provide a minimum of four of the following sustainable features if they meet all of the following criteria: (1) located outside of that portion of the Riverpoint West Area locally known as “Gray’s Station”, and (2) involving High-Density Residential, commercial, and industrial buildings and related accessory structures, and (3) assessed as residential, commercial, or industrial property, and (4) consisting of new construction, additions exceeding 50% of the existing floor area of an existing building, and renovations exceeding 50% of the assessed value of an existing building:
   a) Permeable pavement for a minimum of 30% of the paved area.
   b) Stormwater best management practices shall be implemented by methods of capture, infiltration, evapotranspiration, or re-use to retain 50% of the runoff volume from
impervious surfaces on site during a 1-year rainfall event.
c) 90% of exterior building elevations constructed from renewable materials.
d) Primary entry within ¼ mile of a DART transit stop.
e) Redevelopment of a previously-developed site.
f) Renovation of an existing building.
g) Wind or solar (photovoltaic, PV) electric generation systems, in accordance with Municipal Code Sections 135-2.22.4.E-H, reasonably estimated to annually provide at least 20% of the electric power consumed by the development.
h) Ground source (geothermal) heat pumps used as primary source of heating and cooling.
i) Provision of a minimum level 2 electric vehicle charging station in accordance with Municipal Code Section 135-2.22.4.B.
j) Other energy efficiency and sustainability measures proposed by the property owner and granted written approval by the Development Services Director for tax exemption purposes pursuant to this Plan.

5. Additional Energy Efficiency and Sustainability:
   Improvements consisting of new construction of Low-Density Residential and Missing Middle Residential buildings located outside of the Riverpoint West Area identified on Map 6, must be sustainable as follows in order to qualify for eligibility under Schedules 06-RD, 10-RD, or 09-RD, as applicable:
   a) Walls, not including foundation walls, that separate conditioned space from unconditioned space shall have a minimum R-value of 20; and
   b) Garages, if provided, shall contain a level 2 electric vehicle charging station in accordance with Municipal Code Section 135-2.22.4.B, or an electrical box and raceway for future installation of such level 2 electric vehicle charging station.

6. Improvements to property within the boundaries of the Historic Fort Des Moines Area, as shown by Map 9 attached hereto, which involve over twelve inches of excavation must substantially comply with the Historic Fort Des Moines II Archaeological Requirements attached hereto as Appendix B.

7. Accessory structures newly constructed or rehabilitated on the same lot as an existing and related primary building shall be eligible for Schedule 10-RF as residential rehabilitation. Accessory structures constructed in conjunction with new construction of a related primary building shall be eligible with the newly-constructed primary building for the tax exemption schedule applicable to the primary building as described in Articles G and I.

8. Within the Riverpoint West Area, the following additional requirements apply:
   a) Access. For commercial or industrial improvements, the improvements must be to property having a primary vehicular access from street frontage.
   b) Landscaping. The improvements must be to property which conforms with the site plan landscape standards applicable to development set forth in Municipal Code Chapter 135-7, as the same may be amended from time to time, or the standards set forth in a Legacy PUD Conceptual Plan if applicable. However, any higher level of landscaping required by any other applicable requirement shall continue to apply.
   c) Site/Development Plan and Design Standards. Improvements consisting of one or more
new structures assessed as commercial property must comply with the following standards:

(1) The improvements must either conform with an approved Legacy Planned Unit Development Conceptual Plan, or satisfy the following criteria:
   • Be within a building having at least three stories; and,
   • Be part of a development parcel with a minimum building coverage of 50% when viewed from above.

(2) If located within that portion of the Riverpoint West Area locally known as “Gray’s Station”, the improvements must comply with the Construction and Sustainability Design Standards set forth in the Second Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area, on file in the Development Services Department, in lieu of any conflicting provisions of this Article H.

ARTICLE I. TAX EXEMPTION SCHEDULES

The tax exemption schedules available for each type of qualifying improvement are identified in Article G. The property owner may elect any one of the schedules available for the qualifying improvement. Once the property owner has elected to take one of the applicable schedules and the exemption is granted, the owner is not permitted to change the schedule.

1. Schedule 10-RF. Ten-Year 100%: Residential Rehabilitation; Residential Property – Accessory Household Units (Missing Middle Housing – Accessory Household Unit (AHU) Building Type). All improvements eligible to receive a temporary exemption under this schedule shall receive an exemption from taxation for a period of ten years. The amount of the exemption is equal to one hundred percent of the actual value added by the improvements.

2. Schedule 10-RD. Ten-Year Declining: Residential Property Consisting of One Household Unit (Low-Density Residential); Residential and Commercial Property Consisting of Thirteen or More Household Units (High-Density Residential); Residential Property – Riverpoint West Area. All improvements eligible to receive a temporary exemption under this schedule shall receive an exemption from taxation for a period of ten years. The amount of the exemption is equal to a percent of the actual value added by the improvements, determined as follows:
   a. For the first year, one hundred percent.
   b. For the second year, one hundred percent.
   c. For the third year, one hundred percent.
   d. For the fourth year, one hundred percent.
   e. For the fifth year, one hundred percent.
   f. For the sixth year, one hundred percent.
   g. For the seventh year, one hundred percent.
   h. For the eighth year, one hundred percent.
   i. For the ninth year, sixty percent.
   j. For the tenth year, forty percent.
3. **Schedule 09-RD. Nine-Year Declining: Residential Property Consisting of One Household Unit (Low-Density Residential); Residential Property Consisting of Two to Twelve Household Units (Missing Middle Residential).** All improvements eligible to receive a temporary exemption under this schedule shall receive an exemption from taxation for a period of nine years. The amount of the exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, one hundred percent.
b. For the second year, one hundred percent.
c. For the third year, one hundred percent.
d. For the fourth year, one hundred percent.
e. For the fifth year, one hundred percent.
f. For the sixth year, one hundred percent.
g. For the seventh year, seventy-five percent.
h. For the eighth year, fifty percent.
i. For the ninth year, twenty-five percent.

4. **Schedule 08-RD. Eight-Year Declining: Residential Property Consisting of Two to Twelve Household Units (Missing Middle Residential).** All improvements eligible to receive a temporary exemption under this schedule shall receive an exemption from taxation for a period of eight years. The amount of the exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, one hundred percent.
b. For the second year, one hundred percent.
c. For the third year, one hundred percent.
d. For the fourth year, one hundred percent.
e. For the fifth year, one hundred percent.
f. For the sixth year, seventy-five percent.
g. For the seventh year, fifty percent.
h. For the eighth year, twenty-five percent.

5. **Schedule 06-RD. Six-Year Declining: Residential Property Consisting of One Household Unit (Low-Density Residential); Residential Property – Riverpoint West Area.** All improvements eligible to receive a temporary exemption under this schedule shall receive an exemption from taxation for a period of six years. The amount of the exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, one hundred percent.
b. For the second year, one hundred percent.
c. For the third year, one hundred percent.
d. For the fourth year, seventy-five percent.
e. For the fifth year, fifty percent.
f. For the sixth year, twenty-five percent.

6. **Schedule 05-RD. Five-Year Declining: Residential Property Consisting of One Household Unit (Low-Density Residential).** All improvements eligible to receive a temporary exemption under this schedule shall receive an exemption from taxation for a
period of five years. The amount of the exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, one hundred percent.
b. For the second year, one hundred percent.
c. For the third year, seventy-five percent.
d. For the fourth year, fifty percent.
e. For the fifth year, twenty-five percent.

7. **Schedule 10-CDD. Ten-Year Declining: Commercial and Industrial Property.** All improvements eligible to receive a temporary exemption under this schedule shall receive an exemption from taxation for a period of ten years. The amount of the exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, eighty percent.
b. For the second year, seventy percent.
c. For the third year, sixty percent.
d. For the fourth year, fifty percent.
e. For the fifth year, forty percent.
f. For the sixth year, forty percent.
g. For the seventh year, thirty percent.
h. For the eighth year, thirty percent.
i. For the ninth year, twenty percent.
j. For the tenth year, twenty percent.

8. **Schedule 03-CF. Three-Year 100%: Commercial and Industrial Property.** All improvements eligible to receive a temporary exemption under this schedule shall receive an exemption from taxation for a period of three years. The amount of the exemption is equal to one hundred percent of the actual value added by the improvements.

**ARTICLE J. APPLICATION REQUIREMENTS**

An application shall be filed for each new exemption claimed. The first application for an exemption shall be made by the owner of the property or a representative of the property owner, by filing an Application for Tax Abatement with the Development Services Department by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years, in which case the exemption is allowed for the total number of years in the exemption schedule. However, upon the request of the owner at any time, the Des Moines City Council may provide by resolution that the owner may file an application by February 1 of any other assessment year selected by the City Council in which case the exemption is allowed for the number of years remaining in the exemption schedule selected.

The application shall be made on a form provided by the Development Services Department and shall provide all information requested by that form, and such additional information as may be requested by the Development Services Director or the Director’s designee to determine if the improvements qualify for an exemption from taxation.
Application status will be available electronically to property owners pursuant to the City’s EnerGov application program. The application shall not be considered filed or accepted by the City until documented by said EnerGov program.

ARTICLE K. PRIOR APPROVAL

A person may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project. The City Council shall, by resolution, give its prior approval for an improvement project only if it is demonstrated to the City Council that the proposed project is in conformance with this Fourth Restated Plan. Such prior approval shall not entitle the owner to exemption from taxation until the improvements have been completed, an application for tax abatement is timely filed, and the improvements are found to be qualified real estate. However, if the proposal is not approved, the person may submit an amended proposal for the City Council to approve or reject. All prior approvals for an improvement project shall be effective for a period of one year from the date such prior approval is given; if construction has not begun by that date the prior approval is null and void.

ARTICLE L. RELOCATION PROVISIONS

1. Benefits. Upon application for tax abatement by a property owner to the City and verification of eligibility for tax abatement pursuant to said application by the City, qualified tenants whose displacement was due to action on the part of a property owner to qualify for said tax abatement under this Plan shall be compensated by the property owner for one month's rent and for actual reasonable moving and related expenses.

2. Eligibility. "Qualified Tenant" as used in this Plan shall mean the legal occupant of a residential dwelling unit who has occupied the same dwelling unit continuously since one year prior to the date that the property was first designated by the City as an urban revitalization area.

3. Actual Reasonable Moving And Related Expenses. A qualified tenant of a dwelling is entitled to actual reasonable expenses for:
   a. Transportation of the displaced person and personal property from the displacement to the replacement site. Transportation costs for a distance beyond twenty-five miles are not eligible.
   b. Packing, crating, unpacking and uncrating of personal property.
   c. Disconnecting, dismantling, removing, reassembling and reinstalling relocated household appliances and other personal property.

4. Least Costly Approach. The amount of compensation for an eligible expense shall not exceed the least costly method of accomplishing the objective of the compensation without causing undue hardship to the displaced tenant and/or landlord.
ARTICLE M. DURATION OF PLAN/TERMINATION

1. **Fourth Restated Plan.** Except as more specifically described below, a temporary exemption from taxation under this Fourth Restated Plan shall be available for qualified improvements added during the period beginning on the later of:
   a) January 1, 2022; or
   b) The effective date of designation of the affected property as part of the Citywide Urban Revitalization Area, and continuing through December 31, 2028. Tax abatement under this Fourth Restated Plan shall also be available for qualified improvements added on or before December 31, 2029, which are part of a building project on a single subdivided lot or unsubdivided parcel of property under unified ownership, provided, that necessary building permits for the project are obtained and construction on the project has commenced on or before December 31, 2028.

2. **Third Restated Plan.** The Third Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area, including its eligibility requirements and tax exemption schedules, shall continue to apply to:
   a) All improvements completed by December 31, 2021; and
   b) All improvements for which a building permit application is accepted by the Development Services Department by December 31, 2021, which are part of:
      i) a single structure; or
      ii) a building project on a single subdivided lot or unsubdivided parcel of property under unified ownership;
   provided, that necessary building permits for the project are obtained and construction on the project has commenced on or before July 1, 2022, and construction of the improvements is diligently pursued to completion and is completed by December 31, 2022; and
   c) Improvements involving new construction of Low-Density Residential and High-Density Residential buildings, as more fully described by Article G, Sections 2 and 4, respectively, for which a building permit application is accepted by the Development Services Department by December 31, 2022, which are part of:
      i) a single structure; or
      ii) a building project on a single subdivided lot or unsubdivided parcel of property under unified ownership;
   provided, that necessary building permits for the project are obtained and construction on the project has commenced on or before July 1, 2023, and construction of the improvements is diligently pursued to completion and is completed by December 31, 2023.24

3. **Termination.** Notwithstanding anything stated in this Article, if the City Council determines at any time that the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted would cease to be of benefit to the City, the City Council may repeal the ordinance establishing the revitalization area and terminate the availability of temporary exemptions from taxation pursuant to Iowa Code Chapter 404.
4. **Definitions.** For purposes of determining commencement of construction, the following definitions apply:

-- For improvements involving new construction of a primary building or related accessory structure or of an Accessory Household Unit, “project has commenced” means the first placement of permanent construction materials which are to become part of a building on a building site, such as the pouring of slabs or footings, or any work beyond the stage of excavation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets, walkways or utility connections; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms.

-- For improvements involving rehabilitation to an existing building, “project has commenced” means (a) the first placement of permanent construction materials which are to become a physical portion of the rehabilitation or addition, or (b) the first alteration of any wall, ceiling, floor or other structural part of the existing building.

**ARTICLE N. OTHER ASSISTANCE PROGRAMS**

A number of additional financial aid programs are available to qualifying businesses and residents of the City of Des Moines. Some of these programs are available on a City-wide basis, others are available only to residents of targeted areas. The following is a summarized list of the available financial aid programs best known to the City, focusing primarily on residential assistance in accordance with Iowa Code Section 404.2(j). Further information on such programs is available through the City’s Development Services Department and Neighborhood Services Department as well as other public and private housing organizations. The continued availability of these programs is subject to future funding and operation by the entities responsible for the respective programs.

1. **City Programs**

   **Homeownership Program.** The City provides funding to not-for-profit developers to build or rehabilitate housing that is then sold to lower-income homeowners. This allows lower-income homeowners to purchase a high-quality house at a below market value cost. Priority is placed on foreclosed housing or vacant lots within the central part of the City.

   **Rental Construction or Rehabilitation Program.** The City provides federal funding for substantial rehabilitation or new construction of residential rental units for low-income renters. Priority areas for rehabilitation projects are those units that have been vacant for a number of years, are located in a visible corridor or street, and provide larger household housing. Priorities for rental new construction are projects that also receive tax credits under one of the State’s programs.
Urban Revitalization Revenue Bonds. Although the City is not committed at this time to issue revenue bonds for revitalization projects within the City of Des Moines, it should be noted that this procedure is available under the Urban Revitalization Act to the extent allowed by the Internal Revenue Code of 1954, as amended, to qualifying residential, multiresidential, commercial, industrial and non-profit projects. The City has developed administrative policies for the application and evaluation of these projects.

Blighted Property Rehabilitation (BPR) Program. The City provides local funding for acquisition, demolition and/or rehabilitation of vacant, abandoned and/or blighted residential properties in the City of Des Moines. The program, to be administered by the Neighborhood Services Department as of spring 2022, is open to for-profit investors, non-profit organizations, and other persons and entities meeting financial capability and housing/redevelopment experience requirements. Funding is provided in the form of forgivable loans, and is subject to compliance with the BPR Program Policy and City Council direction.

Neighborhood Commercial Revitalization (NCR) Program. The City provides local funding for reinvestment in existing commercial, office, and mixed-use buildings, primarily in neighborhood commercial nodes and corridors across the City of Des Moines, to assist with the stabilization of said buildings and improvement of commercial property values and to replace and expand the City’s previous commercial facade grant program. The NCR Program is designed to provide financial assistance pursuant to Iowa Code Chapter 15A and urban renewal financing where applicable, to property owners and tenants, investors, private entities, non-profit organizations, and other qualified developers for projects involving facade renovations, exterior site improvements, building stabilization, roof repair, installation of fat, oil, grease (FOG) interceptors, installation of energy-efficient HVAC systems, fire sprinkler systems, electrical updates, and plumbing updates, for commercial, office, and mixed-use properties in the City of Des Moines. Projects will be selected and awarded funding based on scoring criteria used by a selection committee comprised of City staff, in accordance with the NCR Program Policy and City Council direction.

Tax Sale Process. The City participates in the real property tax sale process set forth in Iowa Code Sections 446.19, 446.19A and 446.19B, and related Code provisions. Through this process, the City’s Neighborhood Services Department assigns tax sale certificates to non-profit organizations, and acquires vacant or blighted properties to convey to developers, for ultimate use of the properties for housing purposes.

2. Polk County Programs

Polk County Housing Trust Fund. The Polk County Housing Trust Fund ("PCHTF") enriches the quality of life by providing funding to nonprofit housing providers for administrative and program costs. The PCHTF assists with a wide variety of housing types through its non-profit partners including Home Opportunities Made Easy, Inc., Greater Des Moines Habitat for Humanity and Anawim Housing.
Weatherization Assistance Program. The Polk County Public Works Department is responsible for intake and verification of applications and is responsible for work write-ups, bid letting and inspection of eligible homes which receive services such as caulk, weather stripping, window replacement, storm doors and insulation, house remodeling and rehabilitation services.

Emergency Repair Program. The Polk County Public Works can offer assistance within the City of Des Moines for minor repairs that threaten the safety of the homeowner. The County will provide assistance for smaller items such as a water heater or roof repair.

Lead Based Paint Removal Program. The Polk County Health Department creates lead-safe housing for families with children under six years old. The program provides some rehabilitation dollars and addresses all lead hazards in or around a home. Priority is given to those families whose children have an elevated blood lead level.

3. Iowa Programs

FirstHome and FirstHome Plus. Iowa Finance Authority ("IFA") administers FirstHome and FirstHome Plus programs which offer qualified homebuyers affordable mortgage financing with a fixed interest rate. The programs offer buyers flexible credit qualification and a lower down payment. More than 400 lenders around Iowa offer the program, including the Neighborhood Finance Corporation.

Military Homeownership Program. IFA also administers the Military Homeownership Program which provides grants to eligible members of the armed forces to assist in the purchase of qualified homes in Iowa. These funds may be used in conjunction with FirstHome, FirstHome Plus and the RuralHome Subsidy programs.

Low Income Housing Tax Credits. IFA annually allocates Low Income Housing Tax Credits to developers for the construction and or rehabilitation of rental units targeted to low-income tenants. The City may contribute additional federal funds to a project to encourage additional affordability and neighborhood revitalization.

Revitalize Iowa’s Sound Economy. The Iowa Department of Transportation administers the Revitalize Iowa's Sound Economy ("RISE") program which provides financial assistance for road improvements which assist economic development.

4. Neighborhood Finance Corporation Programs

Neighborhood Finance Corporation ("NFC") is a nonprofit mortgage lender that receives annual funding from Polk County and the City of Des Moines to provide financial assistance for home rehabilitation in targeted areas. The targeted areas consist of low and moderate income areas designated by HUD and neighborhoods selected for the City’s Neighborhood Revitalization Program. The NFC can provide up to $10,000 in forgivable funds for home improvements and/or major repairs and health and safety items, including roofing, furnace and air conditioning, electrical and plumbing updates, repair or building
a garage and replacement windows. The funds are forgivable over a five-year period if the house is purchased with NFC financing. Portions of Home Improvement Loans for existing owner-occupants are forgiven over a five-year period depending on the applicant’s income.

5. **InvestDSM Programs**

Invest DSM, Inc. is a non-profit corporation funded by the City of Des Moines and Polk County to coordinate implementation of neighborhood revitalization plans, as adopted and delegated by the City of Des Moines, Iowa or other governmental units located within Polk County. The corporation’s purposes include participation in and sponsoring of real estate development projects, housing rehabilitation and new construction projects, commercial and rental property rehabilitation and facade projects, and similar projects in the City and Polk County. Invest DSM funds projects in designated Special Investment Districts through programs which may include the Block Challenge Grant Program for neighbors coordinating exterior improvement projects; Homeowner Renovation Program for homeowner renovation projects using forgivable loans and grants; Single Family Developer Program for investor-developers to make above-market investments in properties; Rental Rehab Program to assist rental property owners with larger improvements to their properties and to help them maintain affordable rents through forgivable grants; and Commercial Grant Program to incentivize existing or new commercial property owners to invest in properties and in turn improve the overall commercial area.

6. **Other Resources**

Other resources that may be available for residential programs in the Des Moines area include:

- Rebuilding Together
- Aging Resources of Central Iowa
- Central Iowa Center for Independent Living
Map 1. Official Zoning Map and Boundaries of the City-wide Urban Revitalization Area.

City of Des Moines Urban Revitalization Plan

Existing Zoning
Notes: This map reflects Zoning designations current as of 10/4/2021. The official Zoning Map, additional information and definitions of the various Zoning Districts are available from the Development Services Department (515-283-4182)

Map 1 - Existing Zoning Map

Des Moines
ROW
F
DX1
DX2
DXR
I1
I1-V
MX1
MX2
MX2-V
N1b-4
N1a-4
N1a-4
N1b
N1b-2
N2
N2-2
N2a
N2a-2
N2a-2
N2b
N2b-2
N2b-4
N3a
N3a-2
N3a-2
N3b
N3b-2
N3c
N3c-2
N5-4
N5-4
EX
EX-V
NM
NX1
NX2
P1
P2

Date: 10/4/2021
Map prepared by:
Development Services Department
City of Des Moines
Map 2. Existing Land Use Map.

City of Des Moines Urban Revitalization Plan

Existing Land Use
Notes: This map reflects Existing Land Use based on Polk County Assessor’s classification system and is current as of 10/4/2021. Additional information and definitions of the various land use classifications are available from the Development Services Department (515-283-4182).

Map 2 - Existing Land Use Map
Existing Land Uses
- Not Classified
- Residential
- Exempt Residential
- Multi-Family
- Commercial
- Public/Semi-Public
- Agriculture
- Industrial

Date: 10/4/2021
Map prepared by Development Services Department City of Des Moines
Map 4. Targeted Low-Density Residential Area.
Map 5. Targeted Multiple-Family Residential Area.

City of Des Moines Urban Revitalization Plan
Map 6. Downtown Area.
Map 7. *Number Not Used.*
Map 8. Court Avenue Historic Area.

City of Des Moines Urban Revitalization Plan

Map 8 - Court Avenue Historic Area

Map prepared by:
Development Services Department
City of Des Moines

Date: 10/7/2021
Map 9. Historic Fort Des Moines II Area.
Appendix A
Court Avenue Design Standards
Applicable within the Court Avenue Historic Area

Intent:

The Court Avenue Historic Area is identified in Map 8. The Court Avenue Historic Area has a rich historic past and legacy. It is highly encouraged that the design of new buildings and additions and alterations to existing buildings be designed to provide a compatible “place specific” solution that compliments the existing, commercial style brick character of the Court Avenue Historic Area and highlights the Beaux Art design of the Civic Center Historic District.

New buildings should be designed to be integrated into the unique and specific urban context of Court Avenue. New buildings should not imitate the classically inspired architecture of the Civic Center Historic District along the east and west riverbanks of the Des Moines River.

To build on the pedestrian character of Court Avenue and to compliment the Principal Riverwalk, projects along Court Avenue have a predominance of retail, consumer services, civic, cultural or entertainment uses at the street level.

Buildings and uses that add pedestrian traffic and green spaces are encouraged. It is also recommended “people places” be created between buildings. Street level parking is strongly discouraged.

Except where otherwise noted, if the improvements to multiple-family residential property or to commercial or industrial property include a new building, a building addition over 50% of the existing building area, or renovations to a building that have an estimated cost for building permit purposes that exceeds 50% of the assessed value of the existing building, then the property must also conform with the design standards set forth in this appendix to qualify for a partial exemption from taxation under the Restated Plan.

Compliance with these standards will be reviewed by the Development Services Director or the Director’s designee.

Requirements:

1. Uses:
   Any building within the Court Avenue Historic Area shall be designed and constructed in a manner intended to accommodate retail, consumer services, civic, cultural or entertainment uses along more than 75% of the building frontage along each street.
2. **Exterior Materials:**
   a. A minimum of 75% of the building façade fronting any street shall be brick and a minimum of 50% of all other building façades shall be brick to continue the predominance of brick as a building material in the Court Avenue Historic Area while allowing for the introduction of contemporary building materials. The area of each façade devoted to windows and doors shall be disregarded in determining this percentage. A traditional brick size is required (approximately 8 inches long and 4 inches wide) for street-fronting façades.
   
   b. The balance of the exterior materials shall be durable and long lasting. Exterior insulation finishing systems (EIFS) and wood shall not be considered durable for the purposes of this requirement.

3. **Exterior Building Details:**
   a. Various design measures must be taken to subdivide the façade and add visual richness to the area to achieve a scale of new construction similar to the scale of the existing historic building pattern in this area. Belt courses, vertical subdivision into bays, cornices, changes in patterns of masonry openings, fluctuation in height and other interruptions to monotonous repetitions must be implemented to break up the façade into segments not more than 20 feet wide.
   
   b. New construction must have a street level ceiling height of at least 11’ to carry out the typical pattern of architectural emphasis of the street level; existing historic building ceiling heights in this area range from 12’ to 16’ in height.
   
   c. Window patterns, types and sizes should be compatible with the historic nature of Court Avenue and other similar turn-of-the-century commercial districts. Residential windows shall be predominately a 2:1 proportion of height to width. Operable residential windows are preferred. Commercial windows should be clear, non-reflective glazing and designed with large panes.

4. **Lot Coverage, Setbacks and Height:**
   a. New buildings must have a 75% lot coverage to encourage an appropriate level of development intensity and achieve compatibility with existing historic structures.
   
   b. A minimum of 70% of the linear frontage of the street façade of any new construction must be set at the right-of-way line to maintain the concept of a street wall consistent with the existing historic structures. However, any building constructed along the western 1/2 of the 400 block of Court Avenue must be set back at least 52 feet from the centerline of Court Avenue to preserve the public views of the Polk County Courthouse.
   
   c. New buildings shall not exceed 80 feet in height for any portion of the building set at or within 20 feet of a street property line to ensure new construction does not overwhelm adjacent historic buildings.
Appendix B
Historic Fort Des Moines II Archaeological Requirements
Applicable within the Historic Fort Des Moines Area

Intent

The Historic Fort Des Moines Area is identified in Map 9. The City of Des Moines originated with the construction of the historic Fort Des Moines II at the confluence of the Des Moines and Raccoon Rivers. The area formerly occupied by the historic Fort Des Moines II and the settlement around the fort has yielded significant archaeological artifacts instructive of the early history of the City and of the settlement of the state of Iowa. These archaeological requirements are intended to encourage the preservation of these archaeological artifacts and to avoid the use of property tax incentives to subsidize the destruction of artifacts important to the history of the City of Des Moines and the State of Iowa.

Archaeology Requirements and Notification

a. To protect important historic resources, owners or developers proposing projects which involve over twelve inches of excavation within the area of archaeological sensitivity designated as the Historic Fort Des Moines II Archeological Area identified on Map 9, must comply with the following requirements prior to commencing such excavation:

   1. The owner or developer must retain the services of a consultant who meets the U.S. Secretary of the Interior’s professional qualification standards as a Historic Archaeologist to make an assessment of the potential for archaeological yields on the site in consultation with the Iowa State Historic Preservation Office.

   2. The archaeological consultant shall prepare a report assessing the potential for archaeological yields on the site and shall seek the concurrence of the Iowa State Historic Preservation Office with the report.

   3. The report of the archaeological consultant and any response from the Iowa State Historic Preservation Office shall be submitted to the City Manager’s Office.

b. The City of Des Moines reserves the right to deny a site plan, demolition permit, building permit or grading permit until this consultation report has been received and to issue a permit with conditions which may stipulate adequate time for protection arrangements, press releases and/or removal of artifacts.

c. Owners and developers of property are required to notify the Des Moines Development Services Department immediately when encountering any archaeological finds during any excavation or construction and to immediately halt construction disturbance in order to allow adequate time for additional measures, including removal of the artifacts to an Iowa repository or some other protective measures.

d. Tax abatement may be denied for a project that is reasonably determined by the City to have the potential to result in the destruction of significant archaeological artifacts unless appropriate remedial measures are taken to document and recover the artifacts in conformance with the recommendations of the Iowa State Historic Preservation Office.
Appendix D
Plan Notes and Citations

1. PlanDSM, Housing Goal 2, H8.
13. PlanDSM, Economic Development Goal 1, ED2
14. PlanDSM, Community Character and Neighborhoods Goal 3, CCN19
15. PlanDSM, Housing Goal 3.
17. PlanDSM, Land Use Goal 5, LU29.
25. Said residential or commercial new-construction improvements are allowed the additional time set forth in subsection M(2)(c) due to the City’s acknowledgment of longer duration in planning, financing, and construction for residential subdivision and large-scale residential projects.
CITY OF DES MOINES PLAN & ZONING COMMISSION
STAFF REPORT AND RECOMMENDATION
Thursday, October 21, 2021

AGENDA ITEMS #9A – #9C  ZONG-2021-000030 & ZONG-2021-000031

Applicant: Wesley Life (owner) represented by Craig Flanagan (officer).

Location: 3206 University Avenue, 1117 33rd Street, and 1119 33rd Street.

Requested Action:

A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential and Low-Medium Density Residential to Community Mixed Use. (ZONG-2021-000024)

C) Rezone property from "P2" Public, Civic, and Institutional District and "N5" Neighborhood District to "MX3" Mixed Use District, to allow use of the existing building at 3206 University Avenue for a mix of uses, including Restaurant and Limited Fabrication and Production Use, and to allow expansion of the existing parking lot onto the parcels at 1117 33rd Street and 1119 33rd Street. (ZONG-2021-000023)

GENERAL INFORMATION

1. Purpose of Request: The proposed rezoning would allow use of the existing building at 3206 University Avenue for a mix of uses, including Restaurant and Limited Fabrication and Production Use, and allow expansion of the existing parking lot onto adjoining parcels.

2. Size of Site: Approximately 1.73 acres.

3. Existing Zoning (site): ““P2” Public, Civic, and Institutional District and "N5" Neighborhood District’.


5. Adjacent Land Use and Zoning:
6. **General Neighborhood/Area Land Uses:** The subject property is located midblock on the southside of University Avenue between 30th Street and 35th Street.

7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Drake Neighborhood Association. All neighborhoods were notified of the public hearing by mailing of the Preliminary Agenda on October 1, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on October 1, 2021 (20 days prior to the hearing) and October 11, 2021 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. Additionally, a Final Agenda for the hearing will be mailed to all recognized neighborhoods on October 15, 2021.

   All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing. The Drake Neighborhood Association mailings were sent to Lori Calhoun, 2808 Cottage Grove Avenue Des Moines, IA 50311.

   The applicant can provide a summary of the neighborhood meeting at the public hearing.

8. **Relevant Zoning History:** None.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential.

10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. **ADDITIONAL APPLICABLE INFORMATION**
1. **PlanDSM Creating Our Tomorrow:** The subject property is designated as “Low Density Residential” and “Low-Medium Density Residential” on the Future Land Use Map. PlanDSM describes these designations as follows:

**LOW DENSITY RESIDENTIAL**
Areas developed with primarily single family and two family residential units with up to 6 dwelling units per net acre.

**LOW-MEDIUM DENSITY RESIDENTIAL**
Areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.

The proposed "MX3" District zoning requires the “Community Mixed Use” designation on the Future Land Use Map for the rezoning to be found in conformance with PlanDSM.

The Community Mixed Use designation is described as follows:

**Community Mixed Use**
Small- to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

The Zoning Ordinance states that “MX3” is intended for mixed-use nodes and corridors within the city, where residents and visitors may access multiple uses by walking and automobile. This district accommodates higher intensity commercial uses at a smaller scale. Building types allowed in this district include the Storefront, Commercial Cottage, General Building, Commercial Center, Civic Building, and Principal-Use Parking Structure.

The applicant is proposing “MX3” Mixed Use District in order to allow use of the existing building at 3206 University Avenue for a mix of uses, including Restaurant and Limited Fabrication and Production Use, and to allow expansion of the existing parking lot onto the parcels at 1117 33rd Street and 1119 33rd Street.

Staff believes that the proposed rezoning is appropriate given the location of the subject property on a high volume transportation corridor and the site being located within 400 feet of a Neighborhood Node and quarter of a mile of a Community Node, and also being within 125 feet of a MX3 zoned property.
2. **Planning and Design Ordinance**: Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a site plan and building elevations, for any proposed additions or modifications.

The proposed parking on the adjoining parcels would have a separation of 30 feet from the N5 zoned property to the south and a separation of 21 feet from the 33rd Street side property line, consistent with the front of the home on that property. Additionally, the applicant has proposed to close the current street access to the 33rd Street which staff supports. A fully landscaped bufferyard and frontage buffer with fence required as part of Chapter 135: Planning and Design Ordinance. Staff further recommends installation of sidewalk along the adjoining parcels fronting 33rd Street with completion of pedestrian access to the site.

The location of the proposed restaurant addition on the University Street side of the building and the drive-through lane on the rear of the building are consistent with Storefront building typology.

3. **Grading & Storm Water Management**: Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR. Tree removal and mitigation calculations must be submitted with any site plan in accordance with Section 42-550 of the Municipal Code.

**III. STAFF RECOMMENDATION**

Part A) Staff recommends that the requested rezoning be found in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Plan Future Land Use designation from Low Density Residential and Low-Medium Density Residential to Community Mixed Use.

Part C) Staff recommends approval of the proposed rezoning of the subject property from “P2” Public, Civic, and Institutional District and “N5” Neighborhood District to “MX3” Mixed Use District, subject to the following conditions:

1. No driveway, ingress – egress, access to 33rd Street shall be allowed.

2. Sidewalk along the adjoining parcels, 1117 33rd Street and 1119 33rd Street, with a pedestrian access to the site shall be provided.

3. The parking lot expansion shall be set back 30 feet from the adjoining parcel to the south and shall be setback an equal distance as the residential home from the street side property line.