

MINUTES
URBAN DESIGN REVIEW BOARD

Date: May 18, 2010
Location: Council Chambers – City Hall
Members present: Scott Allen, Brian Clark, Todd Garner, John Hearn, Jeffrey Morgan, Tim Rypma, Greg Wattier
Members absent: David Abler
Staff present: Matt Anderson, Rita Conner OED; Mike Kelley Legal; Erin Olson – Douglas CD, Matt Becker, Ron DeGroot, Mark Dinges, Engineering, Randy Wetmore CMO/Engineering
Guests: Paul Gassman, Don Marner Snyder & Associates; Matt Brown Wellmark; Jeff Davis HOK; Joe Butler Downing Construction; Jeff Baker; Russ McCollough

A. Call to Order: Meeting called to order at 7:36 am.

B. Approval of Minutes from March 16, April 6 and May 4 2010 meetings

Motion to approve minutes from the March 16, April 6 and May 4 meetings by Morgan. Seconded by Hearn. Motion carried.

C. Review and Recommendation on Principal Park Sanitary Pump Station Improvements

Paul Gassman with Snyder & Associates presented the project. The project was previously reviewed on April 6 and May 4. Previous comments centered on concerns that the design was drawing additional attention to the facility, and that the location had prominent visibility. The revised design was coordinated with the existing bridge, and will consist of concrete with corrugated metal panels. The board felt that this was a significant improvement.

Motion by Morgan to approve, Seconded by Garner. Motion carried.

D. Review and Recommendation on City Hall Window Replacement Project

Mark Dinges, Assistant City Architect, presented the project, which was previously reviewed on May 4. Two key items have been analyzed in the interim; using low iron content glass and aluminum clad windows, with wood as the interior material. Also evaluated were the life cycle costs of installing all wood windows, as requested by the Board. Dinges has investigated all options in light of the Board's goal to replicate the original 1910 building. Significant cost increase to the project will result if this were to be the design option. Discussion on preservation vs. conservation, and the potential to reconfigure funding to install all wood windows at City Hall, and modify or delay the window project at the police station.

Motion by Morgan to design and install an all wood system that comes as close as possible to replicating the 1910 building appearance. Seconded by Hearn. Additional discussion. Randy Wetmore, Assistant City Manager, clarified that the funding source was the Department of Energy, that funds needed to be obligated by June 2011, that the project had received approval from the State Historic Preservation Office and that there would be significant increase in energy efficiency to both buildings with the project as designed. Wetmore will ask the DOE if more funds can be used on the City Hall building to get the desired historic preservation result.

Motion to approve withdrawn by Morgan and item tabled until the next meeting.

E. Review and Recommendation on Wellmark Corporate Headquarters Amendment to Conceptual Development Plan

Matt Anderson, OED Administrator, introduced the project. Wellmark's conceptual development plan received final approval in 2008 for their corporate campus on Grand Avenue between 11th Street and 14th Street. The company has revised elements of the proposed courtyard and requests approval from the UDRB. Jeff Davis, HOK, described the proposal for plantings, gates and a low stone wall to enclose the courtyard. The company has determined that after- hours access to the area by the public needs to be managed differently than the original plan provided for. Wellmark will install a 4' stone clad wall parallel to Grand Avenue. The wall will have a rough surface to discourage skateboarding, be set back from the street, and feature a prairie motif. Signage and

the proposed gate were detailed for the Board. Garner stated that access for the public had been agreed to in 2008, and hoped that the company would work to make the space usable by the public.

Motion to approve by Garner. Seconded by Clark. Motion carried. Allen declared a conflict and abstained from voting.

F. Review and Recommendation on 210 Court Avenue (Former Judge Roy Bean's) Under Court Avenue Design Standards

Joe Butler with Downing Construction presented the project. The former Judge Roy Bean's location at 210 Court Avenue is proposed for rehabilitation by the owner, Jeff Baker. The intent is to restore the building and put it back into active use as part of the Court Avenue Entertainment District. The building is on the Historic Register and the project team has met with the State Historic Preservation Office to present the proposed rehabilitation project. UDRB review will be in conjunction with determination by the Community Development Director that the project has met the Court Avenue Design Standards. Russ McCollough stated that the project is in very preliminary design at this time and that the Board's direction would be appreciated.

Board Comments

Applaud the effort to remove blight and bring the building back into service

The project should be much more historically accurate than what was provided on the preliminary design

Discussion of clear glass windows to benefit potential retail storefront.

Discussion of materials to wrap steel building columns

Board will look forward to a more detailed design at a future meeting

G. Review of NE Economic Development District Urban Renewal Plan (Hubbell Avenue and Highway 65)

Rita Conner, OED, presented an overview of the proposed NE Economic Development District Urban Renewal Plan and TIF district. The plan is proposed to stimulate economic development activity along the NE Hubbell Avenue Corridor, Highway 65 and I-80, to promote new investment in vacant buildings and sites, and to coordinate necessary public improvements to facilitate economic development projects. The area is approximately 766 acres in size, and it is intended that the plan will initiate and assist in guiding high quality redevelopment efforts. City Council referred the proposed plan to UDRB and the Planning & Zoning Commission for review and comment, and to ensure that the plan is in compliance with the City of Des Moines 2020 Community Character Plan.

Board comments

Opportunities to ensure that area can develop into a well planned and quality district.

Ability to coordinate planning efforts for walkability and sustainability.

Proximity of Four Mile Creek; ability to lead with green infrastructure and low impact development intent

Interest in design standards

Recommend additional planning be conducted in conjunction with the Urban Renewal Plan adoption to achieve best results for development of this area

H. Adjournment

Meeting adjourned at 9:45am