

COMMUNICATION
URBAN DESIGN REVIEW BOARD
CITY OF DES MOINES, IOWA

JUNE 8, 2010 MEETING

Subject:	Recommendation	Prepared by:
CITY HALL WINDOW REPLACEMENT PROJECT	APPROVE DISAPPROVE NO ACTION OTHER	RITA CONNER 283-4019 PROJECT MANAGER MARK DINGES 237-1302
Attachment Listing: HTTP://WWW.DMOED.ORG/UDRB2.HTM (materials are from May 4 and May 18 meeting)		

Summary:

The project will replace the existing windows at the Des Moines City Hall building. The Board reviewed this item at the May 4 meeting, requested more technical information on glass options and expressed a preferred alternative for wood framed windows. At the May 18 meeting, options were reviewed and increased costs to the project were explained. The Board restated the preference for a wood window system that replicates the 1910 City Hall building appearance and requested clarification on the ability to use the project funding for the City Hall windows to be restored in this manner. Clarification on the usage of funds will be provided at this meeting.

Scope of Review – Board to make recommendation to City Council on:

- Design review of renovation /remodeling/new construction for City-owned or leased project
- Design review for urban renewal project with specific development requirements
- Whether a proposed urban renewal project qualifies for funding from tax increment.
- Whether the level of financial assistance funded from tax increment revenues proposed for a specific individual project are reasonable and appropriate.
- The selection of urban renewal sites for clearance or rehabilitation and problems relating to acquisition, clearance or rehabilitation of property, relocation of displaced persons and disposition of acquired property.
- Skywalk System
- Other

Urban Design Review Board Action:

The Board is asked to make its recommendation to City Council regarding the proposed project.

Background:

The project will replace the current windows which were installed in 1978. The replacement design has been conducted with an interest in replicating the original patterning. At the May 4 meeting, the Board provided comments on the proposed glass and framing planned for the project. The comments are included below. The project architect will respond to the comments at the May 18 meeting.

Minutes on this item from May 4

Board Comments

- Clear glass is strongly preferred, seen to provide “aliveness” to buildings
- Aluminum clad wood framed windows are preferred, even if phasing the project is necessary
- Need more investigation into wood windows as an alternative
- Budget and schedule challenges are acknowledged

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Consensus of the Board was to have the project return with greater technical information on glass options, and a wood solution, with the goal to have the highest standard and value in the design.

Minutes on this item from May 18

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.

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URBAN DESIGN REVIEW BOARD
CITY OF DES MOINES, IOWA

JUNE 8, 2010 MEETING

Subject:	Recommendation	Prepared by:
WRA WEST SIDE PUMP STATION FLOOD MITIGATION SERVICES PROJECT	APPROVE DISAPPROVE NO ACTION OTHER	RITA CONNER 283-4019 PROJECT MANAGER NICK CARTER 323-8135
Attachment Listing: HTTP://WWW.DMOED.ORG/UDRB2.HTM		

Summary:

The Des Moines Metro Wastewater Reclamation Authority (WRA) proposes several actions to protect the West Side Pump Station at 1301 Prospect Road from the potential impact of floodwaters. The actions include raising the flood protection levee and the existing earthen berm. The new concrete floodwall will be approximately 7' tall and visible from Prospect Road. WRA representatives will present the proposed design and respond to Board questions at the meeting.

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- Skywalk System
- Other

Urban Design Review Board Action:

The Board is asked to make its recommendation to City Council regarding the proposed project.

Background:

The proposed project is in response to flood events in 2008 that impacted the pump station facility and equalization basin at the site. The finish of the wall is similar to the Dean's Lake Pump Station which is included in the application materials. It is requested to receive both preliminary and final approval at this meeting to make the set bid schedule.

COMMUNICATION
URBAN DESIGN REVIEW BOARD
CITY OF DES MOINES, IOWA

JUNE 8, 2010 MEETING

Subject:	Recommendation	Prepared by:
BLANK PARK ZOO EXHIBITS	APPROVE DISAPPROVE NO ACTION OTHER	RITA CONNER 283-4019 DANIEL HUNT, AIA 276-4454
Attachment Listing: http://public.me.com/drh64 PASSWORD IS MONKEY10		

Summary:

The Blank Park Zoo plans several projects to provide enhanced and new exhibits for visitors. Connect Architecture and WDM Architects are working with the zoo to design features that include replacing the existing zebra and giraffe exhibit with a multiple African species habitat, and developing the Australian Trail Adventure, a fully immersive experience to Australian culture, ecology and unique animal species. The proposed areas will include buildings for housing animals, formal entranceways, plaza space, and landscaping. The themed areas will be designed to provide visitors with opportunities to view animals year round, and to closely replicate the environments on which the exhibits are based.

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- Skywalk System
- Other

Urban Design Review Board Action:

The Board is asked to make its recommendation to City Council regarding the proposed project.

Additional Information:

Materials for the Blank Park Zoo exhibits may be accessed at via MobileMe at the link and password provided above. Project representatives will be in attendance to respond to questions at Tuesday's meeting.