

**COMMUNICATION**  
**URBAN DESIGN REVIEW BOARD**  
 CITY OF DES MOINES, IOWA

JULY 20 2010 MEETING

<b>Subject:</b>	<b>Recommendation</b>	<b>Prepared by:</b>
<b>WRA COMBINED SEWER SOLIDS SEPARATION FACILITY</b>	X APPROVE DISAPPROVE NO ACTION OTHER	RITA CONNER 283-4019 PROJECT MANAGER SCOTT HUTCHENS 323-8031
<b>Attachment Listing:</b> <a href="http://www.dmoed.org/udrb2.htm">HTTP://WWW.DMOED.ORG/UDRB2.HTM</a>		

**Summary:**

The WRA (Wastewater Reclamation Authority) is conducting a comprehensive process to reduce locations and frequencies of combined sewer overflows, where untreated stormwater and sanitary sewer flows discharge directly into the Des Moines River. The project is largely based on separation of actual sewer lines in combined service areas, but does include provision for additional conveyance of wet weather flows and storage, and providing a facility for treatment and storage of these flows. This facility, the Combined Sewer Solids Separation Facility, will be located at the 3000 Vandalia Road WRA site in the SE industrial section of the City of Des Moines. The Board reviewed this project on May 4, 2010 and requested refinement of the landscaping aspect of the project. A general update of the SE Connector project and the SE Agrimergent Business Park will also 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.

**Staff Recommendation:**

Staff recommends approval as presented, pending Board comments.

**Background:**

The WRA is a regional wastewater authority that includes fifteen member governments in the Des Moines area, with the City of Des Moines serving as the operating entity. The requirements to treat CSO's are mandated by the US Environmental Protection Agency under administration by the Iowa DNR. A site map and elevations for the proposed facility are included; the facility is estimated to cost \$55M and begin construction in summer/fall 2010, with completion in fall 2012.

**Minutes from May 4, 2010 on this item**

Scott Hutchens, P.E., WRA and Brian Bakke, HDR Engineering, presented the project to the Board. The facility is necessary as part of a comprehensive process to reduce locations and frequencies of combined sewer overflows and to treat and store wet weather flows. The facility will be at the site where the WRA wastewater treatment plant is located, at 3000 Vandalia Road. The proposed building will be cast in place untextured concrete with a brick façade and a standing seam metal roof.

Board comments

- Buildings are honest in technical expression and function
- Facilities have a long horizontal expression along Vandalia Road
- Timing and cost of project clarified
- Landscaping aspect needs refinement

Consensus of the Board was that the building and facility are able to be approved, but would like to see more on the site landscaping. A general update of the actual alignment of the planned SE Connector and the City of Des Moines' development interests in the SE Ag Park was requested.