

**MINUTES  
URBAN DESIGN REVIEW BOARD**

**Date:** March 16, 2010  
**Location:** Council Chambers – City Hall  
**Members present:** David Abler, Scott Allen, Todd Garner, John Hearn, Jeffrey Morgan, Emily Naylor, Greg Wattier  
**Members absent:** Brian Clark  
**Staff present:** Matt Anderson, Rita Conner, Laura Graham OED; Roger Brown Legal; Erin Olson – Douglas CD  
**Guests:** Gary Fox, City Traffic Engineer; Pat Dunn RDG Planning & Design

---

**A. Call to Order:** Meeting called to order at 7:30 am.

**B. Approval of Minutes from February 2, 2010 meeting**

Motion: Motion to approve minutes from the February 2, 2010 meeting									
Moved: Wattier Seconded: Rypma									
	Abler	Allen	Rypma	Clark	Garner	Naylor	Morgan	Wattier	Hearn
Yes	X	X	X		X	X	X	X	X
No									
Abstain									

**C. Election of 2010 Officers**

Emily Naylor, representing the Nominating Committee, reported that the nominee for Chair was Greg Wattier, and Vice Chair nominee was Brian Clark. Wattier and Clark have both accepted their nominations. Naylor also reported that she will be moving out of the City of Des Moines corporate limits, and will be resigning from the board following the move.

Motion: Motion to approve Greg Wattier as 2010 Chair and Brian Clark as Vice Chair									
Moved: Garner Seconded: Rypma									
	Abler	Allen	Rypma	Clark	Garner	Naylor	Morgan	Wattier	Hearn
Yes	X	X	X		X	X	X	X	X
No									
Abstain									

**D. Review and Recommendation on Financial Assistance Proposal for Aviva Investors North America, Inc.**

Matt Anderson, Economic Development Administrator, provided an overview of the proposed project. Aviva plans to lease existing downtown space to accommodate the anticipated growth of 100 jobs (average base salary \$90,000) over the next seven years. When the company evaluated numerous properties Metro wide, downtown properties presented a competitive disadvantage compared to other sites, primarily due to parking costs. The proposed assistance package provides that the City will reimburse up to \$183,270 of Aviva's actual annual parking expenses incurred in a privately owned parking garage and 100% of their parking expenses incurred in a city-owned garage for a period of 7 years. The assistance will respond to the growing issue of vacant space downtown, and allow high quality jobs to be retained. No design review is required for this project,

as Aviva will be leasing existing space, and will be undertaking interior tenant improvements only.

Board comments

- The ability for Aviva to expand downtown will assist other businesses such as restaurants and support services.
- General discussion on vacant office space and potential future requests
- Demographics available on downtown employers (companies assisted by City of Des Moines must provide position and salary information)

Motion: Motion to approve Financial Assistance Proposal for Aviva Investors North America, Inc.									
Moved: Morgan Seconded: Naylor									
	Abler	Allen	Rypma	Clark	Garner	Naylor	Morgan	Wattier	Hearn
Yes	X	X	X		X	X	X		X
No									
Abstain								X	

**E. Informational Review of Skywalk Master Plan**

Gary Fox, City Traffic Engineer, Erin Olson-Douglas, City Urban Designer, and Pat Dunn, RDG Planning & Design, were present to provide an overview of the process underway to complete the master plan of the skywalk system. There are advisory committees in place to provide technical / policy input and recommendations. Businesses, property owners and residents are also involved. A condition assessment of the system is part of the process, evaluating the structures, heating, cooling and ventilations systems. Also included is signage and wayfinding evaluation and a plan for necessary future investments in the overall system. There will be opportunities for public input, including a survey. A primary goal is to develop holistic goals and fully integrate the system for users and property owners. Final design is not included in the scope of the study, which is expected to be completed by the end of May 2010.

Board comments

- Concerned about vertical connections to the street and making street connections recognizable
- Skywalk system to complement reactivating street level retail and entertainment (Court Ave, Gateway, riverfront area and north to Vet's)
- Existing agreements with businesses-what occurs if additional vertical access improvements are made to other businesses?
- Ground level retail should have "grand entrances" to system
- Design standards and corridor improvements to be reviewed in process?
- UDRB representation in study process (Garner volunteered to participate)
- Financial ability of City to act on plan when completed

**F. Adjournment**

Meeting adjourned at 8:25am

**MINUTES**  
**URBAN DESIGN REVIEW BOARD**

**Date:** April 6, 2010  
**Location:** Council Chambers – City Hall  
**Members present:** Scott Allen, Brian Clark, John Hearn, Greg Wattier  
**Members absent:** David Abler, Todd Garner, Jeffrey Morgan, Tim Rypma  
**Staff present:** Matt Anderson, Rita Conner OED; Mike Kelley Legal; Erin Olson – Douglas CD Pam Cooksey, Mark Dinges, Matt Becker, Ron DeGroot Engineering  
**Guests:** Judge Odell McGhee, Romonda Belcher Ford; Iowa National Bar Association, Mona Kirkpatrick; Brooks, Borg & Skiles Architects, Mark Land, Paul Gassman; Snyder & Associates

---

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

**B. Approval of Minutes from March 16, 2010 meeting**

No quorum was present; action on the March 16, 2010 minutes is moved to the next regular meeting. Review and comment will be conducted on the business items based on a consensus of members present.

**C. Review and Recommendation on Iowa National Bar Association “A Monumental Journey” Public Art Project**

Pam Cooksey, Deputy City Engineer introduced the project to the Board as an information item. The Iowa National Bar Association has undertaken a public memorial to the founders of the National Bar Association, which was founded in Des Moines in 1925. The monument will feature two African talking drums, incorporate a speaker’s platform and be located in downtown Des Moines along the Principal Riverwalk. The project budget is estimated at \$1.8 million, with construction anticipated to begin in 2011. The project steering committee also includes the Des Moines Public Art Commission, Principal, the City of Des Moines and the U.S. District Court.

Board comments and questions

- Important topic and great space
- Plaques or signage provided to explain what the project is and why it is there?
- What material will the sculpture be made of?
- What was originally planned for the site?

The area was originally planned as a straight floodwall, with no plan for the public art component. The material will be a plastic aggregate with a slightly shiny surface. Signage will be incorporated to introduce the project to the public. The project will go before the Park & Recreation Board and the Riverfront Development Authority this month, and return to the UDRB with a final design at an upcoming meeting.

**D. Review and Recommendation on Des Moines International Airport Terminal Lobby Enhancements**

Mona Kirkpatrick with Brooks Borg Skiles Architects presented the project to the Board. The goals of the enhancement project at the Des Moines International Airport Terminal lobby are to provide better wayfinding signage, improve traffic flow, define seating and information areas, upgrade HVAC systems, provide a full sprinkler system, update lighting and provide general improvements in appearance and the overall airport experience for the public. The project includes approximately 26,000 square feet of the airport terminal, and will integrate the area with other recently improved adjacent areas.

### Board comments

- Project will improve the look, circulation, lighting and overall experience of the airport terminal lobby.
- The meet and greet area should be a celebration point and there is a missed opportunity to bring grid areas together.
- The meet and greet area has a rigid feel and becomes an arbitrary area
- Revisions to the ceiling would make this area more cohesive with other parts of the building

Consensus of the members present was to see the project again at a future meeting to receive more information and have further study conducted on integration of the grid.

## **E. Review and Recommendation on Riverpoint West Sanitary Pump Station Improvements**

Mark Land, P.E., with Snyder & Associates, Inc. presented the project to the Board. The Riverpoint West lift station is part of the Riverpoint Sewer Separation and Pump Stations project. The station will be located southwest of SW 11<sup>th</sup> Street, adjacent to DART. The 500 gpm pump station will be within a split face block walled enclosure. The facility will need to be accessible for utility and maintenance purposes. This item was reviewed in conjunction with agenda Item F.

## **F. Review and Recommendation on Principal Park Sanitary Pump Station Improvements**

The Principal Park station is part of the same public improvement project as the Riverpoint West Station, and includes a 250 gpm station to be located SW of Principal Park baseball stadium. This facility will also be housed in a split faced block enclosure. The schedule for construction for the full project is to initiate work in June 2010 to be completed by August 2011.

### Board Comments

- The Principal Park area is at a confluence of the Des Moines and Raccoon Rivers and is a gateway into downtown Des Moines
- High visibility of the area should promote careful consideration of appearance of facility
- Interest to view examples of what alternate designs may look like

Consensus of members present was to request that the Principal Park station be brought back to the Board for additional review.

## **G. Adjournment**

Meeting adjourned at 8:45am

**MINUTES**  
**URBAN DESIGN REVIEW BOARD**

**Date:** May 4, 2010  
**Location:** Council Chambers – City Hall  
**Members present:** John Hearn, Jeffrey Morgan, Greg Wattier  
**Members absent:** David Abler, Scott Allen, Brian Clark, Todd Garner, Tim Rypma  
**Staff present:** Matt Anderson, Rita Conner OED; Mike Kelley Legal; Erin Olson – Douglas CD, Matt Becker, Ron DeGroot, Mark Dinges, Scott Hutchens, Dave Miller Engineering  
**Guests:** Mona Kirkpatrick; Brooks, Borg & Skiles Architects, Mark Land, Paul Gassman; Snyder & Associates, Brian Bakke; HDR Engineering

---

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

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

No quorum was present; action on the March 16 and April 6, 2010 minutes is moved to the next regular meeting. Review and comment will be conducted on the business items based on a consensus of members present.

**C. Review and Recommendation on Des Moines International Airport Terminal Lobby Enhancements**

Mona Kirkpatrick with Brooks Borg Skiles Architects presented the project to the Board. The project was previously reviewed by the Board on April 4, 2010. It was requested that the project return with revisions to the ceiling design to make the grid shift at the west end of the public lobby more cohesive with the remainder of the building.

The amended design shows that a gypsum board bulkhead that previously separated the accent ceiling panels has been removed, and the panels extended. The passenger flow in the transition area will be easier and more defined. In addition, a previous design for the entryway revolving doors has been amended to increase energy efficiency, and will now feature new three wing revolving doors.

Consensus was that the Board comments and concerns from the previous meeting had been responded to, and that the members present approved the design.

**D. Review and Recommendation on Principal Park Sanitary Pump Station Improvements**

Mark Land P.E., Snyder & Associates, presented the project to the Board. The project was previously reviewed on April 4, 2010. Board comments at the April 4 meeting focused on the visibility and placement of the pump station and housing, and the prominent location that it will occupy near the stadium and near the confluence of the Des Moines and Raccoon Rivers. The consensus was to propose alternate designs which could include additional landscape screening, variation of wall height, or material and color components that would minimize rather than emphasize the station.

The design proposed at the May 4 meeting included color specifications that were similar to the Miracle League Field and Principal Park facilities, in an effort to provide a common theme and appearance. Land clarified that landscaping was not preferred as a means of screening, due to the need to access and maintain the facility. Variation of the wall height was also difficult to achieve, without creating unwanted access, or creating a wall that is substantially higher.

Board Comments

- The proposed design has not addressed the previous concerns with the prominent visibility of this area
- The proposed design accentuates rather than minimizes the presence of the station
- The form of the enclosure used needs to address the bridge rather than working to match the ballpark.
- Would prefer concrete to block, more horizontal, and a response that will neutralize the feature

Consensus of the Board was that the design needed to be consistent with comments, and to present at a subsequent meeting.

- **E. Review and Recommendation on City Hall Window Replacement Project**

Mark Dinges, Assistant City Architect, presented the project. The existing windows of City Hall, along with the Police Department building, are to be replaced with new thermally broken aluminum framed systems. The current windows were installed in 1978. Effort has been made in the design to replicate the original patterning, conducting a review process with the State Historic Preservation Office and reviewing archive detail from the 1910 construction of the building. Glass samples were provided for Board review. Both wood and aluminum framed windows were priced for the project, with consideration given to ongoing maintenance costs and projected life of the products.

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

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.

**F. Review and Recommendation on WRA (Wastewater Reclamation Authority) Combined Sewer Solids Separation Facility**

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.

**G. Adjournment**

Meeting adjourned at 9:45am