

Date July 9, 2012

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on June 21, 2012, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from Blank Park Zoo Foundation (lessee) represented by Mark Vukovich (officer), City of Des Moines (owner) to rezone property in the vicinity of 7401 Southwest 9<sup>th</sup> Street from "A-1" Agricultural District and "R1-80" One-Family Residential District to "PUD" Planned Unit Development.

The subject properties are more specifically described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M. AND PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., AND THE WEST 632.0 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 33, (EXCEPT THE NORTH 1420.0 FEET OF THE NORTHEAST 1/4), AND THE SOUTHEAST 1/4 OF SAID SECTION 33 (EXCEPT THE SOUTH 40 ACRES OF THE EAST 60 ACRES OF SAID SOUTHEAST 1/4), AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 33.0 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET AND THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 1204.0 FEET; THENCE EAST 599.0 FEET; THENCE SOUTH ALONG A LINE 599.0 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET TO A POINT APPROXIMATELY 623.00 FEET SOUTH TO THE NORTHWEST CORNER OF PARCEL "A" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 8041 PAGE 37; THENCE EAST ON THE NORTH PARCEL LINE OF SAID PARCEL "A" TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH ALONG THE EAST PARCEL LINE OF PARCEL "A" TO THE SOUTH LINE OF THE EAST-WEST RODGERS ROAD AS CURRENTLY ESTABLISHED; THENCE WEST TO THE EAST LINE OF THE NORTH-SOUTH CARTER STREET AS CURRENTLY ESTABLISHED; THENCE SOUTH-SOUTHEAST ALONG THE EAST LINE OF CARTER STREET TO A POINT 65 FEET NORTH OF THE SOUTH PARCEL LINE AND 300 FEET WEST OF THE EAST PARCEL LINE; THENCE SOUTHWESTERLY TO A POINT APPROXIMATELY 375 FEET WEST OF THE EAST PARCEL LINE ON THE SOUTH PARCEL LINE, TO THE CORNER POST OF THE EXISTING NORTHERN BLANK GOLF COURSE FENCE; THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO THE

-Continue-

July 9, 2012

Date

-2-

SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE EAST 40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE SOUTH 216 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE WESTERLY TO A POINT 500 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF SOUTHWEST 9TH STREET AND THE EXISTING NORTHERN BLANK GOLF COURSE FENCE; THENCE SOUTHWESTERLY 320.0 FEET TO A POINT 290.0 FEET SOUTH OF MASON AVENUE RIGHT OF WAY LINE EXTENDED; THENCE WESTERLY 185 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET; THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF SOUTHWEST 9TH STREET 766.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE AREAS AND BUILDINGS IDENTIFIED AS: BLDG 138, BLDG 308, BLDG 309, BLDG 135, AND A 10 FOOT WIDE AREA ADJOINING EACH SIDE OF SAID BUILDINGS FOR MAINTENANCE AND INGRESS-EGRESS TO SAID BUILDINGS FROM ANY EXISTING ROADS, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

FORT DES MOINES PARCELS WITHIN LEASED AREA:

THE AREA EAST OF THE EASTSIDE OF BUTTNER STREET, SOUTH OF THE NORTH PROPERTY LINE OF PARCEL "A" AS DESCRIBED ABOVE; AND, NORTH OF THE NORTH SIDE OF RODGERS ROAD.

Subject to: Existing easements for roads, public utilities, railroads and pipeline and to other easements or encumbrances of record, and further subject to encroachments of the buildings shown in EXHIBIT "A" known as BLDG 68, BLDG 70, BLDG 71, BLDG 73, BLDG 81, BLDG 83, BLDG 126, BLDG 127.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on July 23, 2012, at which time the City Council will hear both those who oppose and those who favor the proposal.

-Continue-

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Date July 9, 2012

2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

FORM APPROVED:

MOVED by \_\_\_\_\_ to adopt.

  
 Michael F. Kelley  
 Assistant City Attorney

(ZON2012-00090)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
 Mayor

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

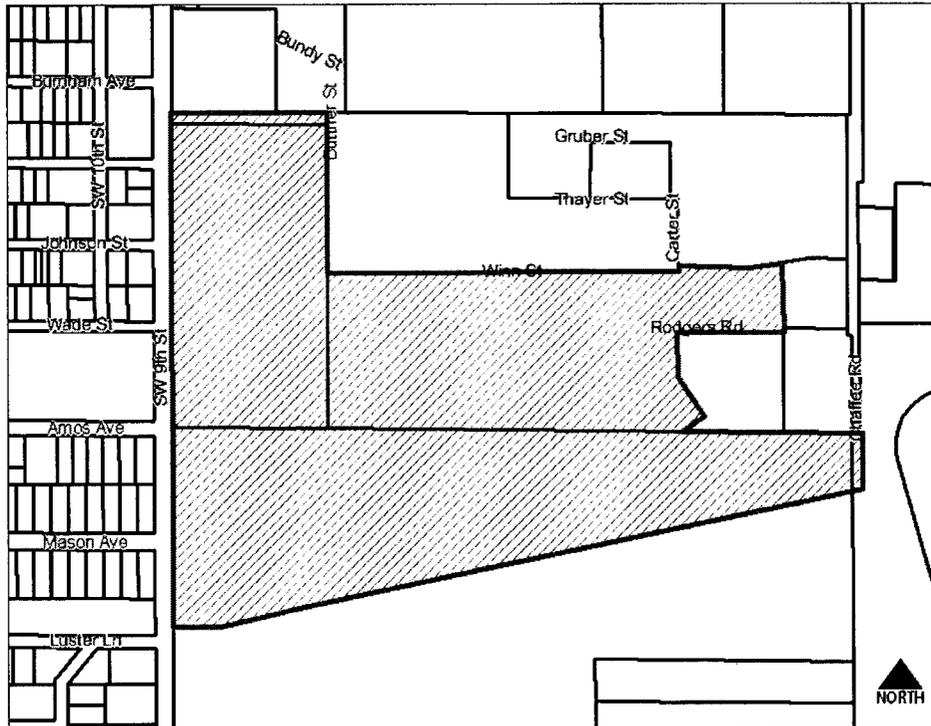
\_\_\_\_\_  
 City Clerk

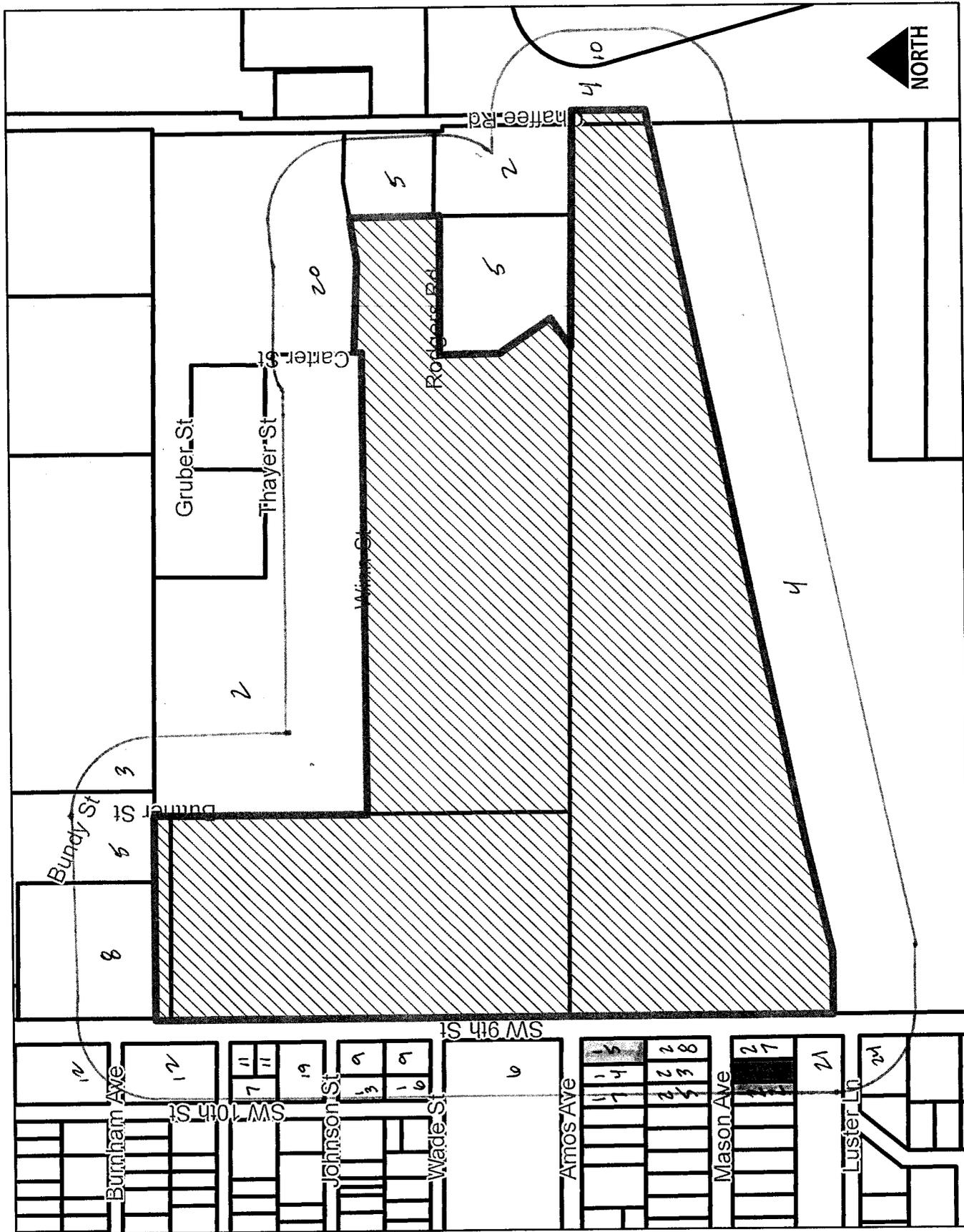
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Request from Blank Park Zoo Foundation (lessee) represented by Mark Vukovich (officer) to rezone property in the vicinity of 7401 Southwest 9 <sup>th</sup> Street. The subject property is owned by the City of Des Moines.				File #	
				ZON2012-00090	
<b>Description of Action</b>	Review and approval to rezone from "A-1" Agricultural District and "R1-80" One-Family Residential District to "PUD" Planned Unit Development and approval of a PUD Conceptual Plan for "Blank Park Zoo" on a 66.75 acre site for development of expanded outdoor exhibits, reconfiguration of the primary off-street parking lot, and to allow for unimproved overflow off-street parking.				
<b>2020 Community Character Plan</b>	Park/Open Space				
<b>Horizon 2035 Transportation Plan</b>	No Planned Improvements				
<b>Current Zoning District</b>	"A-1" Agricultural District and "R1-80" One-Family Residential District				
<b>Proposed Zoning District</b>	"PUD" Planned Unit Development District				
<b>Consent Card Responses</b>	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area	3	1			
Outside Area					
<b>Plan and Zoning Commission Action</b>	Approval	10-0	<b>Required 6/7 Vote of the City Council</b>		Yes
	Denial				No X

Blank Park Zoo Foundation Inc - 7401 SW 9th Street

ZON2012-00090





Date JUL 09 2012

June 29, 2012

Agenda Item 15

Roll Call # \_\_\_\_\_

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held June 21, 2012, the following action was taken regarding a request from Blank Park Zoo Foundation (lessee) represented by Mark Vukovich (officer), City of Des Moines (owner) to rezone property in the vicinity of 7401 Southwest 9<sup>th</sup> Street:

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
JoAnne Corigliano	X			
Shirley Daniels	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Dann Flaherty	X			
John "Jack" Hilmes	X			
Ted Irvine				X
Greg Jones	X			
William Page	X			
Christine Pardee	X			
Mike Simonson				X
CJ Stephens	X			
Vicki Stogdil	X			

**APPROVAL** of Part A) to find the proposed rezoning not in conformance with the current Des Moines' 2020 Community Character Plan future land use designation of Park/Open Space, as the future land use designation of Public/Semi Public is more appropriate; Part B) to amend the Des Moines' 2020 Community Character Plan future land use designation from Park/Open Space to Public/Semi Public; Part C) to approve the requested rezoning to "PUD" Planned Unit Development; and Part D) to approve the PUD Concept Plan, subject to the following: (ZON2012-00090 & 21-2012-4.07)

1. Provision of a note to state that any gravel-surfaced parking lot shall be sprayed annually with a dust control agent.

**STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the Commission find the proposed rezoning not in conformance with the current Des Moines' 2020 Community Character Plan future land use designation of Park/Open Space, as the future land use designation of Public/Semi Public is more appropriate.



CITY PLAN AND ZONING COMMISSION  
ARMORY BUILDING  
602 ROBERT D. RAY DRIVE  
DES MOINES, IOWA 50309 -1881  
(515) 283-4182

ALL-AMERICA CITY  
1949, 1976, 1981  
2003

Part B) Staff recommends that the Commission amend the Des Moines' 2020 Community Character Plan future land use designation from Park/Open Space to Public/Semi Public.

Part C) Staff recommends approval of the requested rezoning to "PUD" Planned Unit Development.

Part D) Staff recommends approval of the PUD Concept Plan, subject to the following:

1. Provision of a note to state that any gravel-surfaced parking lot shall be sprayed annually with a dust control agent.

#### Written Responses

3 In Favor

1 In Opposition

### **STAFF REPORT TO THE PLANNING COMMISSION**

#### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The proposed PUD would allow development of expanded outdoor zoo exhibits, reconfiguration of the primary off-street parking lot, and to allow for unimproved overflow off-street parking. By rezoning the site to "PUD", the zoo would not be required to return to the Zoning Board of Adjustment to amend their Conditional Use Permit each time they construct improvements at the zoo.
2. **Size of Site:** 66.75 acres.
3. **Existing Zoning (site):** "R1-80" One-Family Residential District and "A-1" Agricultural District.
4. **Existing Land Use (site):** The proposed PUD is currently comprised the Blank Park Zoo and a portion of the Blank Golf Course.
5. **Adjacent Land Use and Zoning:**
  - North** – "A-1", Uses include the Fort Des Moines Historical National Landmark and the Fort Des Moines Residential Correctional Facility.
  - South** – "R1-80", Use is the Blank Golf Course.
  - East** – "M-2", Use is a vehicle repair business.
  - West** – "R1-60", Uses include residential uses.
6. **General Neighborhood/Area Land Uses:** The subject property is located along Southwest 9<sup>th</sup> Street between Army Post Road and the Highway 5 bypass.
7. **Applicable Recognized Neighborhood(s):** NA.
8. **Relevant Zoning History:** On September 22, 2010, the Zoning Board of Adjustment granted a Special Permit to allow expansion of the Blank Park Zoo to include the Australian Trail Adventure exhibit that would include new space for animal species

native to Australia, the Gateway to Africa exhibit that would include new exhibit space for animal species native to Africa, and the Gibbons exhibit.

On April 27, 2011, the Zoning Board of Adjustment granted a Special Permit to allow development of two off-street parking lots that are not paved or marked to the required standards for a period of 18 months and a Special Permit to allow expansion of the Blank Park Zoo to include relocation of the main vehicular access from Southwest 9<sup>th</sup> Street, relocation of the existing monument sign, installation of an additional entry sign, expansion of off-street parking areas, relocation of the park shelter and playground, expansion of the area for animal exhibits, and an animal holding building. These approvals were subject to submittal of an application on the Zoo's behalf to rezone the zoo to "PUD" Planned Unit Development no later than May 3, 2012.

**9. 2020 Community Character Land Use Plan Designation: Public/Semi Public and Park/Open Space.**

**10. Applicable Regulations:** 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.

The application, accompanying evidence and Conceptual Plan shall be considered by the Plan and Zoning Commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the Conceptual Plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the commission shall be referred to the City Council.

## **II. ADDITIONAL APPLICABLE INFORMATION**

**1. Access or Parking:** The PUD Conceptual Plan demonstrates that the existing paved parking lot would be reconfigured to have 306 parking spaces for cars and 6 parking spaces for buses. The Conceptual Plan also demonstrates two smaller paved parking lots near the administration building.

The Conceptual Plan also includes three existing overflow parking lots along the north boundary. These include a 2.15-acre granular (crush limestone) surface lot with 284 spaces, a grass-surfaced lot with 96 spaces, and a grass-surfaced lot with 170 spaces. The Conceptual Plan states that these overflow parking lots are generally only used during special events, such as Night Eyes in October or July 4<sup>th</sup> celebrations, and that the overflow lots are not used for employee parking.

The overflow parking lots are within the area designated as the historic Fort Des Moines National Landmark. The State's Historical Preservation Office (SHPO) has submitted a letter in support of the zoo's continued use of the graveled parking lot for overflow parking. They are opposed to any improvements, such as concrete, asphalt,

or recycled asphalt, which would increase the visual presence or make the parking lot more permanent. SHPO would not oppose "grass-crete" pavers that allow grass to grow through or a dust control agent applied to the gravel to minimize dust.

In order to ensure that the parking lot does not create fugitive dust, staff recommends that a note be added to the Conceptual Plan to require any gravel-surfaced parking lot to be sprayed annually with a dust control agent. Staff consulted a local company to get a cost estimate for treating the 2.15-acre graveled parking lot. It would cost approximately \$1,575 per acre to treat the parking lot with calcium chloride, which computes to \$3,386 for the 2.15-acre lot. Only one application would be necessary during a summer with normal weather. A second application would be needed only during a really dry summer.

2. **2020 Community Character Plan:** The Blank Park Zoo use is most consistent with the Public/Semi Public land use designation in the Des Moines 2020 Community Character Plan. Therefore, a portion of the site needs to be amended from Park/Open Space to Public/Semi Public on the land use plan map.
3. **Drainage/Grading:** The PUD Conceptual Plan demonstrates existing and proposed stormwater detention basins scattered throughout the site. Engineering staff has reviewed the PUD Conceptual Plan and believes the conceptual locations for drainage and stormwater management are adequate. Approval of any future Development Plan will be subject to compliance with grading/silt control, stormwater management requirements, and Site Plan policies for drainage and grading.
4. **Landscaping & Buffering:** The PUD Conceptual Plan states that the site would be landscaped in accordance with the landscaping standards as applicable to the "C-2" District. The PUD Conceptual Plan demonstrates a mix of perimeter and interior plantings within the main parking lot, with provision of one landscape island per 20 off-street parking spaces within the off-street parking lot.
5. **Urban Design:** The proposed PUD Conceptual Plan states that architectural elements for buildings and signage shall be considered on a project by project basis. Given the unique nature of the zoo use, unique materials are allowed. Unique materials shall be those of a permanent nature and those consistent with the intended use of the proposed structures.
6. **Signage:** The zoo currently has a 20-foot tall sign along Southwest 9<sup>th</sup> Street with a digital reader board and a 37-foot tall decorative sign over the entrance to the parking lot. The PUD Conceptual Plan states that signage visible from public right-of-way shall include monument and entrance signs that may be illuminated and have heights up to 40 feet. Signage not visible from public right-of-way would be allowed without review.
7. **Additional Information:** The PUD Conceptual Plan states the following:
  - All outdoor storage would be screened by a minimum 6-foot tall screen.
  - Any transformer, junction box, air conditioner, or other such item over 3 feet in height shall not be located within a required front yard setback. All rooftop mechanical units shall be screened from street level.
  - Any trash container visible from the street shall be screened by an enclosure constructed of masonry walls and steel gates.

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- Various fencing types would be utilized for security, animal containment, and other purposes. Allowed fence type include chain link, chain link with security top, wood, metal, vinyl, and electric.

## **SUMMARY OF DISCUSSION**

CJ Stephens asked about the dust control for item #8.

Bert Drost stated that the applicant would use a calcium chloride spray once per year.

CJ Stephens asked what effect the chemical would have on ground water.

Mike Ludwig stated the spray would be under the purview of the City Engineer. It is routinely used for dust control on gravel roads.

Shirley Daniels moved Item #8 to the Consent Agenda. Motion carried 10-0.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

*There was no one to speak in favor or in opposition*

## **COMMISSION ACTION:**

JoAnne Corigliano moved Part A) to find the proposed rezoning not in conformance with the current Des Moines' 2020 Community Character Plan future land use designation of Park/Open Space, as the future land use designation of Public/Semi Public is more appropriate; Part B) to amend the Des Moines' 2020 Community Character Plan future land use designation from Park/Open Space to Public/Semi Public; Part C) to approve the requested rezoning to "PUD" Planned Unit Development; and Part D) to approve the PUD Concept Plan, subject to the following:

1. Provision of a note to state that any gravel-surfaced parking lot shall be sprayed annually with a dust control agent.

Motion passed 10-0.

Respectfully submitted,



Michael Ludwig, AICP  
Planning Administrator

MGL:clw

Attachment

Item ZON2012-00090 Date 6-16-12

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I  (am)  (am not) in favor of the request.

RECEIVED  
(Circle One)  
COMMUNITY DEVELOPMENT DEPARTMENT

JUN 19 2012

DEPARTMENT

Print Name Danny Townsend

Signature Danny Townsend

Address 900 Amos Ave. DM IA 50315

Reason for opposing or approving this request may be listed below:

I approve of this request only for Zoo expansion and not for multiple family dwellings (Apts.) in this area.

Item ZON2012-00090 Date 6-13-12

I  (am)  (am not) in favor of the request.

RECEIVED  
(Circle One)  
COMMUNITY DEVELOPMENT DEPARTMENT  
JUN 13 2012

26

Print Name Mark Welborn

Signature Mark Welborn

Address 920 Mason Des Moines 50315

Reason for opposing or approving this request may be listed below:

I've heard rumors of Houses being torn down

Item ZON2012-00090 Date 4/18/2013

I (am)  (am not) in favor of the request.  
(Circle One)  
**RECEIVED**  
COMMUNITY DEVELOPMENT

JUN 21 2012  
DEPARTMENT  
Print Name MARK Vukovich  
Signature [Signature]  
Address 7401 SW 9th

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item ZON2012-00090 Date 6-17-12

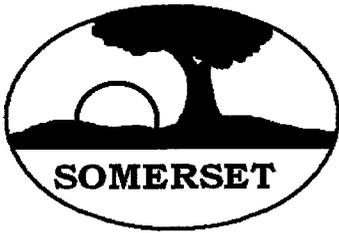
I (am)  (am not) in favor of the request.  
(Circle One)  
**RECEIVED**  
COMMUNITY DEVELOPMENT

JUN 15 2012  
DEPARTMENT  
Print Name David Oltroyce  
Signature [Signature]  
Address 930 Magna

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**SOMERSET NEIGHBORHOOD ASSOCIATION**

President – Mel Pins – 210 E. Bundy Ave – Des Moines, Iowa 50315  
Tel. 953-4289 email: melpins69@msn.com

June 21, 2012

Mr. Mark Vukovich  
Chief Operating Officer  
Blank Park Zoo  
7401 SW 9<sup>th</sup> St.  
Des Moines, Iowa 50315

RE: Rezoning Request – Blank Park Zoo – for Planned Unit Development (ZON2012-00090)

Dear Mark:

I am writing to provide a statement of support from the Somerset Neighborhood Association, in regard to your request to the City of Des Moines' Planning & Zoning Commission, for rezoning of Zoo property in the vicinity of 7401 SW 9<sup>th</sup> St. from A-1 and R1-80 Zoning Districts to a "PUD" Planned Unit Development.

The Somerset Neighborhood Association received a notice of this request and upcoming public hearing on this item, and after discussion by the members and residents within our Association boundaries, we wish to provide this formal statement of support for the rezoning and expansion plan as presented in your public outreach meeting on this rezoning request.

The proposed rezoning for these parcels is consistent with the expansion plans for the Blank Park Zoo, which have been developed in consultation with community groups, area neighborhoods (including Somerset), and with the approval of the Des Moines City Council.

This rezoning will not only support and enhance the character and viability of the Blank Park Zoo and its exhibits, but it will also reflect well the surrounding area, by adding to the aesthetics, quality, and character of this are of the south side of Des Moines.

We look forward to continuing to work with the Blank Park Zoo to help enhance the public's use and enjoyment of the zoo and the surrounding Fort Des Moines area.

Sincerely,

Mr. Mel Pins  
President  
Somerset Neighborhood Assoc.



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## Response card for ZON2012-00090

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**Mel Pins** <melpins69@msn.com>

Thu, Jun 21, 2012 at 10:04 AM

To: Bert Drost <badrost@dmgov.org>, SuAnn Donovan <smdonovan@dmgov.org>, Erik LUndy <emlundy@dmgov.org>

In lieu of returning the response card to Mr. Klinkefus, I wish to submit this following statement, as the person and property owner listed below.

I am in favor of the request by the Blank Park Zoo to rezone A-1 and R 1-80 property in the vicinity of 7401 SW9th St. for rezoning to a PUD district.

Sincerely,

Mr. Mel Pins  
210 E Bundy Ave.  
Des Moines, IA 50315

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IOWA DEPARTMENT OF

# CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR

May 17, 2012

Eric Lundy,  
Community Development Office  
City of Des Moines,  
602 Robert D. Ray Drive, Des Moines, 50309

RE: Fort Des Moines Provisional Army Officer Training School, a National Historic Landmark

Dear Mr. Lundy,

We have been requested by Mark Vukovich to write a letter explaining our concerns with the City of Des Moines's request to pave a parking for the zoo. As you are aware, the parking area is located within the boundaries of the Fort Des Moines Provisional Army Officer Training School (aka Fort Des Moines No. 3), a National Historic Landmark designated on May 30, 1974. As a result, our office and the National Park Service review and comment on issues that might affect the visual impact on this national treasure.

We followed *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* in consultation with staff of the National Park Service to evaluate the proposed parking improvements on this site. Our concern is to maintain the existing historic integrity of the fort grounds as a cultural landscape and its existing historic buildings. Paving this area appears to have the potential to negatively impact the historic integrity of the grounds. While installation of pavement, lights and fencing would have a negative impact on the visual quality of the fort, and this work could also potentially have a harmful impact to the character-defining features to the cultural landscape. Paving, curbing, fencing, and lighting are intrusive, non-historic elements that would be introduced into this cultural landscape.

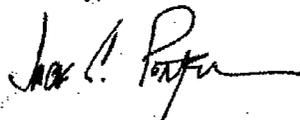
In addition, in our opinion and shared by staff with the National Park Service this area lies within and is adjacent to one of the most intact areas of the historic fort. This kind of improvement would compromise an area of the fort that retains historic integrity.

We recommend the temporary parking area be maintained and can be designated for parking, but not paved or improved. You may wish to consult the recently completed preservation survey conducted by Chip Overton's office.

We encourage the City of Des Moines not require paving this parking area.

Should you have any questions, please contact me at [jack.porter@iowa.gov](mailto:jack.porter@iowa.gov) or at 515.242.6152.

Sincerely,



Jack C. Porter, Preservation Consultant

Cc. Mark Chavez, NPS  
Rachel Franklin-Weekley, NPS  
Mark Vukovich, DSM Zoo

STATE HISTORICAL SOCIETY of IOWA  
JEROME THOMPSON  
ADMINISTRATOR



MATTHEW HARRIS  
ADMINISTRATOR

600 E. LOCUST  
DES MOINES, IOWA  
50319

T. (515) 281-5111  
F. (515) 282-0502

CULTURALAFFAIRS.ORG