



27

Date May 18, 2015

RESOLUTION SETTING HEARING ON REQUEST FROM FT. DES MOINES RENOVATION, LLC (OWNER) FOR AMENDMENT TO THE WEST POINT SOUTH PUD CONCEPTUAL PLAN FOR REDEVELOPMENT AT 6700 CHAFFEE ROAD

WHEREAS, on September 23, 2002, by Roll Call No. 02-2353, the City Council adopted Ordinance No. 14,140, to rezone real property located in the vicinity of 6700 Chaffee Road ("Property") from "A-1" Agricultural District to "PUD" Planned Unit Development District classification for the West Point South PUD, to redevelop existing garrison buildings for multi-family residential use at the former Fort Des Moines site; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 7, 2015, its members voted 11-0 in support of a motion to recommend APPROVAL of a request from Ft. Des Moines Renovation, LLC (owner), represented by Justin Doyle (officer), for review and approval of an amendment to the West Point South PUD Conceptual Plan to allow an increase in the maximum density from 116 dwelling units to 163 units within the historic Fort Des Moines barracks and stables, subject to revisions set forth in the attached communication from the Commission; and

WHEREAS, the Property is legally described as follows:

Commencing as a point of reference at the Southeast corner of the Northeast 1/4 of Section 33, Township 78 North, Range 24 West of the 5th P.M.; thence North 00°(degrees) 37' (minutes) 02" (seconds) West, 660.50 feet to the POINT OF BEGINNING; thence North 89°52'54": West, 160.94 feet; thence South 78°11'31" West, 241.10 feet; thence North 89°52'54" West, 267.04 feet; thence North 00°02'18" East, 280.15 feet; thence North 89°55'43" West, 651.12 feet; thence North 00°13'12" East, 324.29 feet; thence South 89° 58'48" East, 1,307.68 feet; thence South 00°37'02" East, 556.37 feet to the POINT OF BEGINNING, all now included in and forming a part of the City of Des Moines, Polk County, Iowa and containing 597,585.94 square feet, more or less.

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

- 1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed Amendment to the West Point South PUD Conceptual Plan is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa, at 5:00 p.m. on June 8, 2015, at which time the City Council will hear both those who oppose and those who favor the proposal.
3. 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.

★ Roll Call Number

Agenda Item Number

27

Date May 18, 2015

-2-

MOVED by _____ to adopt.

FORM APPROVED:

Glenna K. Frank
Glenna K. Frank, Assistant City Attorney

(ZON2015-00061)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

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.

Mayor

City Clerk

Date _____

Agenda Item 27

Roll Call # _____



May 14, 2015

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 May 7, 2015, the following action was taken regarding a request from Ft. Des Moines Renovation, LLC (owner) represented by Justin Doyle (officer) for review and approval of an amendment to the West Point South PUD Conceptual Plan on property located at 6700 Chaffee Road.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Jann Freed	X			
John "Jack" Hilmes	X			
Greg Jones	X			
Sasha Kamper	X			
William Page	X			
Jonathan Rosenbloom				X
Mike Simonson			X	
CJ Stephens	X			
Vicki Stogdill	X			
Greg Wattier				X

APPROVAL of the requested amendment to the West Point South PUD Conceptual Plan subject to providing the following revisions: (ZON2015-00061)

1. Compliance with all administrative comments prior to finalization of the record Mylar by the Planning Administrator.
2. Addition of an off-street parking requirement for a minimum of 198 parking spaces, (at a standard of one space per one bedroom unit and 1.5 spaces per two bedroom unit).

3. A note on the Concept Plan should indicate that “evidence of review and approval of the State Historic Preservation Office shall be provided for all exterior modifications to the existing buildings or for any new buildings or site modifications prior to issuance of any required permit.”
4. Provide a note that requires all future development phases to comply with current Tree Protection and Mitigation Ordinance requirements as part of any Subdivision Plat, Grading Plan, or Development Plan.
5. Provide elevations and locations for refuse container enclosures. Enclosures shall be of masonry construction and metal gates which are historically compatible with the main buildings. The enclosures shall be adequately sized or in number to accommodate both solid waste and recycling containers. The enclosure shall provide a pedestrian access gate.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested amendment to the West Point South PUD Conceptual Plan subject to providing the following revisions:

1. Compliance with all administrative comments prior to finalization of the record Mylar by the Planning Administrator.
2. Addition of an off-street parking requirement for a minimum of 198 parking spaces, (at a standard of one space per one bedroom unit and 1.5 spaces per two bedroom unit).
3. A note on the Concept Plan should indicate that “evidence of review and approval of the State Historic Preservation Office shall be provided for all exterior modifications to the existing buildings or for any new buildings or site modifications prior to issuance of any required permit.”
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5. Provide elevations and locations for refuse container enclosures. Enclosures shall be of masonry construction and metal gates which are historically compatible with the main buildings. The enclosures shall be adequately sized or in number to accommodate both solid waste and recycling containers. The enclosure shall provide a pedestrian access gate.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is seeking to develop a maximum of 163 multiple-family housing units within seven (7) former barrack buildings and three (3) former stables on the historic Ft. Des Moines property. This would be at a proposed density of approximately 13.3 units per acre.
2. **Size of Site:** Approximately 12.21 acres.
3. **Existing Zoning (site):** “PUD” Planned Unit Development.

4. **Existing Land Use (site):** Former Ft. Des Moines barracks and stables including two barracks buildings (Buildings 59 & 60) which have been restored for 8-units of condominiums each.

5. **Adjacent Land Use and Zoning:**

North – “C-2”, Uses are vacant parade ground, off-street parking lot, and multiple-family residential dwellings.

South – “PUD” and “A-1”, Uses are vacant property owned by the 5th Judicial District and vacant property owned by City of Des Moines maintained under contract with Blank Park Zoo.

East – “A-1”, Uses are military buildings within active Ft. Des Moines.

West – “A-1”, Uses are correction facility operated by 5th Judicial District.

6. **General Neighborhood/Area Land Uses:** The subject area of the amendment is located on property that was formerly Ft. Des Moines in a transition area between the Army Post Road commercial corridor, the 5th Judicial correctional facility, active Ft. Des Moines military reservation and the Blank Park Zoo.

7. **Applicable Recognized Neighborhood(s):** The subject property is not located within a recognized neighborhood. All neighborhood associations were notified of the meeting by mailing of the Preliminary Agenda on April 21, 2015. Additionally, separate notifications of the hearing for this specific item were mailed on April 17, 2015 (20 days prior to the hearing) and April 27, 2015 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the overall PUD Conceptual Plan boundary. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on May 1, 2015.

The applicant is required to conduct a neighborhood meeting with surrounding property owners. The applicant conducted a neighborhood meeting on April 27, 2015 and will be able to provide a summary of their meeting at the hearing.

8. **Relevant Zoning History:** The property was rezoned to PUD with approval of the West Point South PUD Conceptual Plan by the City Council on September 23, 2002. This allowed for renovation of the barracks and stable buildings for up to 106 units.

9. **2020 Community Character Land Use Plan Designation:** Medium Density Residential.

10. **Applicable Regulations:** The application, accompanying evidence and Conceptual Plan amendment required shall be considered by the Plan and Zoning commission at a public hearing. The Commission taking into consideration the criteria set forth in Chapter 18B of the Iowa Code shall review the conformity of the proposed development with the standards of the Zoning Ordinance 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 amendment 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. **Natural Site Features:** The site has been previously developed and is generally flat. There are existing mature evergreen trees and overstory trees throughout that were planted with the development of the military post. Any development plan is subject to the Tree Mitigation Ordinances for removal of trees over 12-inches in diameter of an approved species. There are not any new structures that would proposed to be removing trees so no tree removals are proposed.
2. **Drainage/Grading:** Historic covenants on the site preclude any new structures or large amounts of additional paving of any area on the site without approval of the State Historic Preservation Office. At this time there is limited storm sewer within the site. The applicant proposes to add to the impervious parking spaces along the edges of the private drives. Any development plan will require compliance with all storm water management standards.
3. **Utilities:** All public utilities are available to the site including public sanitary sewer which would be extended from a lateral available from the 5th Judicial District property to the south and west. Des Moines Water Works currently has a 12-inch main into the site that would be extended to serve the buildings in the project. The developer will be required to show utility services to each building as part of a development plan.
4. **Landscaping & Buffering:** The applicant has provided for additional landscape plantings throughout the site in addition to indicating retention of several existing mature overstory and evergreen trees. The applicant will be required to demonstrate compliance with minimum open space plantings. The Plan indicates sufficient conceptual landscaping to meet this requirement along with the existing mature trees.
5. **Traffic/Street System:** At this time the development has two private drives, known as Gruber and Thayer Street west of Chaffee Road, a public Street that leads North to Army Post Road. SHPO approval would be required to upgrade Gruber and Thayer Streets beyond their existing 25' wide asphalt paved configuration. The applicant is proposing to add parallel and perpendicular spaces along these drives with the submitted Conceptual Plan, so this would require the SHPO review.
6. **Access or Parking:** 190 off-street parking stalls are currently being proposed within the site. This is below the typical requirement for 1.5 spaces per unit which would require 245 spaces. Staff is concerned that the number of parking spaces could be deficient. Based on this concern, the applicant has indicated the intent to provide 198 spaces or eight additional to what was submitted with the Conceptual Plan. This is equivalent to 1 space per 1-bedroom unit and 1.5 spaces for 2-bedroom unit. Staff recommends that approval be subject to this standard.
7. **2020 Community Character Plan:** The proposed development would provide approximately 13.3 dwelling units per acre at full build out of 163 units. This is within the defined classification of Medium Density Residential in the Des Moines' 2020

Community Character Plan and therefore the proposed amendment to the Conceptual Plan is found in conformance with the future land use designation.

8. **Urban Design:** Exterior improvements and site modifications are limited to Secretary of the Interior Standards to be reviewed by the State Historic Preservation Office. The intent is to preserve the historic character of the National Register listed site as dictated in the restrictive covenants of the property. A note on the Concept Plan should indicate that "evidence of review and approval of the State Historic Preservation Office shall be provided for all exterior modifications to the existing buildings or for any new buildings or site modifications prior to issuance of any required permit." This continues to place the burden on the developer to obtain the necessary historic review prior to any City resources being used to review permit activity.

There are existing wooden trash enclosures that have not been maintained. Staff recommends approval of any amendment be subject to providing trash enclosure which are constructed of masonry with steel gates that are historically compatible as determined by the SHPO. These enclosures should be sized or provided in such number to accommodate both solid waste and recycling containers. They should also have a pedestrian access gate/door. Locations and a typical elevations should be included with the Conceptual Plan amendments.

SUMMARY OF DISCUSSION

Jason Van Essen presented the staff report and recommendation.

Will Page asked if federal tax credits were being used on this project.

Jason Van Essen stated he was not sure but believed they were and he would let the applicant confirm their funding sources.

Will Page stated if they are using federal tax credits then he would suggest that condition # 3 also include approval from the National Park Service; because the reviews are separate and sometimes the state will approve something that the National Park Service will not.

Jason Van Essen stated that these notes go on the PUD and will cover any future update. Therefore, the note may want to be left as is because it is meant to be broad and very long term over the life of the project in the PUD.

Cheung Chan 5825 Hardwood Drive stated he is the architect of the project.

Hugh O'Hagan 4006 124th Street in Urbandale stated he is one of the developers of the project.

Cheung Chan stated this is a historical project they are preserving the exterior shells of the existing buildings and inserting new interior partitions to make them into multi-family housing. There is an existing PUD in place and they are asking for an increase in number of units.

Hugh O'Hagan stated when they went through the Urban Design Review Board one of the initial concerns by that board was a lack of density on the site as they were developing it, so they increased the density only to find out that they had to now amend the PUD. To

address Commissioner Page's question, yes they are pursuing the Federal Tax Credits on that as well. The National Park Service has a very high level of interest in this site. The Ft. Des Moines site is the first place in US history where black men were commissioned to be officers. The first place in US history where women were commissioned to be officers and many of the orthopedic advances that were created following World War 1 and trench warfare were developed at Ft. Des Moines. It is a significant piece of US history and also a significant piece of Des Moines history.

Greg Jones asked if the density increase were across the board.

Hugh O'Hagen stated yes.

JoAnne Corigliano expressed concern regarding how they are going to fit 50 more units into their plan.

Hugh O'Hagan stated the initial PUD only considered that the barrack buildings would be developed into housing and that the stables were included as part of the land in the PUD but no plan to develop housing in them at all. They have inserted units into the stables as well. He described their floor plan to give the Plan & Zoning Commissioners an idea of what they will look like.

Cheung Chan explained the features of the open floor plan.

JoAnne Corigliano asked about the existing deterioration of the buildings.

Hugh O'Hagan stated the buildings are remarkably in good shape and they have been reassured the building can and will handle this renovation. He has stressed that this might be the very last chance for these buildings, and if they take care of it now the buildings will last another 150 years.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one else to speak in favor or in opposition.

CHAIRPERSON CLOSED THE PUBLIC HEARING

CJ Stephens stated it's a wonderful project and congratulated them for taking it on.

Will Page stated he was pleased they are using the stables.

JoAnne Corigliano stated she is glad they took a chance.

Sasha Kamper stated the window design is beautiful.

COMMISSION ACTION:

JoAnne Corigliano moved staff recommendation for approval of the requested amendment to the West Point South PUD Conceptual Plan subject to providing the following revisions:

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Motion passed 11-0.

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

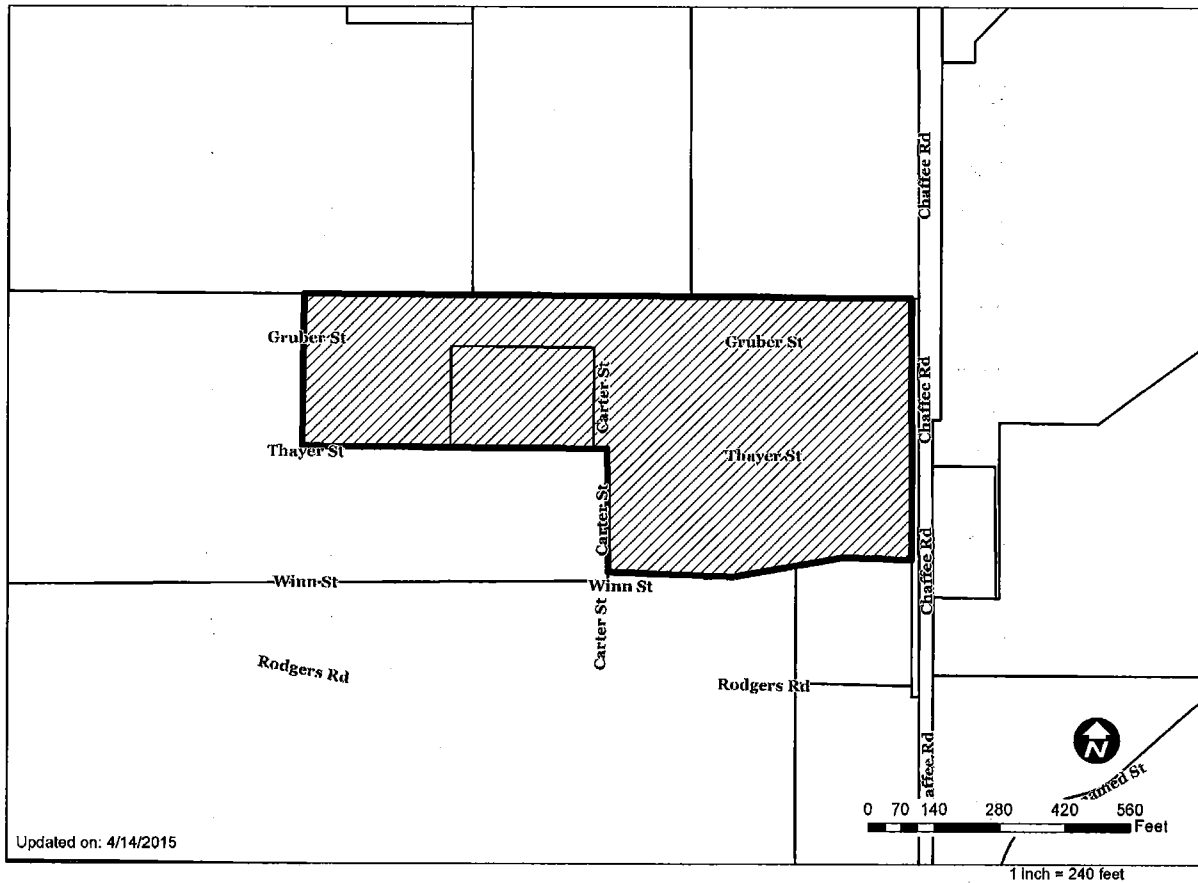
MGL:clw

Attachment

Ft. Des Moines Renovation, LLC (owner) represented by Justin Doyle (officer) on property located at 6700 Chaffee Road.				File #	
				ZON2015-00061	
Description of Action	Approval of an amendment to the West Point South PUD Conceptual Plan to allow an increase in the maximum density from 116 dwelling units to 163 units within the historic Ft. Des Moines barracks and stables subject to providing revisions. Additional subject property is owned by West Point Condominiums and Michael Behrens.				
2020 Community Character Plan	Current: Medium-Density Residential. Proposed: N/A.				
Mobilizing Tomorrow Transportation Plan	No Planned Improvements.				
Current Zoning District	"PUD" Planned Unit Development (West Point South).				
Proposed Zoning District	N/A.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area					
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Fort Des Moines Restoration LLC, 6700 Chaffee Road

ZON2015-00061



1 Inch = 240 feet

PUD: PLANNED UNIT DEVELOPMENT

FOR

FORT DES MOINES - RENOVATION PHASE 1

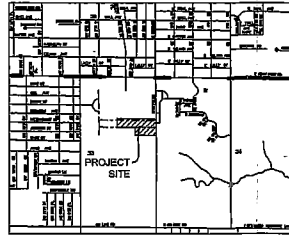
CITY OF DES MOINES, POLK COUNTY, IOWA

SHEET INDEX
 PUD 1/6 TITLE SHEET
 PUD 2 & 3/6 PLAN MAP
 PUD 4 - 6/6 PROPOSED CONCEPTUAL BUILDING EXT DESIGNS



PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION PLANNED OR OTHERWISE TO OCCUR WITHIN THE STATE OF IOWA ALL EXCAVATION OPERATIONS PLANNING TO BE DONE IN OR FROM EXCAVATIONS MUST CONTACT THE ONE CALL NOTIFICATION CENTRAL AGENCY PRIOR TO THE PLANNED EXCAVATION AT LEAST SEVEN (7) DAYS TO THE COMMENCEMENT OF THE PLANNED EXCAVATION. INCLUDING CONTRACTORS, ENGINEERS AND LEGAL COUNSEL.

BLDG	UNIT & BEDROOM COUNT		TOTAL UNITS	FLOOR AREA (GSF)	BLDG AREA (GSF)
	BEDRMS	BDRM			
55	8	8	14	1,283: 10,888	18,299
56	8	8	14	1,283: 10,888	18,299
58	10	2	12	1,283: 10,844	18,412
59	8	8	14	1,283: 10,888	18,299
60	8	8	14	1,283: 10,888	18,299
61	8	8	14	1,283: 10,888	18,299
62	8	8	14	1,283: 10,888	18,299
61	12	5	17	15,855	18,555
63	12	5	17	15,855	18,555
68	10	2	12	11,055	11,055
TOTAL	89	82	142		187,051



CONCEPT NARRATIVE
 THE DEVELOPMENT CONCEPT IS TO RESTORE THE (7) HISTORIC BARRACK BUILDINGS AND THE (3) HISTORIC STABLE BUILDINGS AND RENOVATE THE EXISTING INTERIOR SPACES INTO ONE AND TWO BEDROOM MULTIFAMILY HOUSING UNITS.
 EXTERIOR OF THE EXISTING BUILDINGS WILL BE RESTORED TO RETAIN THE HISTORIC FORMATION OF THE SITE. OPEN SPACE WILL BE UTILIZED BY THE EXISTING AREAS AS OUTDOOR ACTIVITY SPACE.

PROPOSED TIMING OF DEVELOPMENT
 ALL PROPERTY TO BE DEVELOPED CONCURRENTLY.

MEETING INFORMATION
 PRE-APPLICATION MEETING WITH CITY OF DES MOINES COMMUNITY DEVELOPMENT HELD JUNE 11, 2015.
 NEIGHBORHOOD MEETINGS TO BE DETERMINED.

STORM-WATER AND SANITARY STATEMENT
 ALL REQUIRED STORM-WATER MANAGEMENT THROUGH ANY VARIETY OF ACCEPTABLE METHODS INCLUDING CONSERVATION PRACTICES AND ON-SITE DETENTION AND ALL NECESSARY SURFACE WATER DRAINAGE EROSION CONTROL AND THAT ALL SANITARY SEWER NECESSARY CAN ALL BE ACHIEVED UNDER THE PROPOSED CONCEPT TO PROPERLY SERVE THE PROPOSED DEVELOPMENT.

OWNER:
 FORT DES MOINES RESTORATION
 130 E 3RD, SUITE 400,
 DES MOINES, IA 50309
 (P) 515-637-7829

CIVIL ENGINEER:
 RAKER HENRICH CIVIL, LLC
 4717 GRAND AVENUE
 DES MOINES, IA 50312
 (P) 515-271-0275

SURVEYOR:
 OLSSON ASSOCIATES
 7157 VISTA DRIVE
 WEST DES MOINES, IA 50266

SITE ADDRESS:
 6700 CHAFFEE ROAD
 DES MOINES, IA 50315

LAND USE:
 RESIDENTIAL UNITS

DES MOINES 2020 CHARACTER COMMUNITY PLAN
 FUTURE LAND USE MAP DESIGNATION IS CURRENTLY MEDIUM DENSITY RESIDENTIAL WHICH ARE AREAS DEVELOPED WITH MULTIFAMILY UNITS INCLUDING THOSE OVER 8 UNITS AND UP TO 17 UNITS PER NET ACRE.

BUILDING SPRINKLER SYSTEM:
 ALL PROPOSED RENOVATED BUILDINGS ARE TO BE FULLY SPRINKLER.

ZONING:
 PUD: PLANNED UNIT DEVELOPMENT

BULK REGULATIONS: PUD
 MINIMUM LOT AREA = NO REQUIREMENT
 REAR YARD SETBACK = NO REQUIREMENT
 SIDE YARD SETBACK = NO REQUIREMENT
 MAXIMUM HEIGHT = NO REQUIREMENT

NUMBER OF EMPLOYEES:
 1 MANAGER

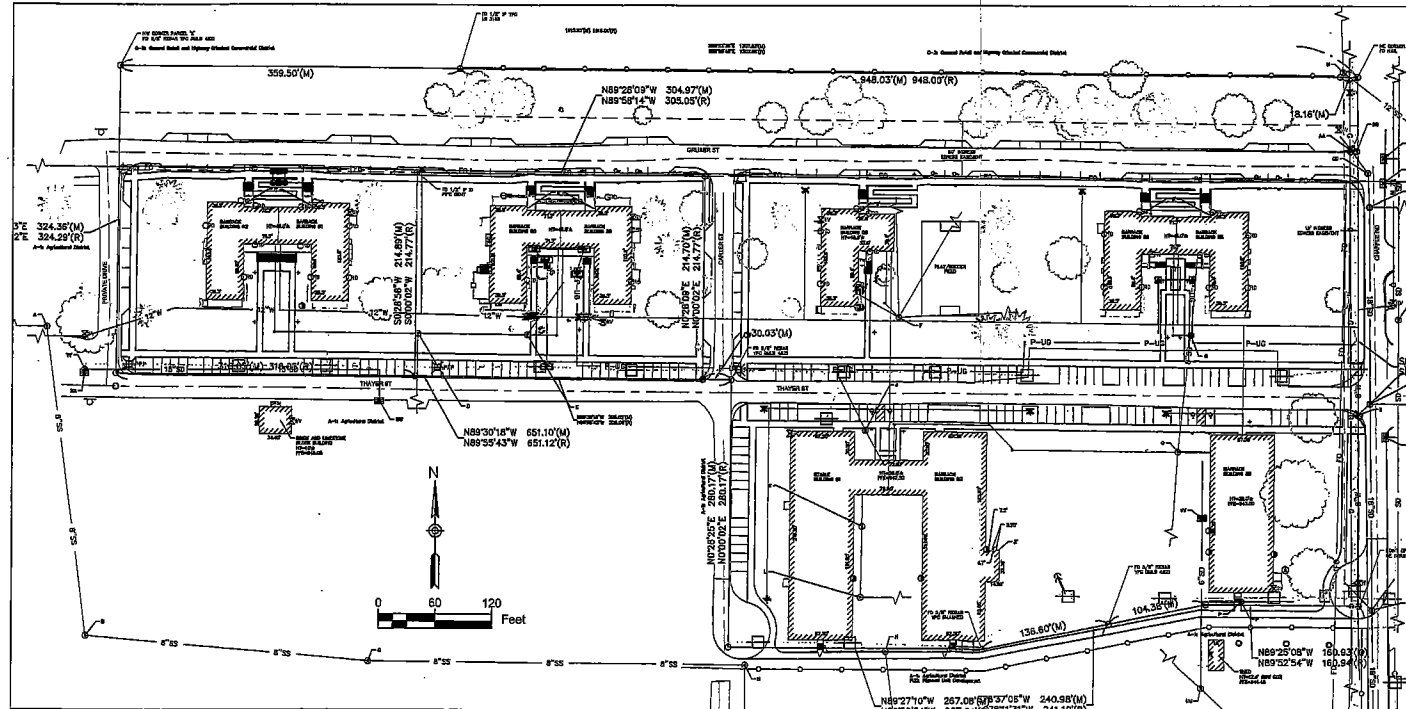
PARKING SPACES:
 BUILDINGS = 1.5 SPACES PER UNIT
 TOTAL UNITS = 154 UNITS X 1.5 SPACES
 = 231 SPACES REQUIRED
 = 180 SPACES PROVIDED

IMPERVIOUS CALCULATIONS:
 EXISTING: BUILDINGS = 83,918 SF
 PAVEMENT = 115,081 SF
 OPEN SPACE = 388,432 SF
 TOTAL LOT = 587,448 SF

**PROPOSED: BUILDINGS = 82,644 SF
 PAVEMENT = 135,215 SF
 OPEN SPACE = 378,687 SF
 TOTAL LOT = 596,446 SF**

LEGAL DESCRIPTION (AS SURVEYED):
 PARCEL 12 LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 6TH P.M. AS SHOWN ON BOOK 8041 PAGE 37 AND PLAT OF SURVEY BOOK 7107 PAGE 33 EXCEPT PARCEL 12 AS SHOWN IN BOOK 11614 PAGE 226, IN CITY OF DES MOINES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33-24; THENCE NORTH 02°02'00" EAST ALONG THE EAST LINE OF SAID SECTION, 660.28 FEET TO THE SOUTHEAST CORNER OF PARCEL 12; THE NORTHEAST CORNER OF PARCEL 12 AND THE POINT OF BEGINNING; THENCE NORTH 81°23'00" WEST ALONG THE SOUTH LINE OF SAID PARCEL 12, 160.58 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH 78°37'00" WEST, 243.88 FEET; THENCE NORTH 89°27'00" WEST, 287.08 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CARTER STREET; THENCE NORTH 09°25'00" EAST ALONG SAID RIGHT-OF-WAY LINE, 30.03 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CARTER STREET; THENCE NORTH 02°28'00" EAST ALONG SAID RIGHT-OF-WAY LINE, 214.70 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GLEBER STREET; THENCE NORTH 89°28'00" WEST ALONG SAID RIGHT-OF-WAY LINE, 304.87 FEET; THENCE SOUTH 07°23'00" WEST, 214.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THAYER STREET; THENCE NORTH 89°01'00" WEST ALONG SAID RIGHT-OF-WAY LINE, 318.38 FEET; THENCE NORTH 60°39'53" EAST, 324.38 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 12; THENCE SOUTH 89°28'00" EAST ALONG THE NORTH LINE OF SAID PARCEL 12, 167.53 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 12 AND A POINT ON THE EAST LINE OF SAID SECTION 33; THENCE SOUTH 00°10'44" EAST ALONG SAID SECTION LINE, 858.84 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 12 AND THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 891,268.54 SQUARE FEET (12.21 ACRES) MORE OR LESS.

LEGAL DESCRIPTION (AS RECORDED):
 PARCEL 12, AS SHOWN IN BOOK 11614, PAGE 226, IN CITY OF DES MOINES, POLK COUNTY, IOWA.



SITE PLAN
 APPROVED: [Signature]
 DATE: [Date]
 PLANNING DIRECTOR

ENGINEER'S SEAL
 RAKER HENRICH CIVIL, LLC
 CIVIL ENGINEER
 [Signature]
 DATE: [Date]

SEAL OF SURVEYOR
 OLSSON ASSOCIATES
 SURVEYOR
 [Signature]
 DATE: [Date]

ARCHITECT OF RECORD
 NEUMANN MONSON PC
 251 East College Street | Suite 203
 West Des Moines, Iowa 50325
 515.281.7379
 413 Des Moines | R.I. 333
 2000 Grand Ave. Suite 1000
 Des Moines, Iowa 50319
 515.281.7379

OWNER
 FORT DES MOINES RESTORATION
 130 E 3RD STREET
 DES MOINES, IA 50309
 (P) 515-637-7829

DEVELOPER
 SLACKBIRD INVESTMENTS
 221 E EAST COLLEGE ST, SUITE 303
 IOWA CITY, IA 52240
 (P) 319-389-7878

ARCHITECT
 NEUMANN MONSON PC
 251 EAST COLLEGE STREET, SUITE 203
 WEST DES MOINES, IA 50325
 (P) 515-281-7379

PROJECT NAME
**FT. DES MOINES
 RENOVATION
 PHASE I**

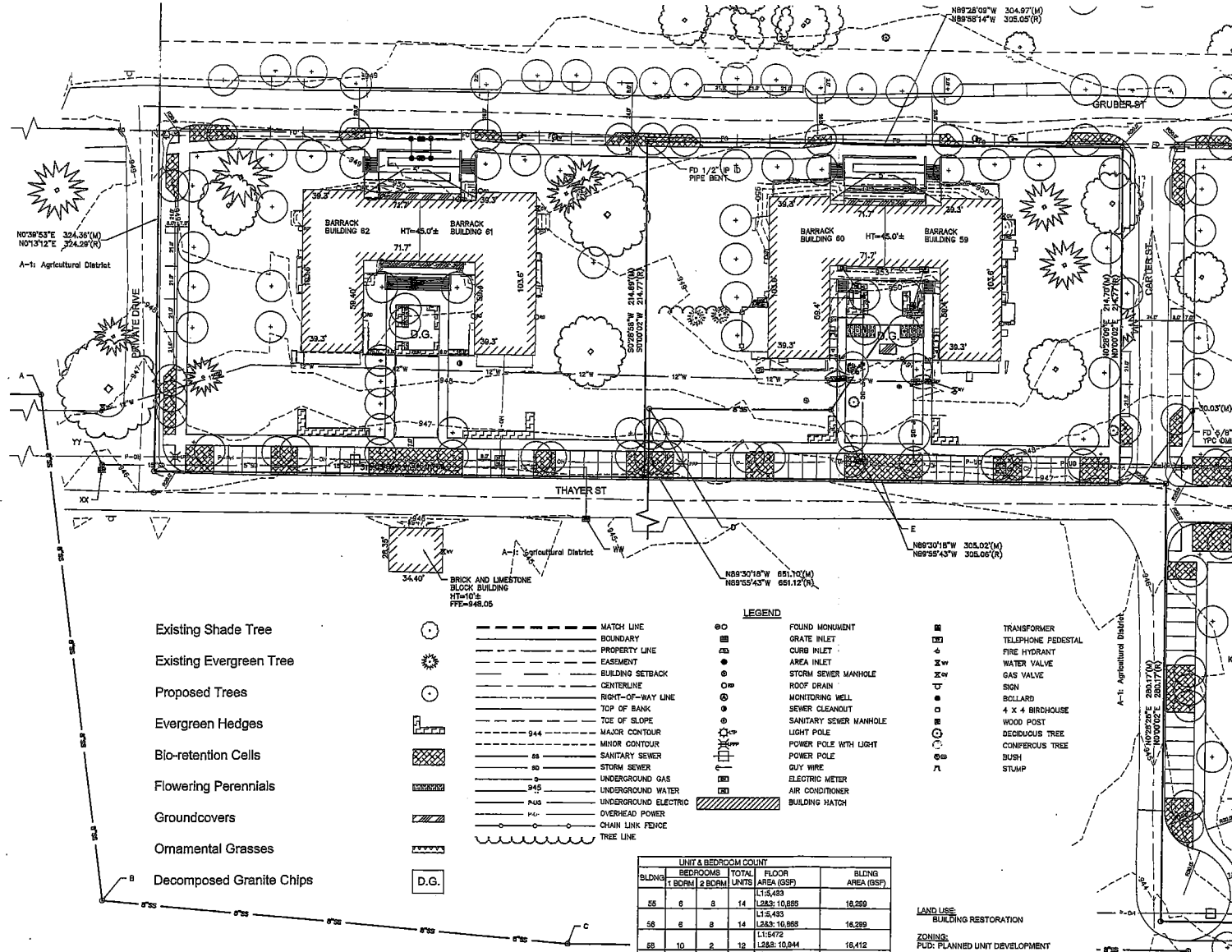
OWNER
 FT. DES MOINES RESTORATION, LLC
 130 E 3RD STREET
 DES MOINES, IA 50309
 515.637.7829

DATE	DESCRIPTION
April 18, 2015	Final Schematic

PROJECT NAME
TITLE SHEET

SHEET NUMBER
PUD 1/6

NEUMANN MONSON ARCHITECTS



- Existing Shade Tree
- Existing Evergreen Tree
- Proposed Trees
- Evergreen Hedges
- Bio-retention Cells
- Flowering Perennials
- Groundcovers
- Ornamental Grasses
- Decomposed Granite Chips

LEGEND

--- MATCH LINE	○ FOUND MONUMENT	⊠ TRANSFORMER
--- BOUNDARY	⊕ CURB INLET	⊕ FIRE HYDRANT
--- PROPERTY LINE	⊕ AREA INLET	⊕ WATER VALVE
--- EASEMENT	⊕ STORM SEWER MANHOLE	⊕ GAS VALVE
--- BUILDING SETBACK	⊕ ROOF DRAIN	⊕ SIGN
--- CENTERLINE	⊕ MONITORING WELL	⊕ BOLLARD
--- RIGHT-OF-WAY LINE	⊕ SEWER CLEANOUT	⊕ 4 X 4 BIRDHOUSE
--- TOE OF BANK	⊕ SANITARY SEWER MANHOLE	⊕ WOOD POST
--- TOE OF SLOPE	⊕ LIGHT POLE	⊕ DECIDUOUS TREE
--- 944 MAJOR CONTOUR	⊕ POWER POLE WITH LIGHT	⊕ CONIFEROUS TREE
--- 88 MINOR CONTOUR	⊕ POWER POLE	⊕ BUSH
--- 80 SANITARY SEWER	⊕ GUY WIRE	⊕ STUMP
--- 80 STORM SEWER	⊕ ELECTRIC METER	
--- 845 UNDERGROUND GAS	⊕ AIR CONDITIONER	
--- 845 UNDERGROUND WATER	⊕ BUILDING HATCH	
--- 845 UNDERGROUND ELECTRIC		
--- 845 OVERHEAD POWER		
--- 845 CHAIN LINK FENCE		
--- 845 TREE LINE		

BLDG.	UNIT & BEDROOM COUNT		TOTAL FLOOR AREA (GSF)	BLDG AREA (GSF)
	BEDROOMS	TOTAL UNITS		
55	8	14	12,543	10,299
56	8	14	12,543	10,299
58	10	2	12,543	10,412
59	6	14	12,543	10,299
60	8	14	12,543	10,299
61	8	14	12,543	10,299
62	8	14	12,543	10,299
61	12	5	15,695	15,695
63	12	5	15,695	15,695
86	10	2	11,055	11,055
TOTAL	80	60	142	
TOTAL CAMPUS (GSF)				147,051

UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. NO PRIVATE UTILITIES LOCATED, LOCATES WILL BE THRU IOWA ONE CALL SYSTEM AND WILL BE IN COMPLIANCE WITH SUBSURFACE UTILITY ENGINEERING QUALITY LEVEL "0". UTILITIES WERE ORDERED TO BE LOCATED PER ONE-CALL TICKET NUMBER 531400078. THE COMPANIES LISTED ON THE TICKET ARE: CITY OF DES MOINES SENIOR DES MOINES WATER WORK, MIDAMERICAN ENERGY COMPANY, MIDAMERICAN COMMUNICATIONS CORP AND CENTURYLINK LOCAL NETWORK.

NOTES:
1. ALL BUILDING MEASUREMENTS AT US SURVEY FOOT FROM THE OUTSIDE OF FINISHED WALL SURFACE 3/8" ABOVE GROUND LEVEL.
2. SURVEY 1/22/2014 WITH ICE AND SNOW ON CURB AND PAVING.
3. UTILITY INFORMATION DEPICTED FROM ONE-CALL TICKET, THERE ARE UNKNOWN AND UNDOCUMENTED UTILITIES ON SITE WITHOUT MAP INFORMATION.

LAND USE:
BUILDING RESTORATION

ZONING:
PUD: PLANNED UNIT DEVELOPMENT

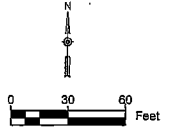
BULK REGULATIONS:
MINIMUM LOT AREA = NO REQUIREMENT
FRONT YARD SETBACK = NO REQUIREMENT
REAR YARD SETBACK = NO REQUIREMENT
SIDE YARD SETBACK = NO REQUIREMENT
MAXIMUM HEIGHT = NO REQUIREMENT

NUMBER OF EMPLOYEES:
1 MANAGER

PARKING SPACES:
BUILDINGS = 1.5 SPACES PER UNIT
TOTAL UNITS = 154 UNITS X 1.5 SPACES = 231 SPACES REQUIRED
= 190 SPACES PROVIDED

IMPROVED CALCULATIONS:
EXISTING: BUILDINGS= 83,916 SF
PAVEMENT= 115,091 SF
OPEN SPACE= 309,432 SF
TOTAL LOT= 508,446 SF

PROPOSED: BUILDINGS= 82,644 SF
PAVEMENT= 135,216 SF
OPEN SPACE= 379,687 SF
TOTAL LOT= 597,446 SF



BUILDING DATA				
BUILDING #	FLOOR	HEIGHT	PERIMETER	AREA
55	1	12.00	100.00	10,299
56	1	12.00	100.00	10,299
58	1	12.00	100.00	10,412
59	1	12.00	100.00	10,299
60	1	12.00	100.00	10,299
61	1	12.00	100.00	10,299
62	1	12.00	100.00	10,299
61	1	12.00	100.00	15,695
63	1	12.00	100.00	15,695
86	1	12.00	100.00	11,055

SANITARY STRUCTURE TABLE				
STRUCTURE #	TYPE	DIAMETER	DEPTH	NOTES
A	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
B	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
C	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
D	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
E	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
F	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
G	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
H	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
I	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
J	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
K	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
L	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
M	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
N	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
O	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
P	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
Q	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
R	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
S	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
T	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
U	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
V	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
W	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
X	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
Y	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
Z	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP

STORM STRUCTURE TABLE				
STRUCTURE #	TYPE	DIAMETER	DEPTH	NOTES
AA	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
BB	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
CC	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
DD	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
EE	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
FF	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
GG	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
HH	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
II	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
JJ	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
KK	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
LL	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
MM	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
NN	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
OO	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
PP	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
QQ	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
RR	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
SS	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
TT	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
UU	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
VV	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
WW	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
XX	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP
YY	MANHOLE	48.00	10.00	12" PVC 48" DIA. 10' VCP

ARCHITECT OF RECORD
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CONSULTANTS
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PROJECT NAME
FT. DES MOINES RESTORATION PHASE I

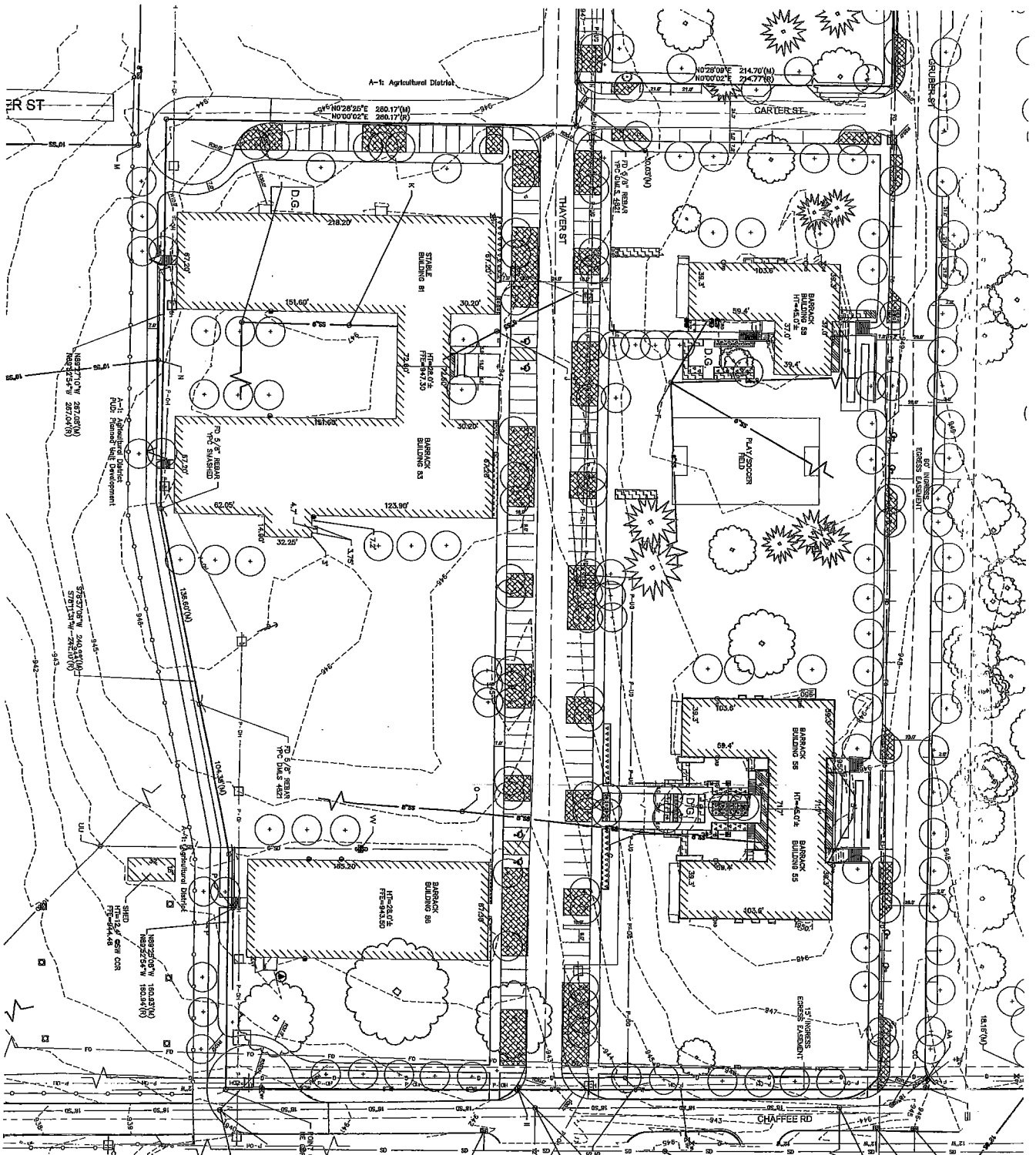
OWNER
FT. DES MOINES RESTORATION, LLC
1010 N. HIGH STREET
DES MOINES, IA 50309
515.281.9977

PROJECT NO. 13.158

DATE	DESCRIPTION
April 02, 2015	Perf Submittal

SHEET NAME
PLAN MAP

SHEET NUMBER
PUD 2/6



PROJECT NUMBER: **PUD 3/6**
 SHEET NUMBER: **PLAN MAP**

FT. DES MOINES RESTORATION, LLC
 PROJECT NO. 1518

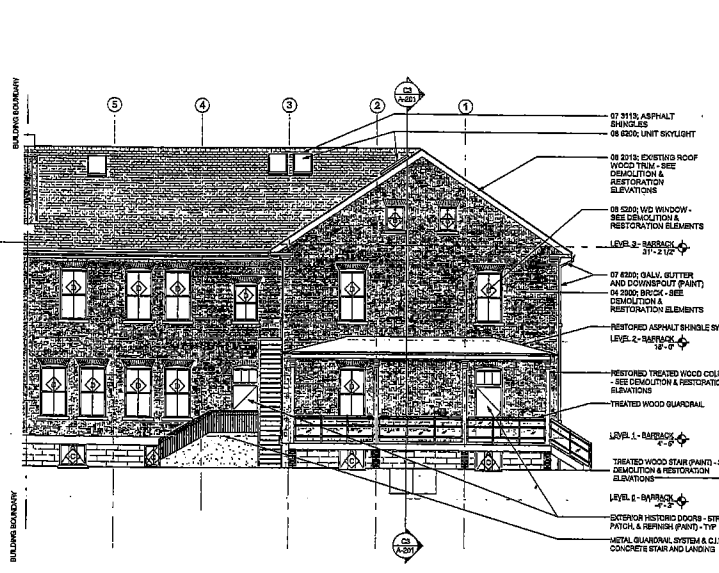
DATE	DESCRIPTION
08/14/13	PRELIMINARY
08/14/13	FINAL DESIGN

PROJECT NO. 1518
 FT. DES MOINES RESTORATION, LLC
 1000 WEST 10TH AVENUE, SUITE 100
 DES MOINES, IOWA 50319

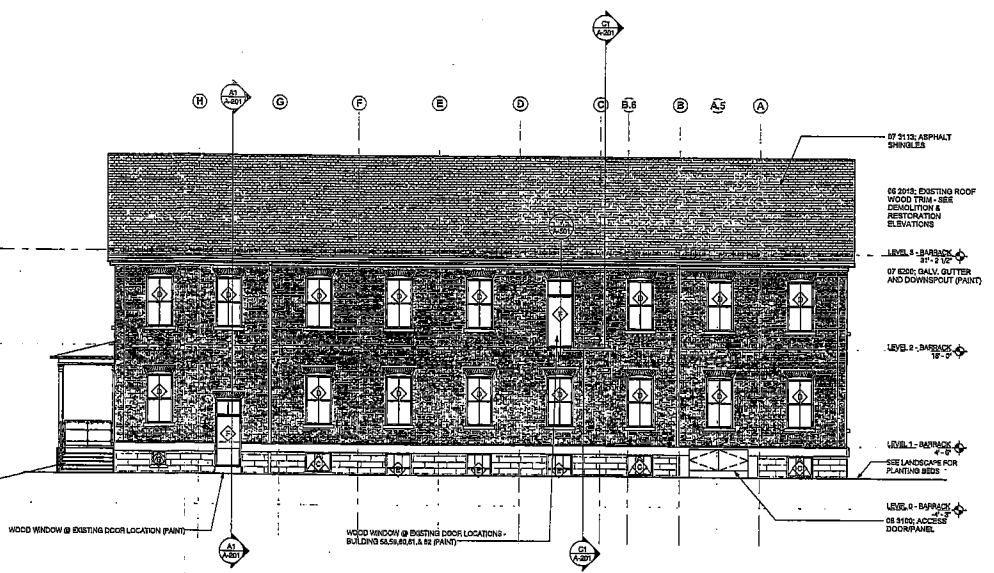
NEUMANN MONSON ARCHITECTS
 PROJECT NO. 1518
 FT. DES MOINES RESTORATION, LLC
 1000 WEST 10TH AVENUE, SUITE 100
 DES MOINES, IOWA 50319

ARCHITECT OF RECORD
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 F 515.281.7273
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 Des Moines, Iowa 50319
 T 515.281.7800

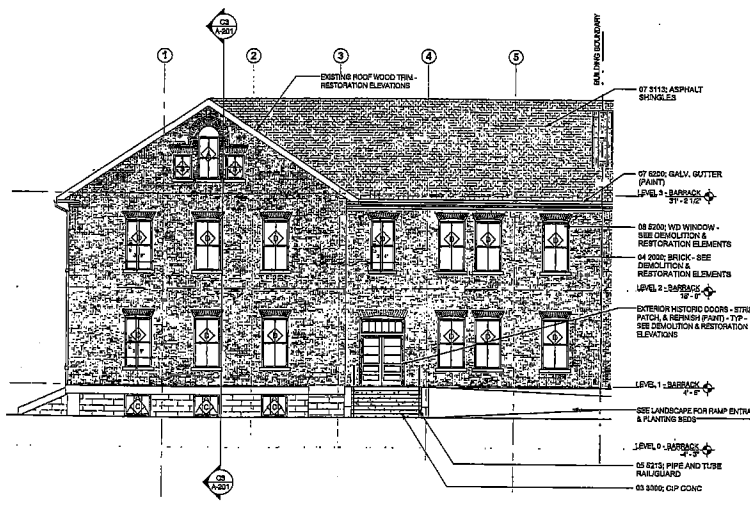
CONSULTANTS
 Civil Engineer
 Mike Rieder, Engineer
 4717 Grand Avenue
 Des Moines, Iowa 50312
 T 515.277.0259



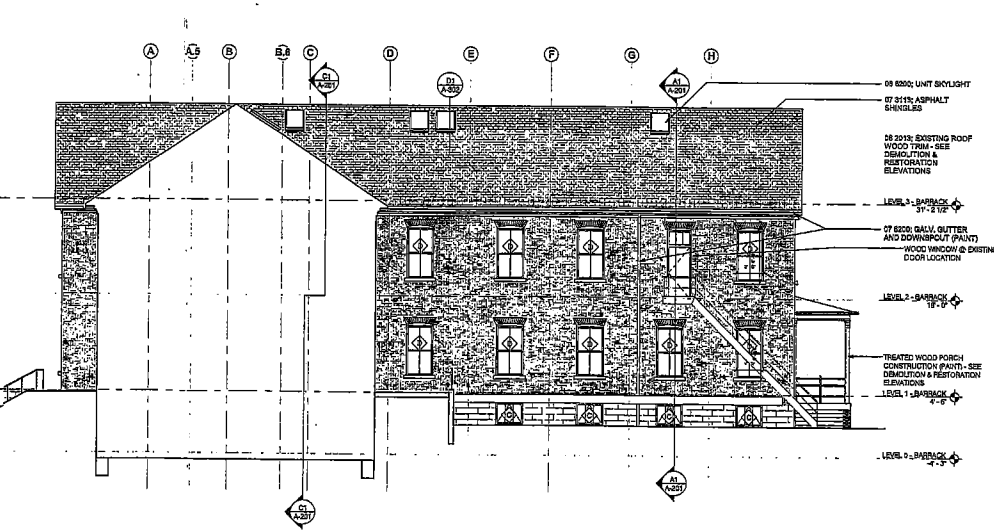
C1 TYPICAL BARRACK SOUTH ELEVATION (BLDG 55, 59, 61) / TYPICAL BARRACK SOUTH ELEVATION OPP. (BLDG 56, 58, 60, 62)
 1/8" = 1'-0"



C2 TYPICAL BARRACK EAST ELEVATION (BLDG 55, 59, 61) / TYPICAL BARRACK WEST ELEVATION - OPP. (BLDG 56, 58, 60, 62)
 1/8" = 1'-0"



A1 TYPICAL BARRACK NORTH ELEVATION (BLDG 55, 59, 61) / TYPICAL BARRACK ELEVATION OPP. (BLDG 56, 58, 60, 62)
 1/8" = 1'-0"



A3 TYPICAL BARRACK WEST WEST ELEVATION (BLDG 55, 59, 61) / TYPICAL BARRACK EAST ELEVATION (BLDG 56, 58, 60, 62)
 1/8" = 1'-0"

PROJECT NAME
**FT. DES MOINES
 RENOVATION
 PHASE I**

OWNER
 FT. DES MOINES RESTORATION, LLC
 1415 E. 90 STREET
 DES MOINES, IA 50319
 515.287.7429

PROJECT NO. 19.153

REVISION	DATE	DESCRIPTION
	April 06, 2019	Final Schedule

SHEET NAME
**PROPOSED
 CONCEPTUAL
 BUILDING EXT
 DESIGNS**

SHEET NUMBER
PUD 4/6

ARCHITECT OF RECORD
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 351 First College Street, Suite 303
 Iowa City, Iowa 52242
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CONSULTANTS
 CIVIL ENGINEER
 Robert Thomas Engler
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 Des Moines, Iowa 50312
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PROJECT NAME
**FT. DES MOINES
 RENOVATION
 PHASE I**

OWNER
 FT. DES MOINES RESTORATION, LLC
 104 E. 2ND STREET
 DES MOINES, IA 50309
 515.277.7009

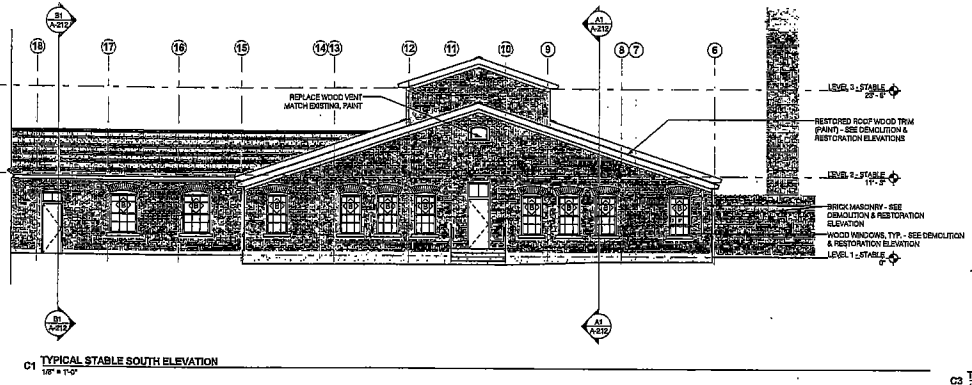
PROJECT NO. 19.134

ISSUE	DATE	DESCRIPTION
	April 04, 2018	PHI Submittal

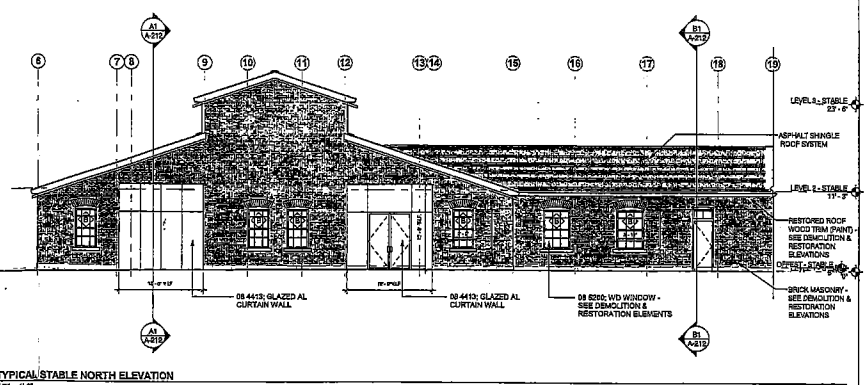
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SHEET NAME
**PROPOSED
 CONCEPTUAL
 BUILDING EXT
 DESIGNS**

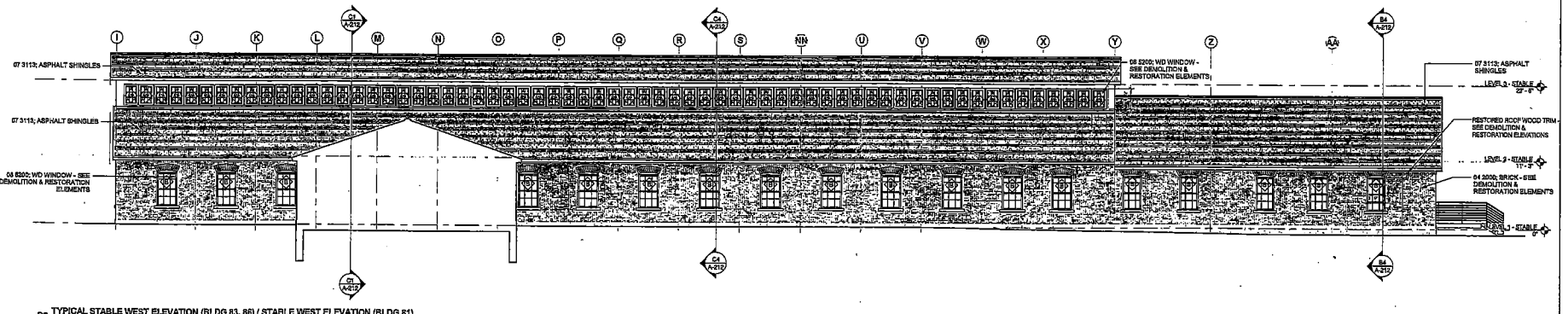
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PUD 5/6



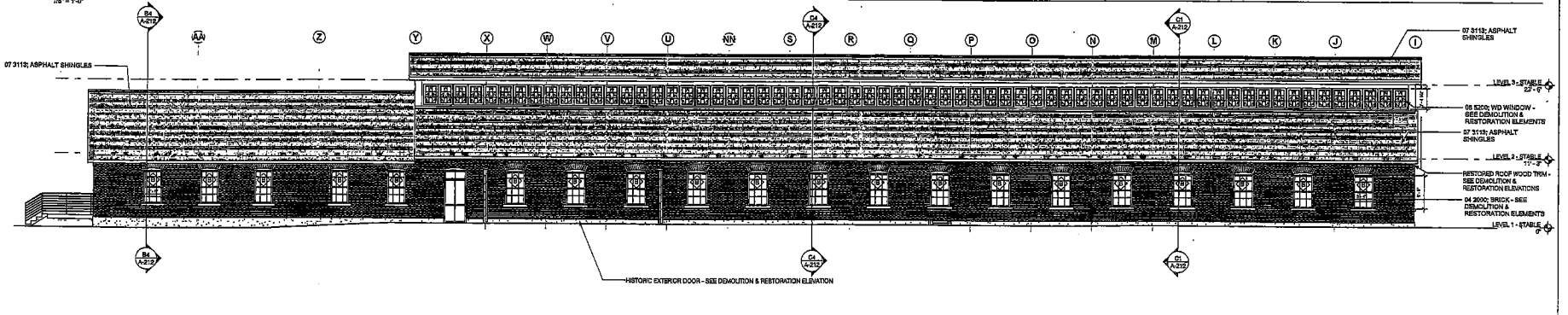
C1 TYPICAL STABLE SOUTH ELEVATION
 1/8" = 1'-0"



C3 TYPICAL STABLE NORTH ELEVATION
 1/8" = 1'-0"



B2 TYPICAL STABLE WEST ELEVATION (BLDG 83, 86) / STABLE WEST ELEVATION (BLDG 81)
 1/8" = 1'-0"



A1 TYPICAL STABLE EAST ELEVATION (BLDG 83, 86) / STABLE WEST ELEVATION (BLDG 81)
 1/8" = 1'-0"

ARCHITECT OF RECORD
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 521 East College Street | Suite 100
 Des Moines, Iowa 50319
 737.2424.1874
 418 East Avenue | Suite 312
 Des Moines, Iowa 50319
 737.2424.2070

CONSULTANTS
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 Robert Thomas Engineer
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 737.2424.2070

PROJECT NAME
**FT. DES MOINES
 RENOVATION
 PHASE I**

OWNER
 FT. DES MOINES RESTORATION, LLC
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 DES MOINES, IA 50309
 515.283.7500

PROJECT NO. 19-03

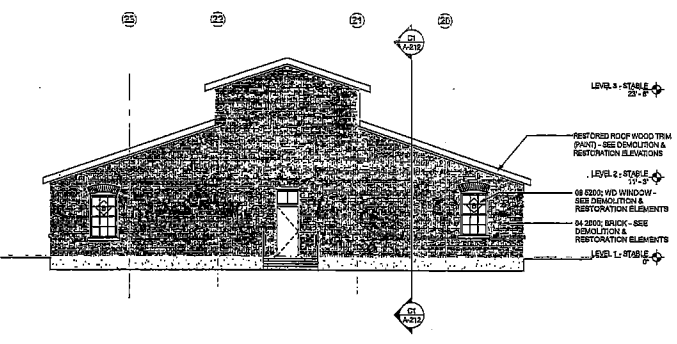
ISSUE	DATE	DESCRIPTION
	April 08, 2016	Peri Submittal

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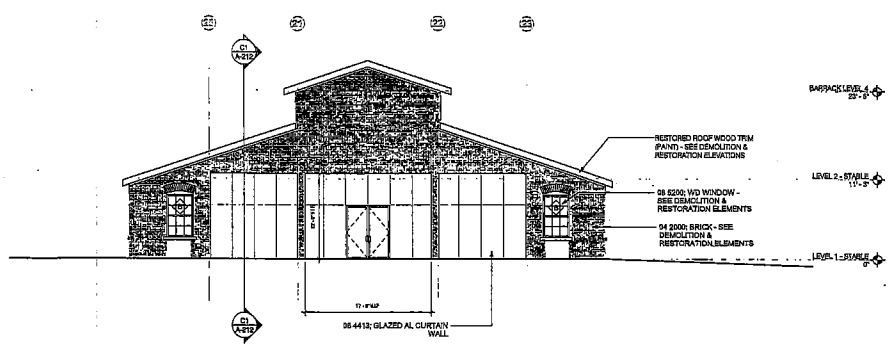
PROJECT NAME
**PROPOSED
 CONCEPTUAL
 BUILDING EXT
 DESIGNS**

PROJECT NUMBER

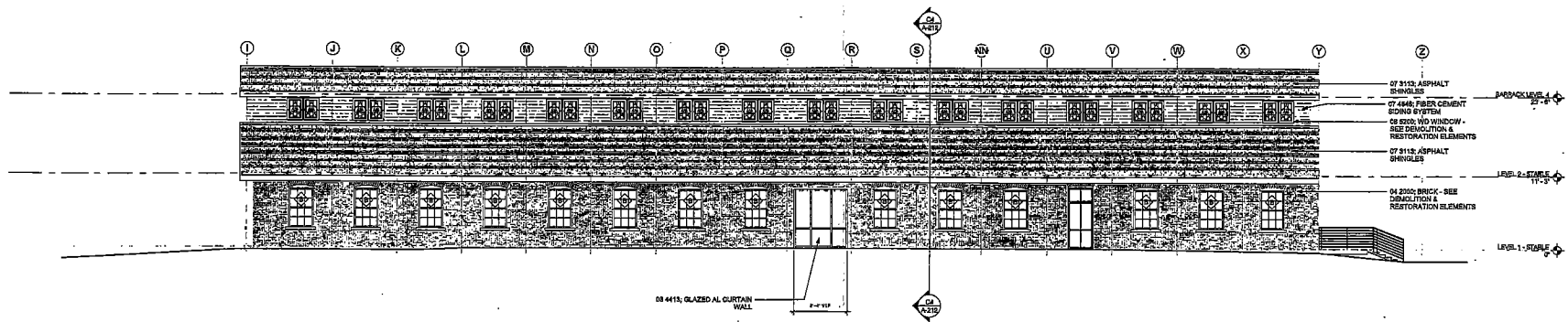
PUD 6/6



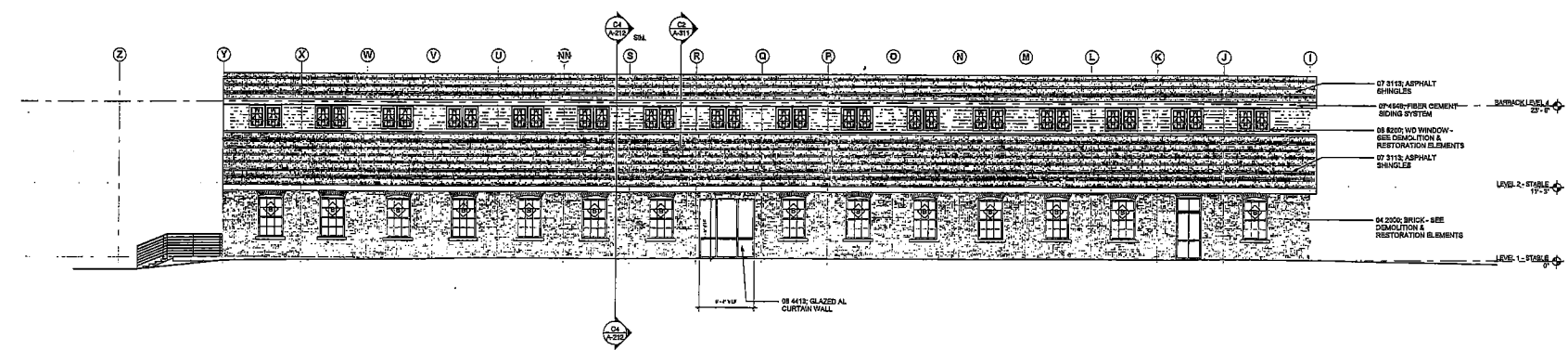
C1 ELEVATION @ STABLE 88 - SOUTH
 1/8" = 1'-0"



C3 ELEVATION @ STABLE 88 - NORTH
 1/8" = 1'-0"



B1 ELEVATION @ STABLE 88 - WEST
 1/8" = 1'-0"



A1 ELEVATION @ STABLE 88 - EAST
 1/8" = 1'-0"