



Date September 23, 2019

RESOLUTION SETTING HEARING ON REQUEST FROM RIVER POINT WEST, LLC AND HOTEL II AT GRAY’S LANDING, LLC TO AMEND PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED AT 320 SOUTHWEST 9TH STREET AND 907 TUTTLE STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 5, 2019, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from River Point West, LLC and Hotel II at Gray’s Landing, LLC (owners), represented by George E. Sherman (officer), for the 4th Amendment to the “Gray’s Landing Office I” PUD Conceptual Plan for property located at 320 Southwest 9th Street and 907 Tuttle Street (“Property”), to allow development of the Property for a four-story hotel with 98 guestrooms and an associated surface off-street parking lot within the southeastern portion of the existing PUD, subject to the following revisions to the Conceptual Plan:

1. The PUD Conceptual Plan shall include a note that states the final design of the hotel building shall be approved by the Urban Design Review Board (UDRB) and the City’s Planning Administrator.
2. The proposed hotel building shall have a prominent entry feature oriented toward Tuttle Street that appears to be a primary entrance to the satisfaction of the UDRB and the City’s Planning Administrator.
3. EIFS material shall not be used as an exterior material on the ground floor of the hotel building.
4. The east façade of the proposed hotel building shall have enhanced architectural detailing to the satisfaction of the UDRB and the City’s Planning Administrator.
5. All rooftop mechanical equipment shall be screened on all sides to a height equal to the tallest rooftop mechanical equipment, with materials that are architecturally compatible with the existing structure.
6. Provision of a note that states access easements shall be provided to ensure users of all parking lots have access to both Tuttle Street to the south and Southwest 11th Street to the west.
7. Bike racks shall be provided along Tuttle Street to the satisfaction of the City’s Traffic Engineer.
8. Provision of a note that states a public sidewalk along Southwest 11th Street in between Holiday Inn Express and West Martin Luther King, Jr. Parkway shall be provided prior to completion of the proposed hotel.
9. Sheet 2 shall be revised to demonstrate landscaping material along the eastern perimeter of the circular drive for the hotel’s porte cochere.
10. The freestanding sign elevations on Sheet 4 be revised to comply with the “Signtype C: Project Identity” standards contained in the approved master signage plan for Gray’s Landing Office Park. These signs allow for a 4-foot by 2.77-foot sign cabinet within a masonry structure and have an overall height of 5.5 feet; and

WHEREAS, the Property is legally described as follows:

A PART OF LOTS A, 1, 2, 3, 4 AND 5, FACTORY ADDITION PLAT NO. 3 AN OFFICIAL PLAT AND A PART OF LOTS 1, 3 AND 4, TERMINAL PLACE, AN OFFICIAL PLAT ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:



Date September 23, 2019

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, FACTORY ADDITION PLAT NO. 3; THENCE SOUTH 15° 27' 40" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SW 9TH STREET, 100.26 FEET; THENCE SOUTH 74° 32' 20" WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 6.00 FEET; THENCE SOUTH 15° 27' 40" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 270.26 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TUTTLE STREET; THENCE SOUTH 82° 03' 15" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 618.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SW 11TH STREET; THENCE NORTH 37° 25' 21" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 34.02 FEET; THENCE NORTH 16 ° 09' 02" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 25.37 FEET; THENCE NORTH 15 ° 49' 31" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 118.92 FEET; THENCE NORTH 15° 17' 41" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 429.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR PARKWAY; THENCE NORTH 82° 32' 34" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 8.25 FEET; THENCE NORTH 81° 40' 21" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 628.08 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 15° 27' 40" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 236.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.74 ACRES (380,747 S.F.)

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 PUD Conceptual Plan amendment is to be considered shall be held at the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on October 14, 2019, at which time the City Council will hear both those who oppose and those who favor the proposals.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposals 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:

Glenna K. Frank, Assistant City Attorney

MOVED BY _____ TO ADOPT.

(ZON2019-00153)

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include COWNIE, BOESEN, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, 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

25



September 17, 2019

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their September 5, 2019 meeting, the following action was taken regarding a request from River Point West, LLC and Hotel II at Gray's Landing, LLC (owners) represented by George E. Sherman (officer) for the 4th Amendment to the "Gray's Landing Office I" PUD Conceptual Plan for the property located at 320 Southwest 9th Street and 907 Tuttle Street, to allow development of the property for a 4-story hotel with 98 guestrooms and an associated surface off-street parking lot.

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dory Briles				X
Abby Chungath	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed				X
John "Jack" Hilmes	X			
Lisa Howard	X			
Carolyn Jenison				X
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of the proposed amendment to the PUD Conceptual Plan, subject to the following conditions:

1. The PUD Conceptual Plan shall include a note that states the final design of the hotel building shall be approved by the Urban Design Review Board (UDRB) and the City's Planning Administrator.
2. The proposed hotel building shall have a prominent entry feature oriented toward Tuttle Street that appears to be a primary entrance to the satisfaction of the UDRB and the City's Planning Administrator.
3. EIFS material shall not be used as an exterior material on the ground floor of the hotel building.
4. The east façade of the proposed hotel building shall have enhanced architectural detailing to the satisfaction of the UDRB and the City's Planning Administrator.
5. All rooftop mechanical equipment shall be screened on all sides to a height equal to the tallest rooftop mechanical equipment, with materials that are architecturally compatible with the existing structure.
6. Provision of a note that states access easements shall be provided to ensure users of all parking lots have access to both Tuttle Street to the south and Southwest 11th Street to the west.
7. Bike racks shall be provided along Tuttle Street to the satisfaction of the City's Traffic Engineer.
8. Provision of a note that states a public sidewalk along Southwest 11th Street in between Holiday Inn Express and West Martin Luther King, Jr. Parkway shall be provided prior to completion of the proposed hotel.
9. Sheet 2 shall be revised to demonstrate landscaping material along the eastern perimeter of the circular drive for the hotel's porte cochere.
10. The freestanding sign elevations on Sheet 4 be revised to comply with the "Signtype C: Project Identity" standards contained in the approved master signage plan for Gray's Landing Office Park. These signs allow for a 4-foot by 2.77-foot sign cabinet within a masonry structure and have an overall height of 5.5 feet. (ZON2019-00153)

Written Responses

1 in Favor

0 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed amendment to the PUD Conceptual Plan, subject to the following conditions:

1. The PUD Conceptual Plan shall include a note that states the final design of the hotel building shall be approved by the Urban Design Review Board (UDRB) and the City's Planning Administrator.
2. The proposed hotel building shall have a prominent entry feature oriented toward Tuttle Street that appears to be a primary entrance to the satisfaction of the UDRB and the City's Planning Administrator.
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STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the PUD Conceptual Plan would allow development of a 4-story hotel building containing 98 guestrooms and an associated surface off-street parking lot within the southeastern portion of the PUD. The approved PUD Conceptual Plan allows for the Holiday Inn Express within its southwestern portion and a future 3-story office building within its northernmost portion. The northern portion of the PUD is designated for future development in accordance with a future amendment to the PUD Conceptual Plan.

The proposed hotel building would frame Tuttle Street to the south and Southwest 9th

Street to the east. A 1-story portion of the building at its west end would contain an indoor swimming pool. The proposed PUD Conceptual Plan demonstrates that a surface parking lot would be located to the north of the hotel, which would adjoin the existing parking lot for Holiday Inn Express and a future parking lot for a future office building to the north.

Since the subject project involves a development agreement with the City, the City's Urban Design Review Board (UDRB) must also approve the project and its building elevations. The UDRB gave preliminary approval at its meeting on August 20, 2019 and will consider final approval at a future meeting.

2. **Size of Site:** 8.8 acres.

3. **Existing Zoning (site):** Gray's Landing Office I "PUD" Planned Unit Development District, "FSO" Freestanding Sign Overlay District, "D-O" Downtown-Overlay District, and "GGP" Gambling Games Prohibition Overlay District.

4. **Existing Land Use (site):** The proposed hotel would be located on a portion of the PUD that is undeveloped.

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

North – "C-3B"; Use is West Martin Luther King, Jr. Parkway.

South – "C-3B"; Uses are Tuttle Street and the Nexus and Edge multiple-family residential structures.

East – "C-3A"; Uses are the Southwest 9th Street viaduct and commercial buildings.

West – "C-3B"; Uses are Southwest 11th Street and land that is being developed for multiple-family residential.

6. **General Neighborhood/Area Land Uses:** The subject site is located in the southwest portion of the downtown in an area that is known as the Gray's Landing / Gray's Station redevelopment area.

7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Downtown Des Moines Neighborhood. The neighborhood was notified of the Commission meeting by mailing of the Preliminary Agenda on August 16, 2019. A Final Agenda was mailed to the neighborhood association on August 30, 2019. Additionally, separate notifications of the hearing for the site plan were mailed on August 26, 2019 (10 days prior to the hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each condominium owner within the property and every owner of property or condominium within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Downtown Des Moines Neighborhood Association notices were mailed to Peter Erickson, 214 Watson Powell Jr. Way, #505, Des Moines, IA 50309.

The applicant was required to hold a neighborhood meeting and will be available to provide a summary of that meeting at the public hearing.

8. **Zoning History:** On November 8, 2010, the City Council adopted Ordinance 14,972 to rezone the site to the Riverpoint West PUD and adopt a PUD Conceptual Plan to allow development of a Holiday Inn Express hotel with 93 guest rooms and a Homewood Suites extended-stay hotel with 95 guest rooms.

On September 9, 2013 the City Council adopted Ordinance 15,216 to approve the 1st amendment to the PUD Conceptual Plan. This amendment altered the design of the Holiday Inn Express to accommodate 102 guest rooms and eliminated a Homewood Suites hotel that was proposed for the site of the current proposal.

On June 22, 2015, the City Council adopted Ordinance 15,216 to approve the 2nd amendment to the PUD Conceptual Plan, which allows development of a 3-story office building with subsurface parking and additional surface off-street parking, and changed the name of the PUD to Gray's Landing Office I.

On September 15, 2015 the City Council approved the 3rd Amendment to the PUD Conceptual Plan to revise sign area allowances for three wall-mounted signs for Holiday Inn.

9. **PlanDSM Land Use Plan Designation:** Downtown Mixed Use, which allows mixed-use, high density residential uses, and compact combinations of pedestrian-oriented retail, office, residential, and parking in downtown. Development should include active uses (e.g. retail) on ground floor, particularly at key intersections.

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, and taking into consideration the criteria set forth in Chapter 18B 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.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Urban Design:** Since the subject project involves a development agreement with the City, the City's Urban Design Review Board (UDRB) must also approve the building elevations. The UDRB gave preliminary approval of the project at its meeting on August 20, 2019 and will consider final approval at a future meeting. Therefore, Staff recommends that the PUD Conceptual Plan include a note stating that the final design of the hotel building shall be approved the UDRB and the City's Planning Administrator.

The proposed elevations indicate that the hotel building's primary entrance would be on its north façade facing the parking lot and that a secondary entrance would be

provided toward Tuttle Street. Staff recommends that the proposed hotel building should have a prominent entry feature oriented toward Tuttle Street that appears to be a primary entrance.

The proposed elevations indicate that the hotel building would be 4 stories with a maximum height of 47 feet. The elevations indicate that the building would be clad with a mix of brick, metal panels, and EIFS materials. While the final material palette will be reviewed and approved by the UDRB, Staff recommends that EIFS material should not be used as an exterior material on the ground floor of the hotel building. Staff also recommends that the east façade of the proposed hotel building should have enhanced architectural detailing since it will be readily visible along Southwest 9th Street.

Staff recommends that a note be added to the PUD Conceptual Plan to state that all rooftop mechanical equipment must be screened on all sides to a height equal to the tallest rooftop mechanical equipment, with materials that are architecturally compatible with the existing structure.

- 2. Off-Street Parking:** The proposed PUD Conceptual Plan demonstrates that a surface parking lot would be located to the north of the building and would adjoin the existing parking lot for the Holiday Inn Express and the future parking lot for the office building. Staff recommends that a note be added to state that access easements shall be provided to ensure users of all parking lots will have access to both Tuttle Street to the south and Southwest 11th Street to the west.

Staff recommends that bike racks should be provided along Tuttle Street to the satisfaction of the City's Traffic Engineer.

- 3. Pedestrian Connections:** The proposed PUD Conceptual Plan provides internal pedestrian connections both east to west across the site and north to south across the site. It also demonstrates that a Class A sidewalk would be provided along Tuttle Street.

In order to provide adequate pedestrian connectivity both for this proposed hotel and for the existing Holiday Inn Express, Staff believes that it is necessary to provide a public sidewalk along Southwest 11th Street in between Holiday Inn and West Martin Luther King, Jr. Parkway. This sidewalk should be constructed prior to completion of the proposed hotel.

- 4. Landscaping:** The proposed PUD Conceptual Plan states that the site will be landscaped in accordance to the Landscape Standards as applicable to the "C-3" District. It demonstrates a mix of overstory trees, ornamental trees, shrubs, and landscaping beds. The proposed PUD Conceptual Plan also states that an urban edge consisting of a decorative fence and additional landscaping including trees and shrubs shall be provided in all locations where off-street parking is within 50 of a property line and not separated from the right-of-way by a building.

Staff recommends that Sheet 2 be revised to demonstrate landscaping material along the eastern perimeter of the circular drive for the hotel's porte cochere.

5. **Refuse Collection Container Enclosure:** The PUD Conceptual Plan includes a trash enclosure along the east edge of the site, with a note stating it will be comprised of materials compatible with the primary building architecture and shall be constructed of durable materials such as stone or masonry, with an opaque metal gate.
6. **Stormwater Management:** The proposed PUD Conceptual Plan proposes to provide stormwater management by directing water to the regional stormwater basin that is located a few blocks to the south and west of the site.
7. **Lighting:** The proposed PUD Conceptual Plan states that site lighting shall be black archetypal light fixtures that are pedestrian in scale.
8. **Signage:** The PUD Conceptual Plan states that any building-mounted signage shall be in accordance with the sign regulations applicable to the "C-3B" District.

The PUD Conceptual Plan indicates that the project would include a monument sign at near the corner of Tuttle Street and Southwest 9th Street and a monument sign near the drive approach from Tuttle Street. A note on Sheet 1 states that all freestanding signage would be in accordance with the master signage plan for the entire Gray's Landing Office Park. This signage plan was approved on October 26, 2015, and allows a uniform signage scheme throughout the PUD and surrounding area. This approved signage plan provides for a hierarchy of signage, including "Gateway Signage", "Tenant Signage", Project Signage", "Directional Signage", and "Regulatory/Street Signage".

However, Sheet 4 of the proposed PUD Conceptual provides elevations for two freestanding signs identifying the "Tru" hotel brand, which do not follow the aforementioned signage plan. Therefore, Staff recommends that the freestanding sign elevations on Sheet 4 be revised to comply with the "Signtype C: Project Identity" standards. These signs include a 4-foot by 2.77-foot sign cabinet within a masonry structure and have an overall height of 5.5 feet.

SUMMARY OF DISCUSSION

Jacqueline Easley asked if any member of the audience or the commission desired to speak regarding the item. None were present or requested to speak.

COMMISSION ACTION:

Will Page made a motion for approval of the proposed amendment to the PUD Conceptual Plan, subject to the following conditions:

1. The PUD Conceptual Plan shall include a note that states the final design of the hotel building shall be approved by the Urban Design Review Board (UDRB) and the City's Planning Administrator.
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Motion Carried: 11-0

Respectfully submitted



Michael Ludwig, AICP
Planning Administrator

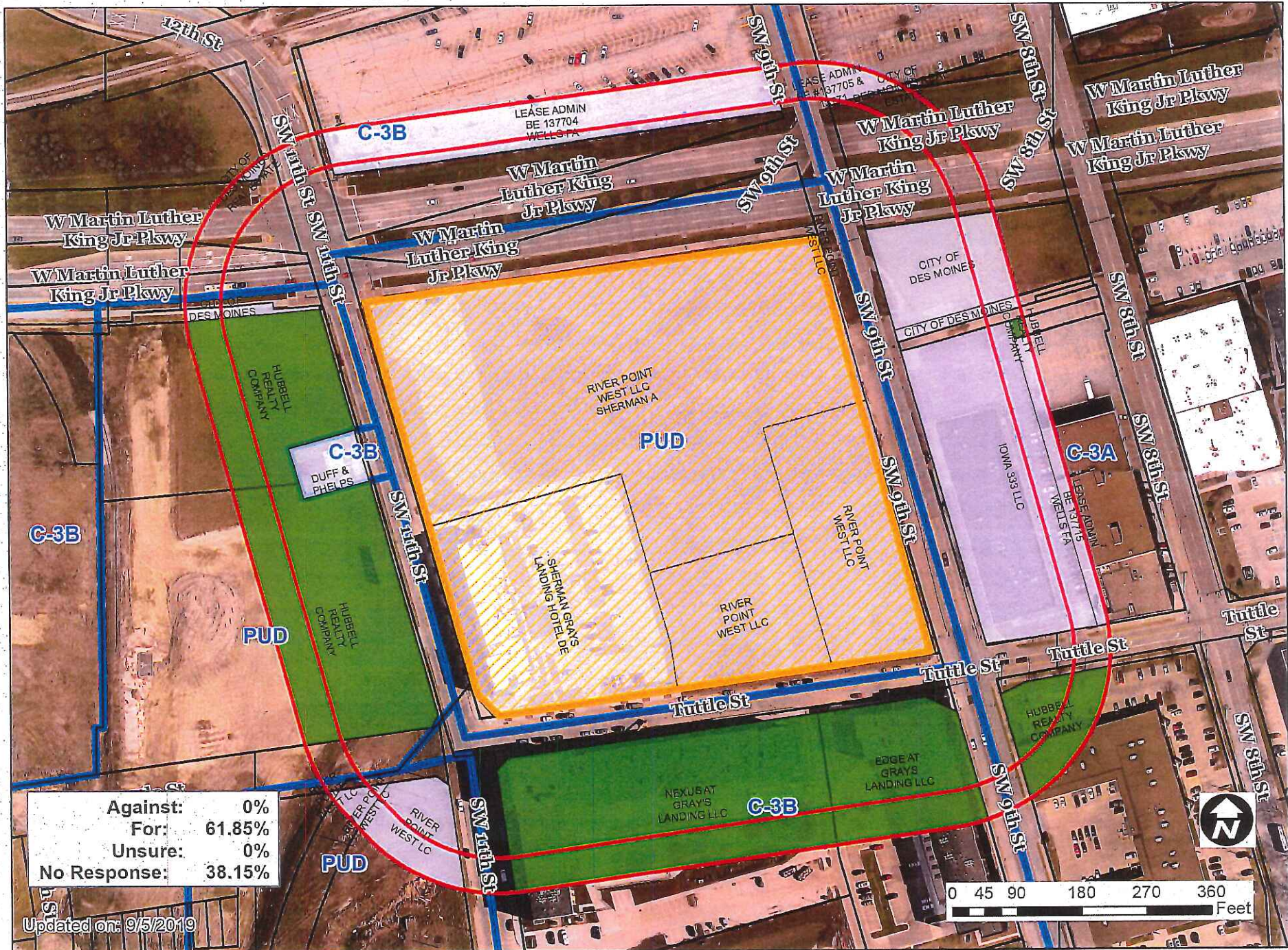
MGL:tjh

River Point West, LLC and Hotel II at Gray's Landing, LLC (owners) represented by George E. Sherman (officer) for the property located at 320 Southwest 9th Street and 907 Tuttle Street.				File #
				ZON2019-00153
Description of Action	4th Amendment to the "Gray's Landing Office I" PUD Conceptual Plan, to allow development of the property for a 4-Story hotel with 98 guestrooms and an associated surface off-street parking lot.			
PlanDSM Future Land Use	Current: Downtown Mixed Use. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"PUD" Planned Unit Development, "GGP" Gambling Games Prohibition Overlay District, "D-O" Downtown Overlay District and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	1	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

River Point West, LLC & Hotel II at Gray's Landing, LLC, 320 SW 9th St. & 907 Tuttle St. ZON2019-00153



1 Inch = 178 feet



Against:	0%
For:	61.85%
Unsure:	0%
No Response:	38.15%

Updated on: 9/5/2019

25

1 inch = 178 feet

Item ZON2019-00135

Date 8-30-19

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

(Circle One)

Hubbell Realty Co

Print Name Guy's Station Kris Saddons

Signature *[Handwritten Signature]*

Address 6900 Westown Hwy. Wm

Arlele

RECEIVED
COMMUNITY DEVELOPMENT

SEP 05 2019

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

Nice Project





Holiday Inn
Express
& Suites

09/05/2019

NS



08/30/2019



08/30/2019



08/30/2019

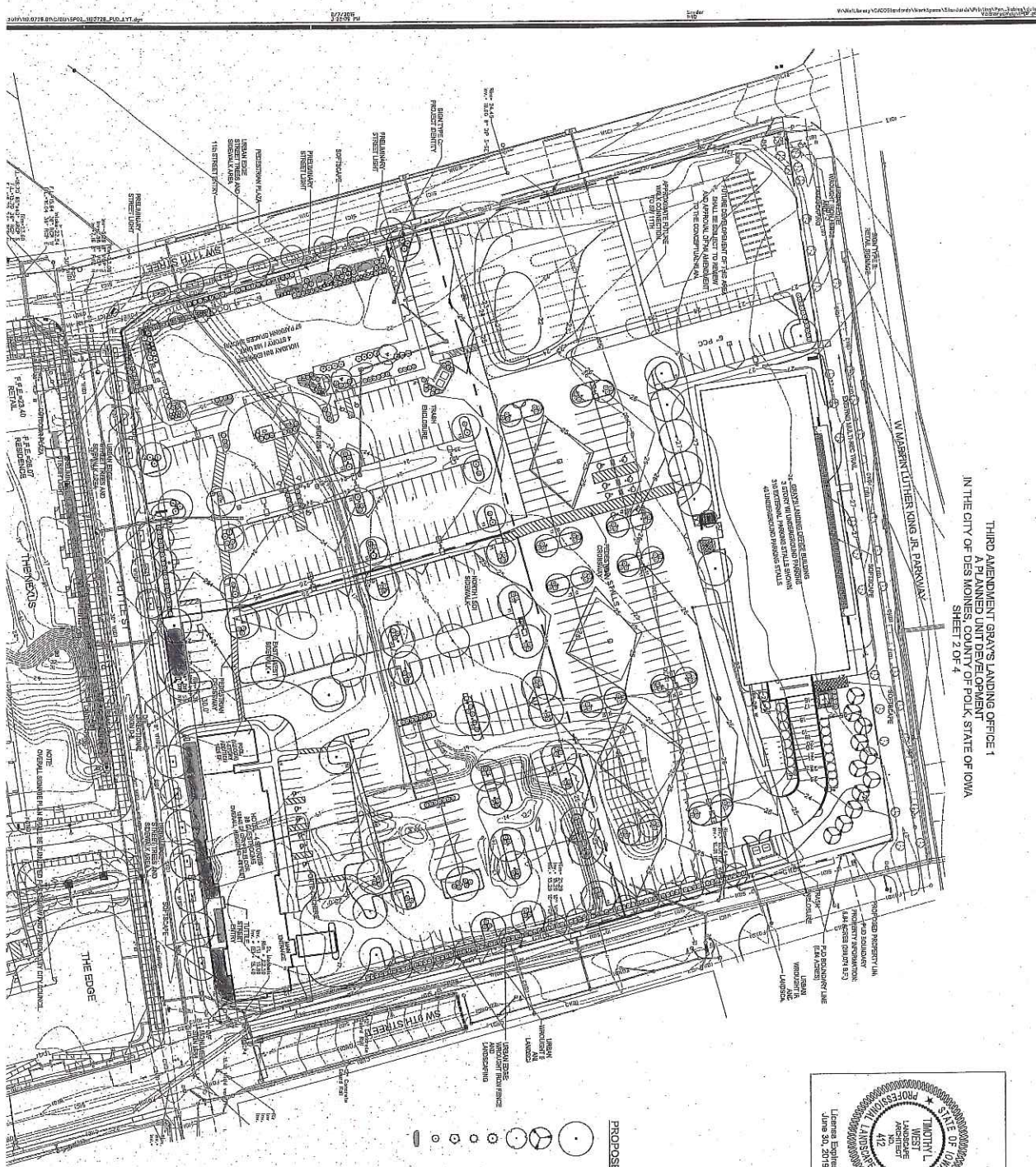
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08/30/2019



08/30/2019



THIRD AMENDMENT GRAY'S LANDING OFFICE 1
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF DES MOINES, COUNTY OF POLK, STATE OF IOWA
 SHEET 2 OF 4

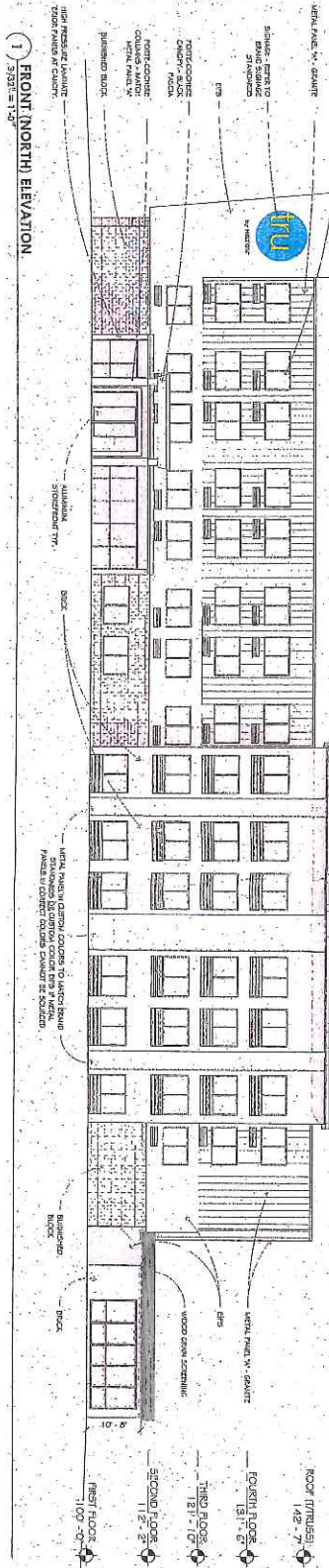
STATE OF IOWA
 WEST ASIA
 ARCHITECT
 License Number 412
 Timothy L. West, ASLA
 License Number 412
 Date _____
 Pages or sheets covered by this seal: _____
 I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and I am responsible for the design and construction of the same in accordance with the laws of the State of Iowa.

- PROPOSED PLANTING SCHEDULE**
- DIOCLYDENT TREE
 - CONFIDENTIAL TREE
 - SHADYBARK TREE
 - CONSPICUOUS SHRUB
 - DECIDUOUS SHRUB
 - PERENNIAL PLANT

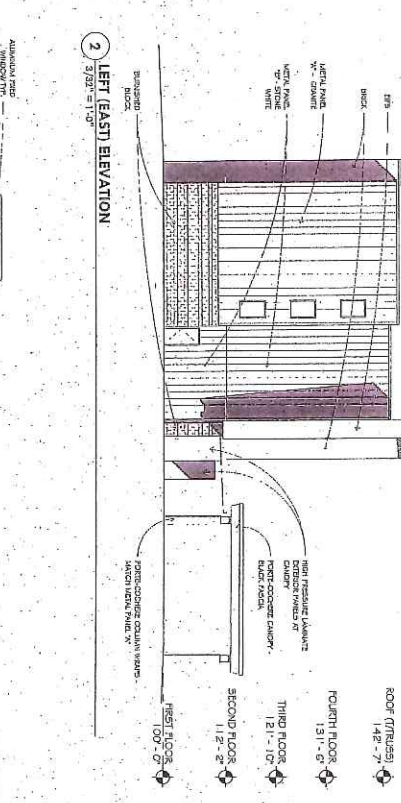
SNYDER & ASSOCIATES
 Request No: 18-0726

HOTEL II AT GRAY'S LANDING - HILTON TRU
PLAN MAP
 DES MOINES, IA
SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 616-984-0200 | www.snyder-associates.com

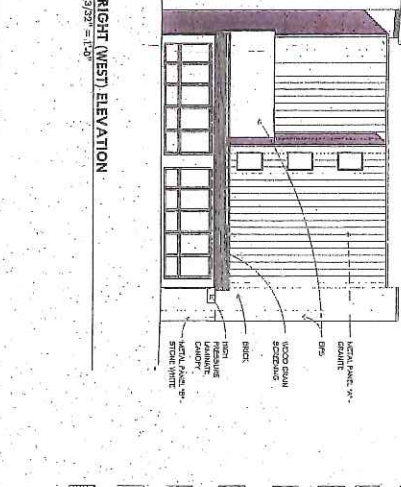
MARK	REVISION	DATE	BY
Engineer: EDC	Checked By: TLW	Scale: 1"=40'	
Technician: STT	Date: 06/07/19	Field No:	Fig:
Project No: 119.0726	Sheet 2 of 4		



1 FRONT (NORTH) ELEVATION
3/23/21 = 1/2"



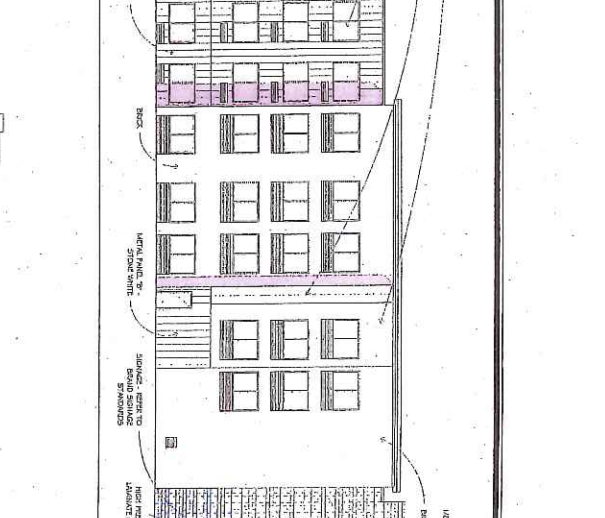
2 LEFT (EAST) ELEVATION
3/23/21 = 1/2"



3 RIGHT (WEST) ELEVATION
3/23/21 = 1/2"



4 BACK (SOUTH) ELEVATION
3/23/21 = 1/2"



ELEVATION MATERIALS KEY - PRELIMINARY
1/32\"/>



NO.	DESCRIPTION	DATE	BY

SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 616-964-2020 | www.snyder-associates.com

HOTEL II AT GRAY'S LANDING - HILTON TRU
 PROPOSED CONCEPTUAL BUILDING EXTERIOR DESIGN
 DES MOINES, IA

Project No: 119.0726 Sheet 3 of 4

