

.....
Date July 13, 2020

APPROVAL OF CONCEPTUAL DEVELOPMENT PLAN FOR DEVELOPMENT BY DES MOINES INDUSTRIAL, LLC OF PROPERTY LOCATED IN THE VICINITY OF 200 SE 15TH STREET FOR DEVELOPMENT OF A MULTI-MODAL TRANSLOADING FACILITY

WHEREAS, on January 26, 1998, by Roll Call No. 98-275, the City Council of the City of Des Moines approved the SE AgriBusiness Urban Renewal Plan, and such Plan has been amended 12 times (the urban renewal plan so amended is herein referred to as the “Plan”), covering real property located between SE 14th Street and SE 43rd Street and extending north from the Des Moines River to Dean Avenue; and

WHEREAS, on December 16, 2019, by Roll Call No. 19-2067, following public hearing, the City Council approved an Urban Renewal Development Agreement (“Development Agreement”) by and between the City of Des Moines and Des Moines Industrial, LLC, represented by Paul Cownie, Officer (“Developer”) relating to the sale and development of City-owned property located in the vicinity of 200 SE 15th Street (“Property”) and located in the SE AgriBusiness Urban Renewal Area, for the purchase price of \$1,434,000.00, for construction and operation of a multi-modal transloading facility, including a minimum 115,200 square foot warehouse building, a minimum 37,500 square foot bulk mineral storage building, and related parking and access drives, rail trackage, signage, signals, safety measures, and site improvements (collectively “Improvements” or “Project”), and approved the Site Layout Plan submitted therewith; and

WHEREAS, the Development Agreement requires that, as a condition precedent to closing on Developer’s purchase of the Property, the Developer submit and receive approval of a Conceptual Development Plan, in substantial conformance to the Site Layout Plan approved by City Council by Roll Call No. 19-2067, to be reviewed by the Urban Design Review Board and considered for approval by City Council; and

WHEREAS, on May 19, 2020, the Urban Design Review Board voted 7-0-2 to recommend approval of the proposed Conceptual Development Plan for the Improvements as provided by the Developer, in form on file in the office of the City Clerk; and

WHEREAS, all other provisions and terms of the Development Agreement shall remain the same as approved by the City Council on December 16, 2019, by Roll Call No. 19-2067.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed Conceptual Development Plan, in form on file in the office of the City Clerk and as hereby attached as Exhibit “C” and incorporated by reference in the Development Agreement approved on December 16, 2019 by Roll Call No. 19-2067, is hereby approved; and the Office of Economic Development is directed to administer said Development Agreement in accordance with said Conceptual Development Plan.

 **Roll Call Number**

Agenda Item Number

36

.....
Date July 13, 2020

(Council Communication No. 20-311)

MOVED BY _____ to adopt.

FORM APPROVED:

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

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		
_____ Mayor				

CERTIFICATE

I, P. KAY CMELIK, 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

PLANTING LEGEND

-  CITY REQUIRED STREET TREE
-  CITY REQUIRED BUFFER TREE
-  TYPE A: ECO GRASS
PRAIRIE MOON NURSERY;
ECO GRASS SEED MIX, SEE SPEC
SECTION 32 92 00
-  SHADE TREE
-  SHRUB /
PERENNIAL
-  TYPE C: NATIVE SHORT GRASS
PRAIRIE MOON NURSERY;
SHORTGRASS PRAIRIE SEED
MIX FOR MEDIUM SOILS, SEE
SPEC SECTION 32 92 00
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  TYPE B: TURFGRASS TALL FESCUE
UNITED SEEDS
SUPER TURF II, SEE SPEC
SECTION 32 92 00

CONSTRUCTION NOTES

1. APPROXIMATE LIMITS OF SEEDING. CONTRACTOR TO SEED ALL DISTURBED AREAS NOT IDENTIFIED AS NATIVE SHORT GRASS WITH NO-MOW SEED MIX FROM PRAIRIE NURSERY.

ADD ALTERNATE #1
PERMANENT IRRIGATION

gēnus
[landscape architects]

325 EAST 5TH STREET
DES MOINES, IA 50309
T 515 284 1010
WWW.GENUS-LA.COM



VAA, LLC
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
763.529.9100
www.vaaing.com
Project # 2019-01

CLIENT:
DES MOINES INDUSTRIAL
(DSMI)
DES MOINES, IA

CLIENT PROJECT NO:
PROJECT:
DSMI TRANSLOAD
FACILITY

NO	DATE	ISSUE/REVISION	BY
A	01/27/20	ISSUED FOR SITE PLAN APPLICATION	CMC
B	04/15/20	REVISOR PER CITY COMMENTS-PB	CMC
C	05/22/20	REVISOR PER CITY COMMENTS	CMC
D	05/22/20	ADDENDUM 4	CMC
E	05/29/20	REVISOR PER CITY COMMENTS	CMC
F	06/25/20	IN RESPONSE TO CITY COMMENTS-PB	CMC

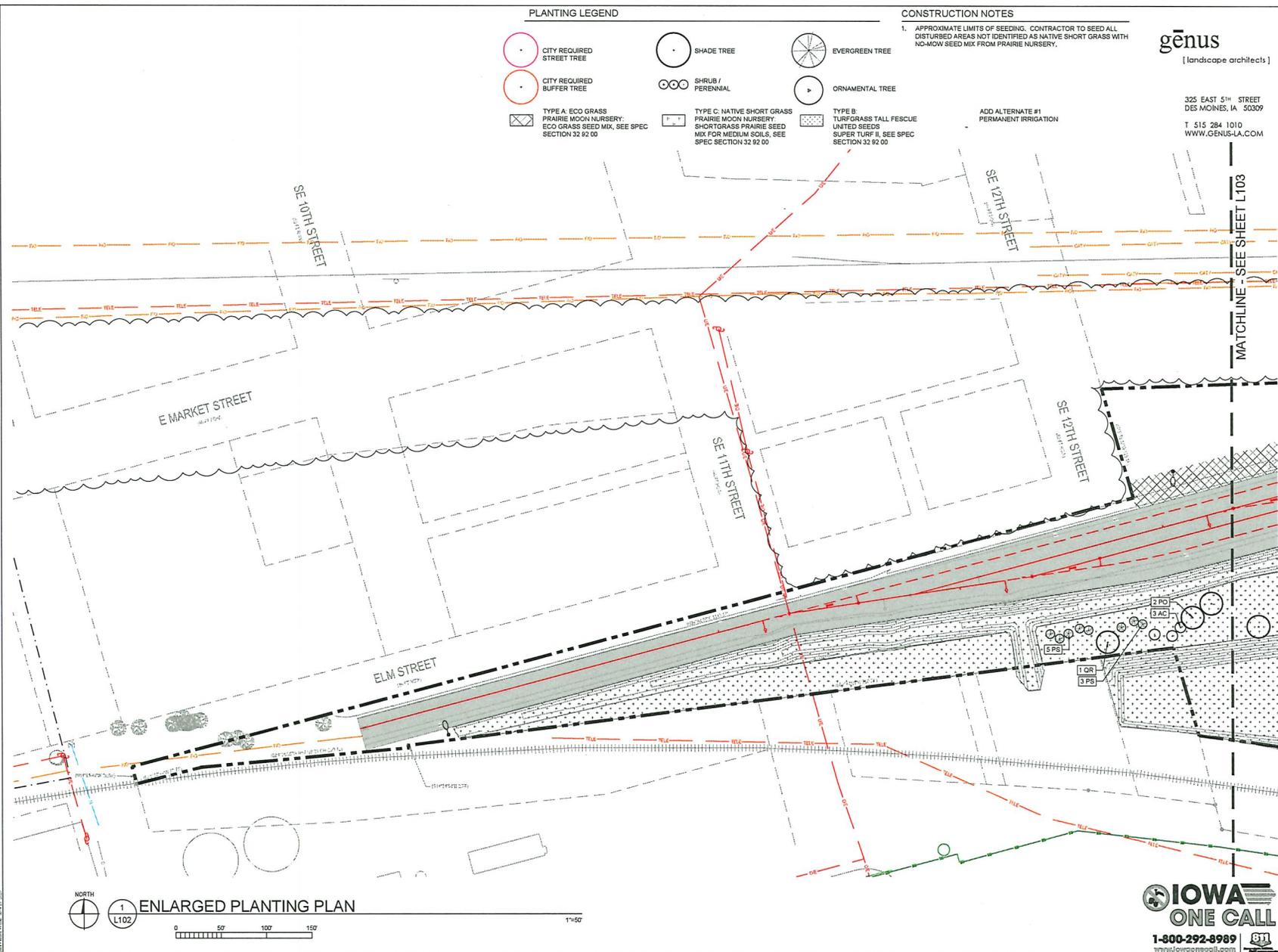
CERTIFICATION:

I, THE DESIGNER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT IN THE STATE OF IOWA AND THAT I AM THE DESIGNER OF THIS PROJECT. I HAVE REVIEWED THIS DRAWING AND I AM NOT PROVIDING ANY SERVICES OR PRODUCTS THAT ARE NOT PERMITTED BY THE IOWA BOARD OF LANDSCAPE ARCHITECTURE. I HAVE NOT BEEN DISCIPLINED BY THE IOWA BOARD OF LANDSCAPE ARCHITECTURE. I HAVE NOT BEEN DISCIPLINED BY THE IOWA BOARD OF LANDSCAPE ARCHITECTURE.

DATE:	DRAWN:
DESIGNED:	CHECKED:
	APPROVED:

DRAWING TITLE:
ENLARGED PLANTING PLAN

PROJECT NO: 190379	DRAWING NO: L102
SCALE: AS NOTED	

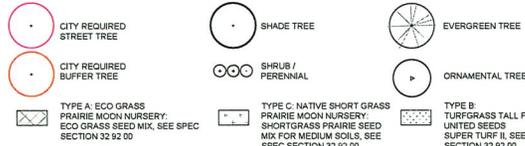


NORTH
1
L102
ENLARGED PLANTING PLAN



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PLANTING LEGEND



CONSTRUCTION NOTES

1. APPROXIMATE LIMITS OF SEEDING. CONTRACTOR TO SEED ALL DISTURBED AREAS NOT IDENTIFIED AS NATIVE SHORT GRASS WITH NO-MOW SEED MIX FROM PRAIRIE NURSERY.

ADD ALTERNATE #1 PERMANENT IRRIGATION



325 EAST 5TH STREET
DES MOINES, IA 50309
T 515 284 1010
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VAA, LLC
2300 Berkshire Lane N, Suite 200
Plymouth, MN 55441
763.556.9100
www.vaaeng.com
Project # 1000000000

CLIENT:
DES MOINES INDUSTRIAL (DSMI)
DES MOINES, IA

CLIENT PROJECT NO:
PROJECT:
DSMI TRANSLOAD FACILITY

NO	DATE	ISSUE/REVISION	BY
A	01/27/20	ISSUED FOR SITE PLAN APPLICATION	CAC
B	04/19/20	REVISED PER CITY COMMENTS-FB	CAC
C	05/05/20	REVISED PER CITY COMMENTS	CAC
D	05/12/20	ADDENDUM 4	CAC
E	05/26/20	REVISED PER CITY COMMENTS	CAC
F	06/25/20	INCORPORATE CITY COMMENTS-PC	CAC

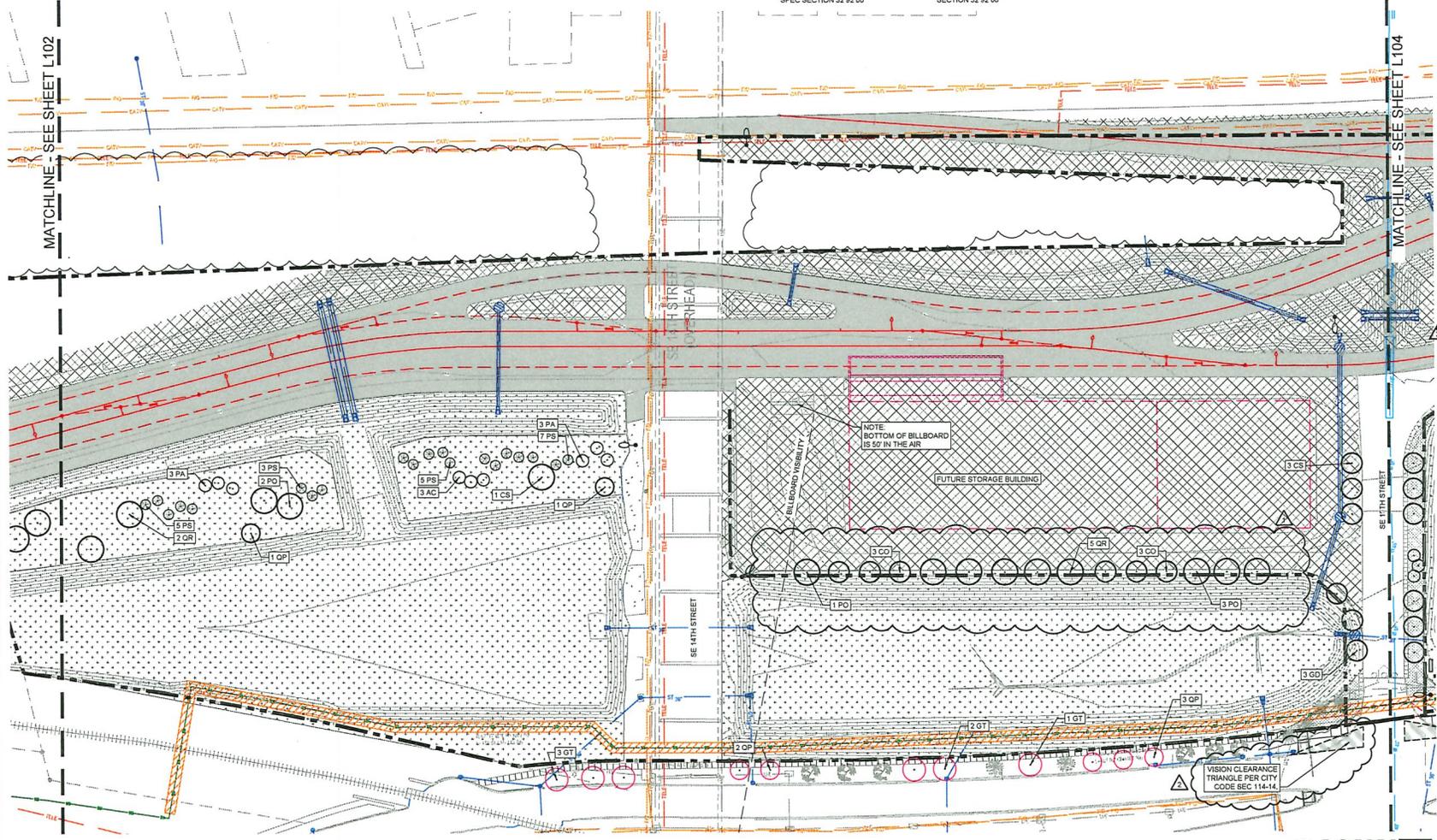
CERTIFICATION

DATE	DRAWN
DESIGNED	CHECKED
	APPROVED

DESIGNER: THE DESIGNER HAS PREPARED AND CHECKED THIS PLAN. ALL TECHNICAL DRAWINGS, INCLUDING BUT NOT LIMITED TO, SHALL BE REVIEWED BY THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED BY OTHERS. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED BY OTHERS. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE INFORMATION PROVIDED BY OTHERS.

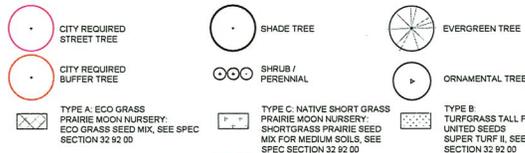
DRAWING TITLE:
ENLARGED PLANTING PLAN

PROJECT NO: 190279
SCALE: AS NOTED
DRAWING NO: L103



NORTH
1 ENLARGED PLANTING PLAN
1"=50'
0 50' 100' 150'

PLANTING LEGEND



CONSTRUCTION NOTES

1. APPROXIMATE LIMITS OF SEEDING. CONTRACTOR TO SEED ALL DISTURBED AREAS NOT IDENTIFIED AS NATIVE SHORT GRASS WITH NO-MOW SEED MIX FROM PRAIRIE NURSERY.

ADD ALTERNATE #1 PERMANENT IRRIGATION

gēnus
[landscape architects]

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VAA, LLC
2300 Berkshire Lane N, Suite 200
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Project # 100000000

CLIENT:
DES MOINES INDUSTRIAL (DSMI)
DES MOINES, IA

CLIENT PROJECT NO:
PROJECT:
DSMI TRANSLOAD FACILITY

NO	DATE	ISSUE/REVISION	BY
A	01/27/20	ISSUED FOR SITE PLAN APPLICATION	CAC
B	02/05/20	REVISED PER CITY COMMENTS	CAC
C	06/05/20	REVISED PER CITY COMMENTS	CAC
D	09/12/20	ADDENDUM 4	CAC
E	06/05/20	REVISED PER CITY COMMENTS	CAC
F	06/05/20	INCORPORATE CITY COMMENTS-FG	CAC

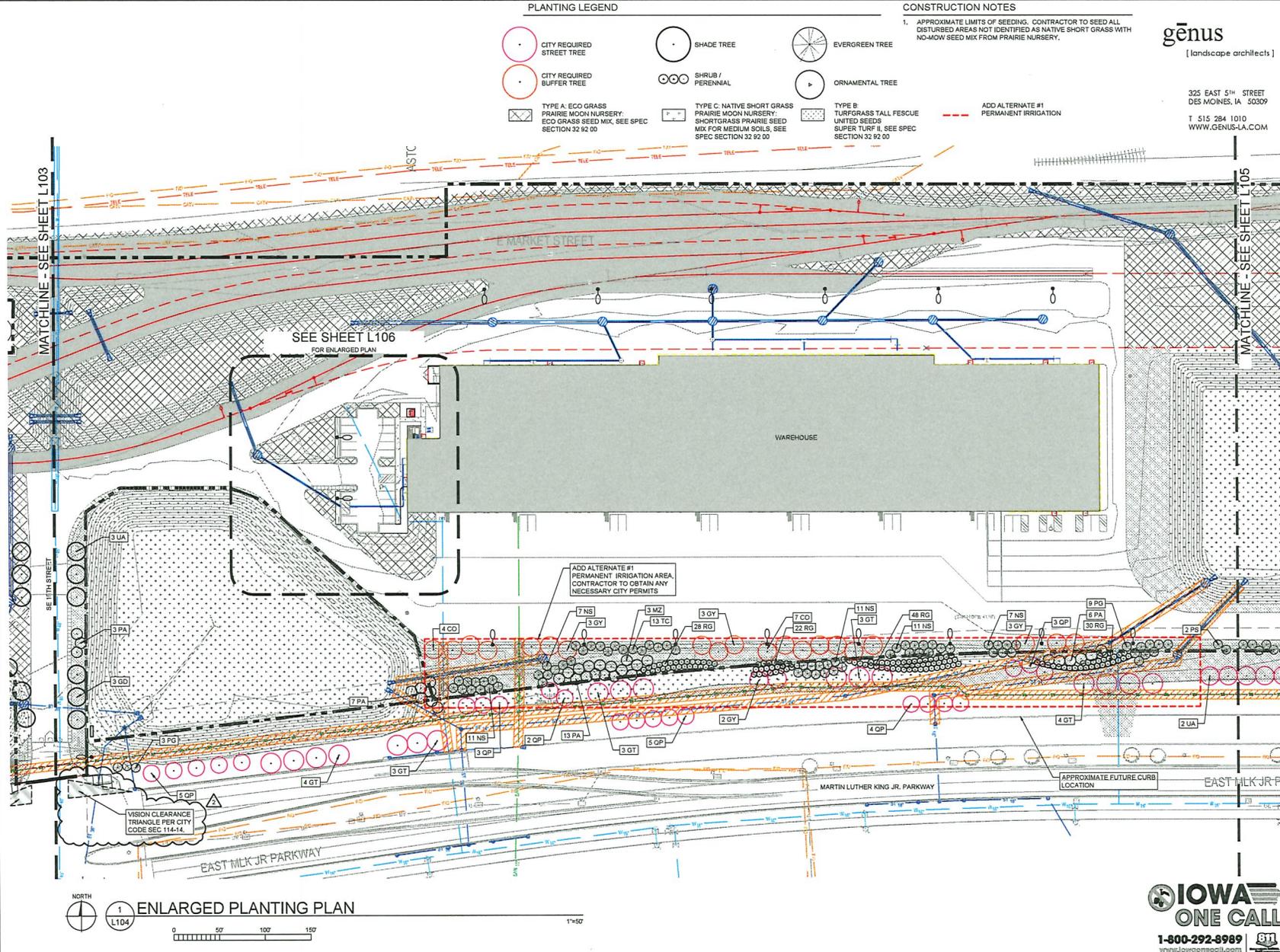
CERTIFICATION

THE DESIGNER HAS PREPARED THESE PLANS AND SPECIFICATIONS TO THE BEST OF HIS OR HER KNOWLEDGE AND BELIEVES THEM TO BE CORRECT AND COMPLETE. THE DESIGNER HAS NOT CONDUCTED A VISUAL CHECK OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER HAS NOT CONDUCTED A VISUAL CHECK OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED. THE DESIGNER HAS NOT CONDUCTED A VISUAL CHECK OF THE SITE TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.

DATE:	DRAWN:
DESIGNED:	CHECKED:
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DRAWING TITLE:
ENLARGED PLANTING PLAN

PROJECT NO: 100000000	DRAWING NO: L104
SCALE: AS NOTED	



NORTH
1 L104 ENLARGED PLANTING PLAN



210

genus
[landscape architects]

325 EAST 5TH STREET
DES MOINES, IA 50309
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WWW.GENUS-LA.COM

CONSTRUCTION NOTES

1. APPROXIMATE LIMITS OF SEEDING. CONTRACTOR TO SEED ALL DISBURSED AREAS NOT IDENTIFIED AS NATIVE SHORT GRASS WITH 10:50:50 MIX FOR MEDIUM SOILS AND 10:50:50 MIX FOR FINE SANDS.

ADD ALTERNATE #1 PERMANENT IRRIGATION

PLANTING LEGEND

CITY REQUIRED STREET TREE
CITY REQUIRED BUFFER TREE
TYPE A: ECO GRASS MIX FOR MEDIUM SOILS. SEE SPEC SECTION 32.02.00
TYPE B: NATIVE SHORT GRASS MIX FOR MEDIUM SOILS. SEE SPEC SECTION 32.02.00
TYPE C: NATIVE SHORT GRASS MIX FOR FINE SANDS. SEE SPEC SECTION 32.02.00
SHRUB / PERENNIAL
EVERGREEN TREE
ORNAMENTAL TREE
TYPE B: NATIVE SHORT GRASS MIX FOR MEDIUM SOILS. SEE SPEC SECTION 32.02.00
TYPE C: NATIVE SHORT GRASS MIX FOR FINE SANDS. SEE SPEC SECTION 32.02.00



MATCHLINE - SEE SHEET L104

CLIENT:
DES MOINES INDUSTRIAL (DSMI)
DES MOINES, IA

CLIENT PROJECT NO:

PROJECT:
DSMI TRANSLOAD FACILITY

NO	DATE	ISSUE/REVISION	BY
A	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
B	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
C	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
D	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
E	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
F	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
G	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
H	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
I	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
J	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
K	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
L	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
M	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG
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Z	07/20/09	ISSUED FOR PERMIT APPLICATION	DLG

CERTIFICATION

I, the undersigned, being a duly licensed and qualified professional engineer, do hereby certify that the above is a true and correct copy of the original as filed in my office.

DATE: _____
DRAWN: _____
CHECKED: _____
APPROVED: _____

DRAWING TITLE:
ENLARGED PLANTING PLAN

PROJECT NO: 10079
DRAWING NO: L105

SCALE: AS NOTED

PROJECT NO: 10079
DRAWING NO: L105

SCALE: AS NOTED

PROJECT NO: 10079
DRAWING NO: L105

SCALE: AS NOTED

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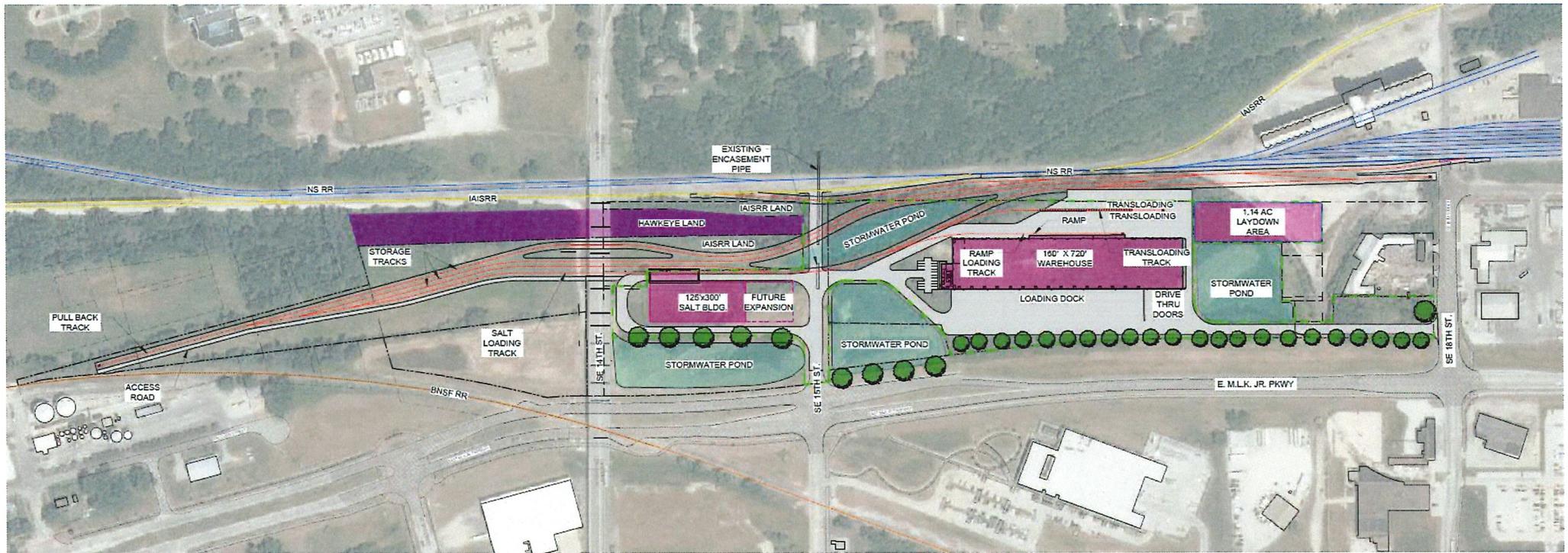
SCALE: AS NOTED

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DRAWING NO: L105

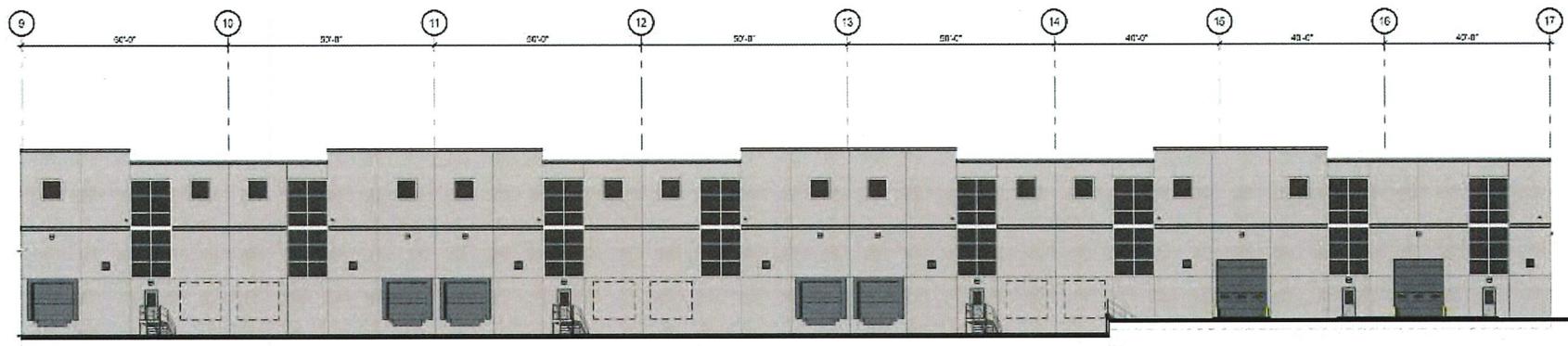
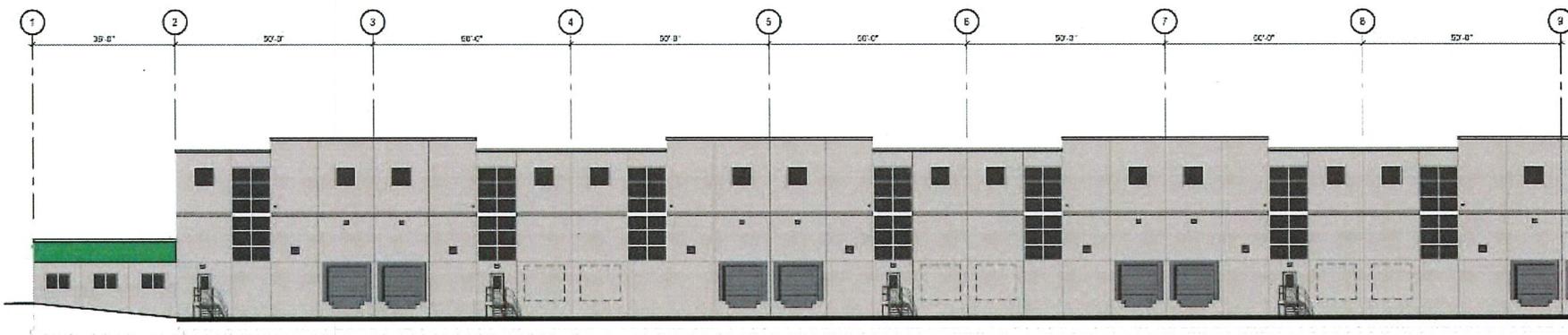
SCALE: AS NOTED

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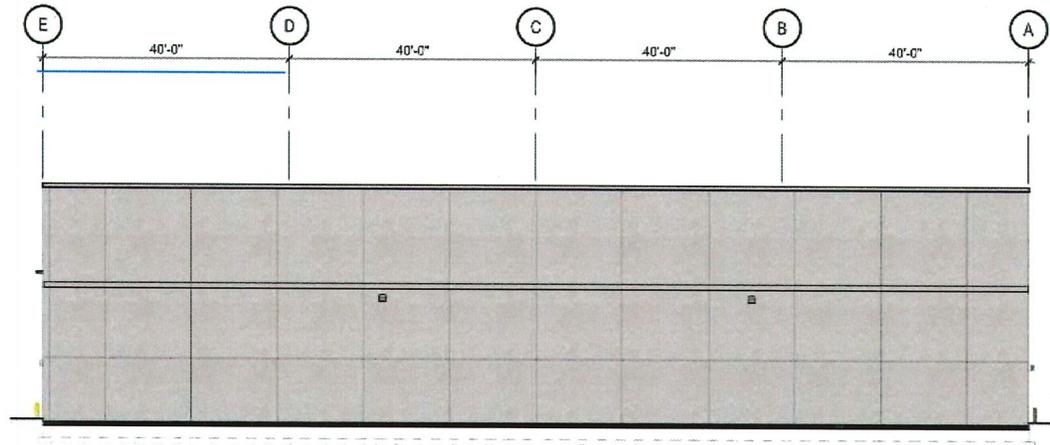
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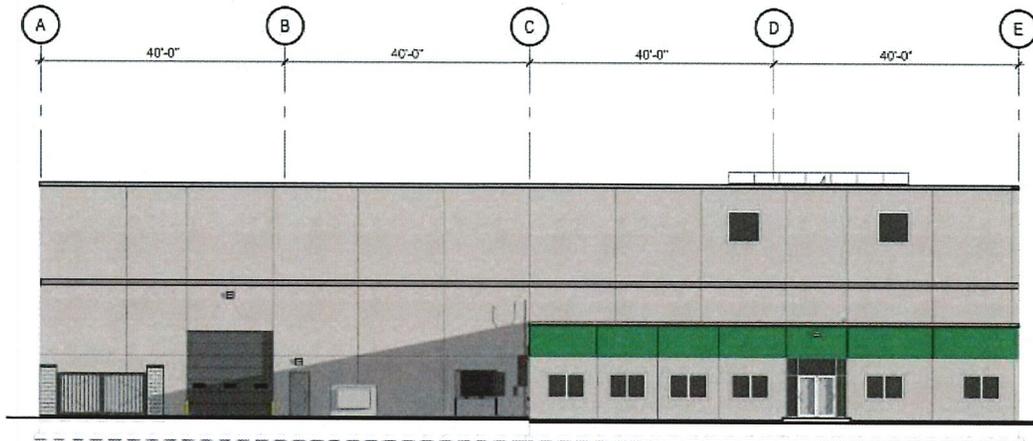
ELEVATIONS | SOUTH FACING



ELEVATIONS | EAST + WEST FACING



East Elevation



West Elevation

ELEVATIONS | NORTH FACING

