



**Roll Call Number**

**Agenda Item Number**

50

**Date** October 5, 2020

Regarding Dico Site Redevelopment.

Moved by \_\_\_\_\_ to receive, file and refer to City Manager Office.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
VOSS				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
<b>TOTAL</b>				

**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.

MOTION CARRIED APPROVED

\_\_\_\_\_  
Mayor

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



October 1, 2020

Sent Via Hardcopy and Email: [maanderson@dmgov.org](mailto:maanderson@dmgov.org).

The Honorable Frank Cownie, Mayor of Des Moines  
and Members of the Des Moines City Council  
400 Robert D. Ray Drive  
Des Moines, IA 50309

Re: DICO Site Redevelopment

Dear Mayor Cownie and Members of the City Council:

Congratulations to the City of Des Moines, the U.S. Environmental Protection Agency (EPA) and Titan Tire for coming to a settlement over the DICO Site! The clean-up and redevelopment plan that has been set in motion is an important catalyst for redeveloping Des Moines' central core.

Krause Group and Iowa Soccer Development Foundation, Inc. would like to partner with the City of Des Moines to redevelop this 43-acre site, centered around a soccer-specific stadium for the planned acquisition of a USL Championship soccer franchise. Our intent is to develop this site and the surrounding district to include various uses designed to improve the experience on the Raccoon River and activate a portion of Des Moines that is primed for an economic boom. This development will continue the grand vision the City has established by unlocking the riverfront and creating space where the community can engage with nature in an urban setting.

We aim to create an *activated* district that spans the entire year with sporting events, concerts, street festivals, and further connects downtown along the MLK Jr. Parkway corridor. This area will also utilize Krause Group-owned land to the east where we will continue building office space, retail, and housing. This infrastructure is designed to expand urban density into this part of downtown thereby growing the population and increasing opportunities for employment, recreation, and community engagement.

Work on concepts for this site is in progress and we believe that our development plan clearly aligns with the DICO site clean-up and redevelopment goals detailed in the Consent Decree. Further, the area is zoned DX2 and all uses envisioned in this district align with this current zoning.

We look forward to engaging with you regarding our planning. We believe some of the important material next steps are as follows:

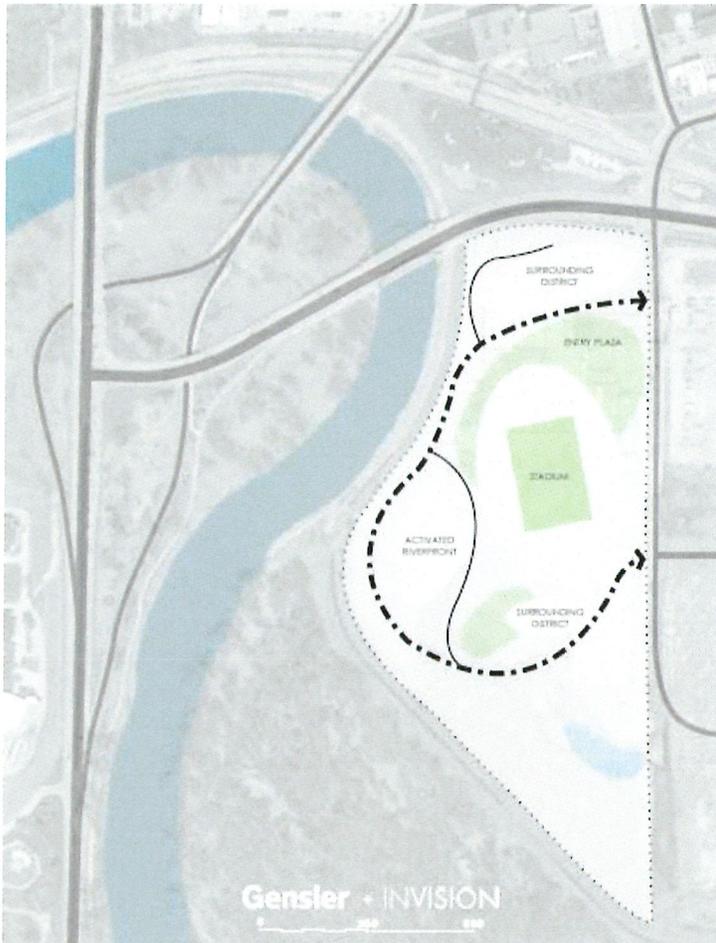
**Next Steps:**

- Start schematic design by October 2020
- Planning & zoning by May/June 2021
- Permit request by October 2021
- Construction start by the end of 2021
- Surrounding district online across 2023 and 2024.

1459 Grand Ave, Des Moines, IA 50309

[www.krausegroup.com](http://www.krausegroup.com)

The design and planning team we have engaged has prepared the following visualization for what could fit on the DICO site:



We look forward to expanding our plans in this area and supporting the City in its long-term vision of connecting the downtown, making Des Moines a more vibrant place to live, and creating a professional sporting district.

Please file this request, as you consider what the future of this area could hold for redevelopment. We look forward to investing in this vision and activating an area of downtown that has been decaying and unusable for the past 25 years.

Warm Regards,

A handwritten signature in blue ink, appearing to read 'Gerard E. H.', written in a cursive style.

Gerard Haberman  
President  
Krause+