

.....
Date November 20, 2023

RESOLUTION HOLDING PUBLIC HEARING ON REQUEST FROM CITY OF DES MOINES MUNICIPAL HOUSING AGENCY (OWNER), REPRESENTED BY DWAYNE MYERS (OFFICER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE TWO PARCELS LOCATED AT 3312 8TH STREET AND 3400 8TH STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 19, 2023, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from City of Des Moines Municipal Housing Agency (Owner), represented by Dwayne Myers (Officer), for the proposed rezoning from “N5” Neighborhood District and “NX1” Neighborhood Mix District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 19, 2023, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from City of Des Moines Municipal Housing Agency (Owner), represented by Dwayne Myers (Officer), for the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Low Density Residential to High Density Residential; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held on October 19, 2023, its members voted 13-0 in support of a motion to recommend **APPROVAL** of a request from City of Des Moines Municipal Housing Agency (Owner), represented by Dwayne Myers (Officer), to rezone the Property from “N5” Neighborhood District and “NX1” Neighborhood Mix District, to bring the existing multi-household dwelling into conformance with zoning requirements and to allow construction of a new accessory storage and maintenance building; and

WHEREAS, the Property is legally described as follows:

3400 8th Street:

A RECTANGULAR SHAPED TRACT OF LAND THAT IS LOCATED IN LOTS 1 AND 2, BLOCK 18, OAK PARK, DES MOINES, POLK COUNTY, IOWA, AND LOT 1, MANN’S FOURTH ADDITION TO LAKE PARK, DES MOINES, POLK COUNTY, IOWA , AND ALL THAT PORTION OF THE 50.0 FEET WIDE DES MOINES BELT LINE RAILROAD LYING WEST OF AND ADJACENT TO LOT 1, IN SAID MANN’S FOURTH ADDITION TO LAKE PARK, AND A PORTION OF LOTS 1 AND 2, BLOCK 1, WHITE’S RIVERVIEW ADDITION, DES MOINES, POLK COUNTY, IOWA, LYING WEST OF AND ADJACENT TO SAID DES MOINES BELT LINE RAILROAD, ALL OF WHICH IS MORE ACCURATELY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF LOT 1, BLOCK 18, OAK PARK, DES MOINES, POLK COUNTY, IOWA, THENCE S 0DEG 00’ W, ALONG THE EAST LINE OF SAID LOT 1 AND ALSO ALONG THE EAST LINE OF LOT 1, MANN’S FOURTH ADDITION TO LAKE PARK,

.....
Date November 20, 2023

DES MOINES, POLK COUNTY, IOWA, 328.0 FEET TO THE S.E. CORNER OF LOT 1, IN SAID MANN'S FOURTH ADDITION TO LAKE PARK, THENCE N 89DEG 58 ½' W, ALONG THE SOUTH LINE OF LOT 1, IN SAID MANN'S FOURTH ADDITION TO LAKE PARK, AND ALONG THE SOUTH LINE OF LOT 1, MANN'S FOURTH ADDITION TO LAKE PARK, EXTENDED TO THE WEST, 200.0 FEET, THENCE N 0DEG 00' E, ALONG THE WEST LINE OF LOT 2, BLOCK 18, OAK PARK, AS IT IS EXTENDED TO TH SOUTH AND ALSO ALONG THE WEST LINE OF LOT 2, BLOCK 18, IN SAID OAK PARK, 328.0 FEET TO THE N.W. CORNER OF LOT 2, BLOCK 18, IN SAID OAK PARK, THENCE S 89DEG 58 ½' E, ALONG THE NORTH LINES OF LOTS 2 AND 1, BLOCK 18, IN OAK PARK, 200.0 FEET, TO THE POINT OF BEGINNING, EXCEPT THE NORTH 0.20 FEET THEREOF AND EXCEPT THE SOUTH 0.61 FEET OF THE EAST 22.10 FEET THEREOF. SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 1.505 ACRES, MORE OR LESS.

3312 8TH Street:

LOTS TWO (2) AND THREE (3) AND THE 50 FEET IMMEDIATELY WEST OF AND ADJACENT TO SAID LOTS 2 AND 3 IN MANN'S FOURTH ADDITION TO LAKE PARK, AN OFFICIAL PLAT, (ALSO DESCRIBED AS L.M. MANN'S FOURTH ADDITION TO LAKE PARK, AN OFFICIAL PLAT), NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND CONTAINING APPROXIMATELY 0.33 ACRES (14,175 SQUARE FEET).; and

WHEREAS, on November 6, 2023, by Roll Call No. 23-1540, it was duly resolved by the City Council that the request for approval of the proposed amendment and rezoning be set down for hearing on November 20, 2023, at 5:00 p.m., at the City Council Chambers; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposals; and

WHEREAS, in accordance with said notice, those interested in said proposals, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment and rezoning are hereby overruled, and the

Date November 20, 2023

hearing is closed.

2. The proposed amendment to PlanDSM: Creating Our Tomorrow Plan to revise the future land use classification for the Property from Low Density Residential to High Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, from “N5” Neighborhood District and “NX1” Neighborhood Mix District, to bring the existing multi-household dwelling into conformance with zoning requirements and to allow construction of a new accessory storage and maintenance building, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY _____ TO ADOPT. SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill
 Chas M. Cahill
 Assistant City Attorney

(ZONG-2023-000058)(COMP-2023-000036)

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

CERTIFICATE

I, LAURA BAUMGARTNER, 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

October 31, 2023

Communication from the City Plan and Zoning Commission advising that at their October 19, 2023 meeting, the following action was taken regarding a request from City of Des Moines Municipal Housing Agency (owners), represented by Dwayne Myers (Real Estate Division Manager), to rezone two (2) parcels located at 3312 8th Street and 3400 8th Street from to bring the existing multi-household dwelling into conformance with zoning requirements and to allow construction of a new accessory storage and maintenance building.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 13-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus	X				
Leah Rudolphi	X				
Abby Chungath	X				
Kayla Berkson	X				
Chris Draper	X				
Todd Garner	X				
Johnny Alcivar	X				
Justyn Lewis					X
Carolyn Jenison	X				
William Page	X				
Andrew Lorentzen	X				
Emily Webb	X				
Katie Gillette	X				
Rick Trower	X				

APPROVAL of Part A) The requested rezoning to “NX2” District be found not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates this property as Low Density Residential.

Part B) Approval of the request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Low Density Residential to High Density Residential.

Part C) Approval of the request to rezone the property from “N5” Neighborhood District and “NX1” Neighborhood Mix District to “NX2” Neighborhood Mix District to bring the

existing multi-household dwelling into conformance with zoning requirements and to allow construction of a new accessory storage and maintenance building.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested rezoning to “NX2” District be found not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates this property as Low Density Residential.

Part B) Staff recommends approval of the request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Low Density Residential to High Density Residential.

Part C) Staff recommends approval of the request to rezone the property from “N5” Neighborhood District and “NX1” Neighborhood Mix District to “NX2” Neighborhood Mix District to bring the existing multi-household dwelling into conformance with zoning requirements and to allow construction of a new accessory storage and maintenance building.

STAFF REPORT TO THE PLANNING COMMISSION

- 1. Purpose of Request:** The subject property is comprised of two (2) parcels, including a parcel that contains an existing 3-story, 40-unit multifamily building and an undeveloped parcel. The applicant is proposing to rezone both parcels to bring the existing multi-household apartment building into conformance with zoning requirements and to allow construction of a new accessory storage and maintenance building. The “NX2” Neighborhood Mix District would allow for the property to be used for 9 or more units.

Any future construction or redevelopment of the subject properties must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

- 2. Size of Site:** 14,175 square feet (0.325) and 65,438 square feet (1.502 acres).
- 3. Existing Zoning (site):** “N5” Neighborhood District and “NX1” Neighborhood Mix District.
- 4. Existing Land Use (site):** The vacant parcel is mostly clear with a parcel gravel access drive and an underground storm sewer that runs close to the north property line. The larger parcel contains a 3-story, 40-unit multi-household dwelling with parking in front that contains a looped access drive.
- 5. Adjacent Land Use and Zoning:**

North – “N5”; Uses are one-household residential.

South – “N5”; Uses are one-household residential.

East – “N5”; Uses are one-household residential.

West – “P1”; Use is a public park.

6. **General Neighborhood/Area Land Uses:** The subject properties are located at the southwest corner of Oak Park Avenue and 8th Street extending south about midblock. It is immediately adjoining McHenry Park to the west with one-household residential located adjacent to the properties.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Oak Park Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing of the Preliminary Agenda on September 29, 2023 and of the Final Agenda on October 13, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on September 29, 2023 (20 days prior to the public hearing) and October 13, 2023 (10 days prior to the public hearing) to the Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Oak Park Neighborhood mailings were sent to Sherri Rosener, 1206 Oak Park Avenue, Des Moines, Iowa 50313. The Highland Park Neighborhood mailings were sent to Sherri Rosener, 1206 Oak Park Avenue, Des Moines, Iowa 50313.

The applicant can provide a summary of the neighborhood meeting at the public hearing.

8. **Relevant Zoning History:** None.
9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential. This designation allows a maximum net density of 6 dwelling units per acre. The existing 40 dwelling units on the 1.827-acre parcels represent a net density of 21.89 dwelling units per acre.
10. **Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, 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.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. PlanDSM: Creating Our Tomorrow:** The applicant is requesting that the future land use designation of the property be amended from “Low Density Residential” to “High Density Residential”. Plan DSM describes these designations as follows:

Low Density Residential: Areas developed with primarily single-family and two-family residential units with up to 6 dwelling units per net acre.

High Density Residential: Areas developed with primarily higher intensity multi-family housing with a minimum density over 17 dwelling units per net acre.

The subject parcels are currently zoned “N5” District and “NX1” District. The Zoning Ordinance describes the “N5” district as, “intended to preserve the scale and character of neighborhoods developed with a mix of bungalow and two-story houses, predominantly in the Victorian, Revival, and Arts and Crafts styles pursuant to House D building type in section 135-2.16 of this code.” The Zoning Ordinance describes the “NX1” District as “intended for a mix of single and smaller-scaled multiple-household uses and building forms to preserve the scale and character of the existing neighborhood while allowing for new infill housing”.

The applicant is proposing to rezone both parcels to the “NX2” District. The Zoning Ordinance describes this district as, “intended for a mix of single-household houses with appropriately scaled and detailed multiple-household building types in the same neighborhood.”

The subject property is located in a walkable neighborhood and within close proximity to the 6th Avenue and Euclid Avenue mixed use corridors. The site is located within 700 feet of a DART transit route and bus stop. A Neighborhood Node is centered on the intersection of 6th Avenue and Euclid Avenue. The rezoning is reasonably necessary to legitimize the zoning for the multiple-household dwelling and to allow construction of a new accessory storage and maintenance building. Staff believes that the rezoning is supported by Goal #1 Land Use Objective 3 within PlanDSM Creating Our Tomorrow Plan, which states, “Ensure new zoning and land use regulations promote development and redevelopment that is compatible with the neighborhood character and reduces negative impacts between incompatible uses”, It is also supported by Goal #2 Land Use Objective 8, which states, “Encourage continued redevelopment and enhancement of regional nodes emphasizing a mix of uses, ease of access by transit, enhanced walkability, and high density residential”, and Goal #4 Land Use Objective #23 which states, “Create opportunities for a mixture of land uses within neighborhoods including mixed use centers, diverse housing products, recreational opportunities, public spaces, and schools.”

- 2. Building Code:** Building and site work must comply with accessibility requirements of the ANSI A117.1 standard for accessibility, International Building Code and International Existing Building Code. These codes require accessible parking where parking is provided, an accessible route from accessible parking to an accessible entrance, accessible means of egress, and accessible routes throughout the building.
- 3. Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the

rezoning be approved, the applicant would be required to prepare a Site Plan and building elevations for review and approval before the property can be occupied by the proposed use. This Site Plan will ensure that all requirements, including those pertaining to off-street parking, landscaping, screening, and stormwater management, are satisfied.

4. **Additional Information:** In order to construct the accessory structure, the two (2) parcels must be combined.

SUMMARY OF DISCUSSION

Abby Chungath asked if any member of the public or commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Carolyn Jenison made a motion for:

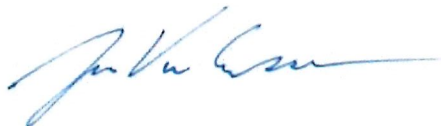
Part A) The requested rezoning to "NX2" District be found not in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan, which designates this property as Low Density Residential.

Part B) Approval of the request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification for the property from Low Density Residential to High Density Residential.

Part C) Approval of the request to rezone the property from "N5" Neighborhood District and "NX1" Neighborhood Mix District to "NX2" Neighborhood Mix District to bring the existing multi-household dwelling into conformance with zoning requirements and to allow construction of a new accessory storage and maintenance building.

THE VOTE: 13-0

Respectfully submitted,



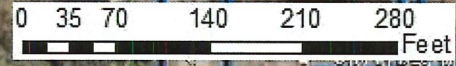
Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh

City of Des Moines and Municipal Housing Agency, 3312 8th and 3400 8th Street ZONG-2023-000058



Updated on: 9/28/2023



1 inch = 138 feet

City of Des Moines and Municipal Housing Agency, 3312 8th and 3400 8th Street COMP-2023-000036



1 inch = 138 feet



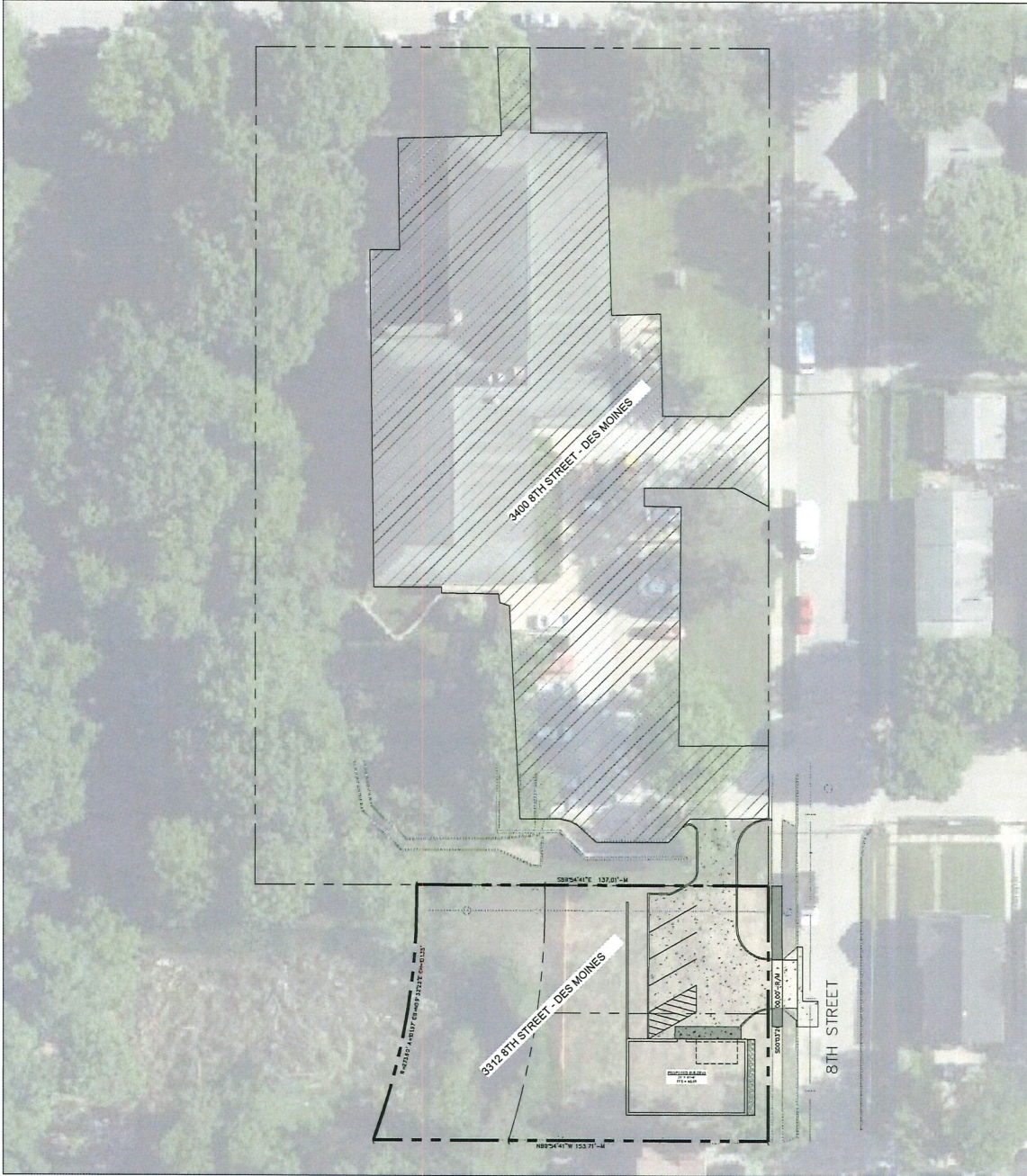










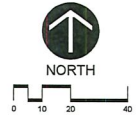


3400 8TH STREET - SITE DATA

SITE AREAS	
EXISTING:	1.50 AC (65,438 S.F.)
PROPOSED:	1.50 AC (65,438 S.F.)
BUILDING AREAS	
EXISTING:	12,330 S.F.
PROPOSED:	0 S.F.
IMPERVIOUS SURFACES	
EXISTING BUILDINGS:	12,330 S.F.
EXISTING PARKING, SIDEWALK AND DRIVES:	14,635 S.F.
	27,266 S.F. (41.7%)
PROPOSED BUILDINGS:	
	0 S.F.
PROPOSED DRIVE:	
	475 S.F.
	475 S.F. (0.7%)
PROPOSED TOTAL IMPERVIOUS SURFACES	
BUILDINGS:	12,330 S.F.
PARKING, SIDEWALK, AND DRIVES:	15,411 S.F.
	27,741 S.F. (42.4%)

3312 8 TH ST. - SITE DATA

SITE AREAS	
EXISTING:	0.33 AC (14,175 S.F.)
PROPOSED:	0.33 AC (14,175 S.F.)
BUILDING AREAS	
EXISTING:	0 S.F.
PROPOSED:	1,400 S.F.
	+1,400 S.F.
IMPERVIOUS SURFACES	
EXISTING BUILDINGS:	0 S.F.
EXISTING PARKING, SIDEWALK AND DRIVES:	0 S.F.
	0 S.F. (0%)
PROPOSED BUILDINGS:	
	1,400 S.F.
PROPOSED SIDEWALK, PARKING, AND DRIVES:	
	2,400 S.F.
	3,200 S.F. (28.6%)



PRELIMINARY - NOT FOR CONSTRUCTION

STUDIO MEELE
 139 4TH STREET
 WEST DES MOINES, IOWA 50265

DMMHA MAINTENANCE BUILDING
 3312 8TH STREET, DES MOINES, IA 50313
 (DMMHA) DES MOINES MUNICIPAL HOUSING AGENCY

PRINT DATE:
 10/04/2023
 SHEET NAME:
 3312 8TH ST. 8TH
 STREET SITE DATA

EX-01

42

Item: ZONG-2023-000058

Date: 10-12-23

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 OCT 16 2023

Titleholder Signature: [Signature]

Name/Business: SHERI ROSENER

Impacted Address: 1206 OAK PARK AVE, DSM 50313

Comments: _____

Item: ZONG-2023-000058

Date: 10/11/23

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only
RECEIVED
 COMMUNITY DEVELOPMENT
 OCT 16 2023

Titleholder Signature: [Signature]

Name/Business: Richard Messholder

Impacted Address: 810 EUCLID AVE

Comments: _____

Item: ZONG-2023-000058

Date: 10-16-2023

Please mark one of the following:

- I support the request
- I am undecided
- I oppose the request

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
OCT 19 2023

Titleholder Signature: Rick Higgins

Name/Business: _____

Impacted Address: 837 Oak Park Ave DM Iowa 50313

Comments: Rezoning 3312 8th Street and 3400 8th Street

The land should remain Residential and be purposed for family housing. Best use affordable rental town - ref.

Larson Engineering, Inc.
1001 Office Park Rd. Suite 120
West Des Moines, IA 50265-2509
515.225.4377
www.larsonengr.com



10/3/2023

Re: Neighborhood Meeting
Re-Zoning of 3312 8th Street and 3400 8th Street
Des Moines Municipal Housing Agency (DMMHA)

Dear Property Owner,

The Des Moines Municipal Housing Agency (DMMHA) is requesting a neighborhood meeting to discuss the proposed rezoning of 3312 8th Street, Des Moines, Iowa and 3400 8th Street Des Moines, Iowa.

The meeting will be held on Thursday, October 12th at 5:30pm and will be held in the Oak Park Manor community room located at 3400 8th Street, Des Moines, Iowa.

The purpose of the meeting is to discuss the rezoning 3312 8th Street and 3400 8th Street to NX2 from N5 and NX1, respectively. This rezoning will facilitate the construction of a new maintenance garage for the DMMHA at the 3312 8th Street property.

Sincerely,
Larson Engineering, Inc.

Larson Engineering, Inc.
1001 Office Park Rd. Suite 120
West Des Moines, IA 50265-2509
515.225.4377
www.larsonengr.com



10/16/2023

Re: Neighborhood Meeting Minutes
Re-Zoning of 3312 8th Street and 3400 8th Street
Des Moines Municipal Housing Agency (DMMHA)

The Des Moines Municipal Housing Agency (DMMHA) and its representatives held a neighborhood meeting to discuss the proposed rezoning of 3312 8th Street, Des Moines, Iowa and 3400 8th Street Des Moines, Iowa on Thursday, October 12th at 5:30pm at the Oak Park Manor community room located at 3400 8th Street, Des Moines, Iowa. Property owners in the vicinity of the project site (recipients provided by the City of Des Moines) were notified via standard mail, with letters mailed to the recipients on 10/4/2023. The following parties were in attendance for the meeting:

Rosa Cortez Diez (and guest) – 3218 7th Street, Des Moines, IA 50313
Sherri Rosener (and guest) – 1206 Oak Park, Des Moines, IA 50313
Chris Johansen – City of Des Moines Housing Services
Curtis Engelhardt – Studio Melee
Gage DeCook – Larson Engineering

The purpose of the meeting was to discuss the rezoning 3312 8th Street and 3400 8th Street to NX2 from N5 and NX1, respectively. This rezoning will facilitate the construction of a new maintenance garage for the DMMHA at the 3312 8th Street property. The items discussed in the meeting were generally as follows:

- Opening discussions included a background of the existing residential facility at 3400 8th Street and how the facility currently has maintenance within the building, but it is desired to have a more accessible maintenance space.
- The 3312 8th Street parcel was a residential home that has since been purchased by the Des Moines Municipal Housing Agency. The home has been demolished as site geotechnical issues had made the existing home undesirable.
- It was described that the re-zoning is necessary in order to combine the two parcels and is a necessary step in constructing the new maintenance facility.
- Preliminary plans were shared and a general page turn was conducted. Explanation of the current design was discussed and then the floor was opened for questions regarding the re-zoning and the project. Questions and Answers are provided below for documentation:

Q: Will the re-zoning of this facility affect the zoning of our (the neighboring) properties?

A: Re-zoning of the 3400 and the 3312 sites are not proposed to have an affect on the surrounding property zoning designations.

Q: Are there any plans beyond the proposed maintenance facility for the neighborhood?

A: No other plans besides the new maintenance facility are proposed.

Q: What vehicles will be used at the facility and what will generally be stored in the facility?

A: City of Des Moines pickup trucks used for maintenance purposes are the intended vehicles serving the facility. Items stored within the facility will be those used to maintain the existing multi-family residential building.

Q: Will the facility create traffic issues for the neighborhood?

A: Traffic generated by the facility will be limited to the pickup trucks and personal passenger vehicles going to/from the facility. Only four (x4) parking stalls are proposed. Construction of the facility will impact 8th street during construction for utility connections.

Q: What is the construction schedule?

A: Construction is anticipated to begin next spring/summer, pending the plan approval process. Construction is anticipated to last into fall of 2024.

Q: What will the facility look like?

A: The maintenance facility is intended to be a brick building to blend with the surrounding neighborhood. Landscaping elements will be included.

Q: Will the building be sprinkled (fire protection)?

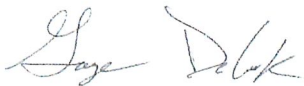
A: The building is not proposed to be sprinkled.

Q: Won't hazardous materials require a sprinkler system?

A: Hazardous materials such as gasoline, oils, or similar common materials used for typical maintenance equipment won't be stored in any quantity large enough to require specific code required sprinkler systems or separation."

Sincerely,

Larson Engineering, Inc.



Gage DeCook, P.E.
Civil Design Engineer

City of Des Moines and Municipal Housing Agency, 3312 8th and 3400 8th Street ZONG-2023-000058



1 inch = 138 feet