



Date January 8, 2024

RESOLUTION SETTING HEARING ON REQUEST FROM MIDAMERICAN ENERGY COMPANY (OWNER), REPRESENTED BY TERRY L. SMITH (OFFICER), AND THE DISTRICT DEVELOPER, LLC (OWNER), REPRESENTED BY TIM RYPMA (OFFICER) FOR THE FOLLOWING REGARDING MULTIPLE PARCELS LOCATED IN THE VICINTY OF 200 SOTUHEAST 2ND STREET, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM DOWNTOWN MIXED USE TO USE TO PUBLIC/SEMI-PUBLIC, AND TO REZONE THE PROPERTY FROM LIMITED “DXR” AND LIMITED “DX1” DOWNTOWN DISTRICTS TO LIMITED “P2” PUBLIC, CIVIC, AND INSTITUTIONAL DISTRICT TO ALLOW THE DEVELOPMENT OF THE SPACE FOR A PARK AND AN ACCESSORY SURFACE PARKING AREA

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 21, 2023, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from MidAmerican Energy Company (Owner), represented by Terry L. Smith (Officer), and The District Developer, LLC (Owner), represented by Tim Rypma (Officer), for the proposed rezoning from Limited “DXR” and Limited “DX1” Downtown Districts to Limited “P2” Public, Civic, and Institutional District be found not in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of Downtown Mixed Use; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on December 21, 2023, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from MidAmerican Energy Company (Owner), represented by Terry L. Smith (Officer), and The District Developer, LLC (Owner), represented by Tim Rypma (Officer), to amend the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation for the subject property from Downtown Mixed Use to Use to Public/Semi-Public; and

WHEREAS, the City Plan and Zoning Commission has further advised that at a public hearing held December 21, 2023, its members voted 10-0 in support of a motion to recommend **APPROVAL** of a request from MidAmerican Energy Company (Owner), represented by Terry L. Smith (Officer), and The District Developer, LLC (Owner), represented by Tim Rypma (Officer), to rezone the Property from Limited “DXR” and Limited “DX1” Downtown Districts to Limited “P2” Public, Civic, and Institutional District, to allow the development of the space for a park and an accessory surface parking area, subject to the following conditions:

1. The maximum height of all building(s) constructed or developed on the property that are located outside the viewshed corridor shown on the Large Scale Development Plan, which corridor is identified by the viewshed analysis, shall be limited to the height shown on the Large-Scale Development Plan unless relief thereto is granted pursuant to Chapter 135 of the Des Moines Municipal Code.; and



Roll Call Number

Agenda Item Number

20

Date January 8, 2024

WHEREAS, the Property is legally described as follows:

LOTS 1, 4A AND 4B, THE MARKET DISTRICT FINAL PLAT, AN OFFICIAL PLAT,
CITY OF DES MOINES, POLK COUNTY, IOWA.

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 amendments to PlanDSM Creating Our Tomorrow comprehensive Plan and proposed rezoning are to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposals, shall be held at City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 p.m. on January 22, 2024, 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.

MOVED BY _____ TO ADOPT. SECOND BY _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2023-000069)(COMP-2023-000042)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
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

December 22, 2023

Communication from the City Plan and Zoning Commission advising that at their December 21, 2023 meeting, the following action was taken regarding a request from MidAmerican Co (owner), represented by Terry L. Smith (officer), and The District Developer, LLC (owner), represented by Tim Rypma (officer), for the following regarding multiple parcels located in the vicinity of 200 Southeast 2nd Street:

- A) Determination as to whether the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan.
- B) Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan to revise the future land use classification of the property from Downtown Mixed Use to Public/Semi-Public.
- C) Amend Large-Scale Development Plan for the Market District area to revise the area designated for a park and associated amenities.
- D) Rezone property from Limited "DXR" and Limited "DX1" Downtown Districts to "P2" Public, Civic, and Institutional Districts, to allow the development of the space for a park and an accessory surface parking area.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0 as follows.

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Francis Boggus					X
Leah Rudolphi	X				
Abby Chungath	X				
Kayla Berkson					X
Chris Draper					X
Laura Kessel	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 “P2” District be found not in conformance with the existing PlanDSM future land use designation of Downtown Mixed Use.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Downtown Mixed Use to Use to Public/Semi-Public.

Part C) Approval of the request to amend the Large-Scale Development Plan for the Market District area to revise the area designated for a park and associated amenities subject to compliance with all administrative review comments.

Part D) Approval of the request to rezone the property from Limited “DXR” and Limited “DX1” Downtown Districts to “P2” Public, Civic, and Institutional District subject to the condition:

- (1) The maximum height of all building(s) constructed or developed on the property that are located outside the viewshed corridor shown on the Large Scale Development Plan, which corridor is identified by the viewshed analysis, shall be limited to the height shown on the Large-Scale Development Plan unless relief thereto is granted pursuant to Chapter 135 of the Des Moines Municipal Code.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested "P2" District be found not in conformance with the existing PlanDSM future land use designation of Downtown Mixed Use.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Downtown Mixed Use to Use to Public/Semi-Public.

Part C) Staff recommends approval of the request to amend the Large-Scale Development Plan for the Market District area to revise the area designated for a park and associated amenities subject to compliance with all administrative review comments.

Part D) Staff recommends approval of the request to rezone the property from Limited "DXR" and Limited "DX1" Downtown Districts to "P2" Public, Civic, and Institutional District subject to the condition:

- (1) The maximum height of all building(s) constructed or developed on the property that are located outside the viewshed corridor shown on the Large Scale Development Plan, which corridor is identified by the viewshed analysis, shall be limited to the height shown on the Large-Scale Development Plan unless relief thereto is granted pursuant to Chapter 135 of the Des Moines Municipal Code.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing the development of this space for a large regional park and an associated, accessory surface parking area. This project is part of the larger Market District Conceptual Plan. The park would be developed by a private entity (Mid-American Energy) and would be jointly managed by both the City of Des Moines and Polk County. Park amenities including an open air shelter, restroom and ground maintenance buildings are part of the proposal. An amendment to an existing Large Scale Development Plan has been submitted to reflect the updated concept for this development which would need to be revised to depict a surface parking lot where retail and office building(s) had been proposed.

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:** 9.47 acres (412,702 square feet).
3. **Existing Zoning (site):** Limited "DXR" and Limited "DX1" Downtown Districts.
4. **Existing Land Use (site):** The site is currently an undeveloped vacant lot.
5. **Adjacent Land Use and Zoning:**

North – “DX2”; Uses are a Municipal surface parking lot.

South – “ROW”, “DX2”; Uses are MLK Jr Parkway right-of-way, City of Des Moines property, and one family residential.

East – “Limited DX1”; Uses are City of Des Moines property.

West – “P2”, “ROW”, “DX2”, “F”; Uses are City of Des Moines property and buildings.

- 6. General Neighborhood/Area Land Uses:** The subject property is located to the north of MLK Jr Parkway and to the east of the Des Moines River. The John Pat Dorian regional multiuse trail runs along the western boundary of the property. The surrounding area is part of the Market District, which is located to the south of East Village and currently includes mostly vacant parcels.

- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the Historic East Village Neighborhood Association and within 250 feet of the Downtown Des Moines Neighborhood Association. All neighborhood associations were notified of the December 21, 2023, public hearing by emailing of the Preliminary Agenda on December 1, 2023, and the Final Agenda on December 15, 2023. Additionally, separate notifications of the hearing for this specific item were mailed on December 1, 2023 (20 days prior to the public hearing) and December 11, 2023 (10 days prior to the public hearing) 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 Services Department on the date of the mailing. The Historic East Village Neighborhood mailings were sent to Luke Dickens, PO Box 93904, Des Moines, IA 50393. The Downtown Des Moines Neighborhood mailings were sent to Brandon Brown, 120 Southwest 6th Street, Unit 101, Des Moines, IA 50309.

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

- 8. Relevant Zoning History:** On December 21, 2020, the City Council by Roll Call No. 20-2152 rezoned the western portion of the subject area from “DX2” Downtown District to Limited “DXR” Downtown District, and by Roll Call No. 20-2155 rezoned the eastern portion of the subject area from “DX2” Downtown District and/or “P2” Public, Civic and Institutional District to Limited “DX1” Downtown District. The rezonings were subject to the condition that “the maximum height of all building(s) constructed or developed on the Property that are located outside the viewshed corridor, which corridor is identified by the viewshed analysis presented to the Plan and Zoning Commission and legally described below, shall be limited to the height shown on the Large-Scale Development Plan unless relief thereto is granted pursuant to Chapter 135 of the Des Moines Municipal Code”.

- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Downtown Mixed Use.

- 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 Downtown Mixed Use to Public/Semi-Public. Plan DSM describes these designations as follows:

Downtown Mixed Use: Allows mixed-use, high density residential uses, and compact combinations of pedestrian-oriented retail, office, residential, and parking in downtown. Should include active uses (e.g. retail) on ground floor, particularly at key intersections.

Public/Semi-Public: Areas that are mostly open to public use or public access. May include government facilities, schools, hospitals, libraries and community facilities.

The subject parcel is currently zoned Limited "DXR" Downtown District and Limited "DX1" Downtown District. The Zoning Ordinance describes DXR district as, "intended for the mainly residential neighborhoods of the downtown, surrounding the downtown, and across the rivers from downtown." The Zoning Ordinance describes DX1 district as, "intended for the highest intensity of activity in the downtown, where mixed-use buildings include offices, ground-floor storefronts with shopping, services, and restaurants, and residential and lodging."

The applicant is proposing to rezone the property from Limited "DXR" and Limited "DX1" Downtown Districts to "P2" Public, Civic, and Institutional Districts. The Zoning Ordinance describes "P2" district as, "intended for civic and institutional facilities, such as religious assembly places, cultural or arts centers, community centers, schools, infrastructure, recreational facilities, and other institutional facilities. Infrastructure includes public or private infrastructure, including rail corridors and utility corridors or sites."

Staff believes the proposed amendment to the comprehensive plan is appropriate. The subject property is located along the Des Moines River and a regional multiuse trail and in an area with existing and proposed mixed uses, which will be complimentary to a public amenity, such as the proposed regional park and associated uses including the parking lot. The larger downtown area is currently lacking in formal parks and open space areas and the proposed use will fill an important gap in the level of service for access to parks and recreational areas.

The proposed "P2" District allows the requested uses, while allowing greater flexibility with future buildings that support the proposed recreational uses.

2. **Large Scale Development Plan:** The subject site is part of an existing Large Scale Development Plan. The zoning condition associated with this site is articulated through this development plan. The applicant is proposing to rezone this area due to proposed changes to the park boundary and the addition of a parking lot where office and retail buildings were previously proposed. The retail and office buildings have been moved to an adjacent lot to the immediate east where residential uses had previously been proposed. The street network and block sizes remain unchanged. An amendment to the Large Scale Development Plan has been submitted which reflects these changes.

The proposed amendment to the Large Scale Development Plan is appropriate as it reflects the proposed changes to uses within the site accurately. While the uses associated with the park area have changed, the maximum building heights outside the viewshed corridor have been maintained.

3. **Multimodal Connections:** The subject site is adjacent to the John Pat Dorian multiuse trail. This project provides the opportunity to connect this regional park along the multiuse trail to other parts of downtown and the East Village for bicyclists, pedestrians, and other non-motorized users.
4. **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 before the property can be developed for the proposed use.

SUMMARY OF DISCUSSION

Jonathan Ramsey, Representing BNIM, 317 6th Avenue #100, provided an overview presentation explaining the project.

CHAIRPERSON OPENED THE PUBLIC HEARING

No one requested to speak.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION:

Emily Webb made a motion for:

Part A) The requested "P2" District be found not in conformance with the existing PlanDSM future land use designation of Downtown Mixed Use.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Downtown Mixed Use to Use to Public/Semi-Public.

Part C) Approval of the request to amend the Large-Scale Development Plan for the Market District area to revise the area designated for a park and associated amenities subject to compliance with all administrative review comments.

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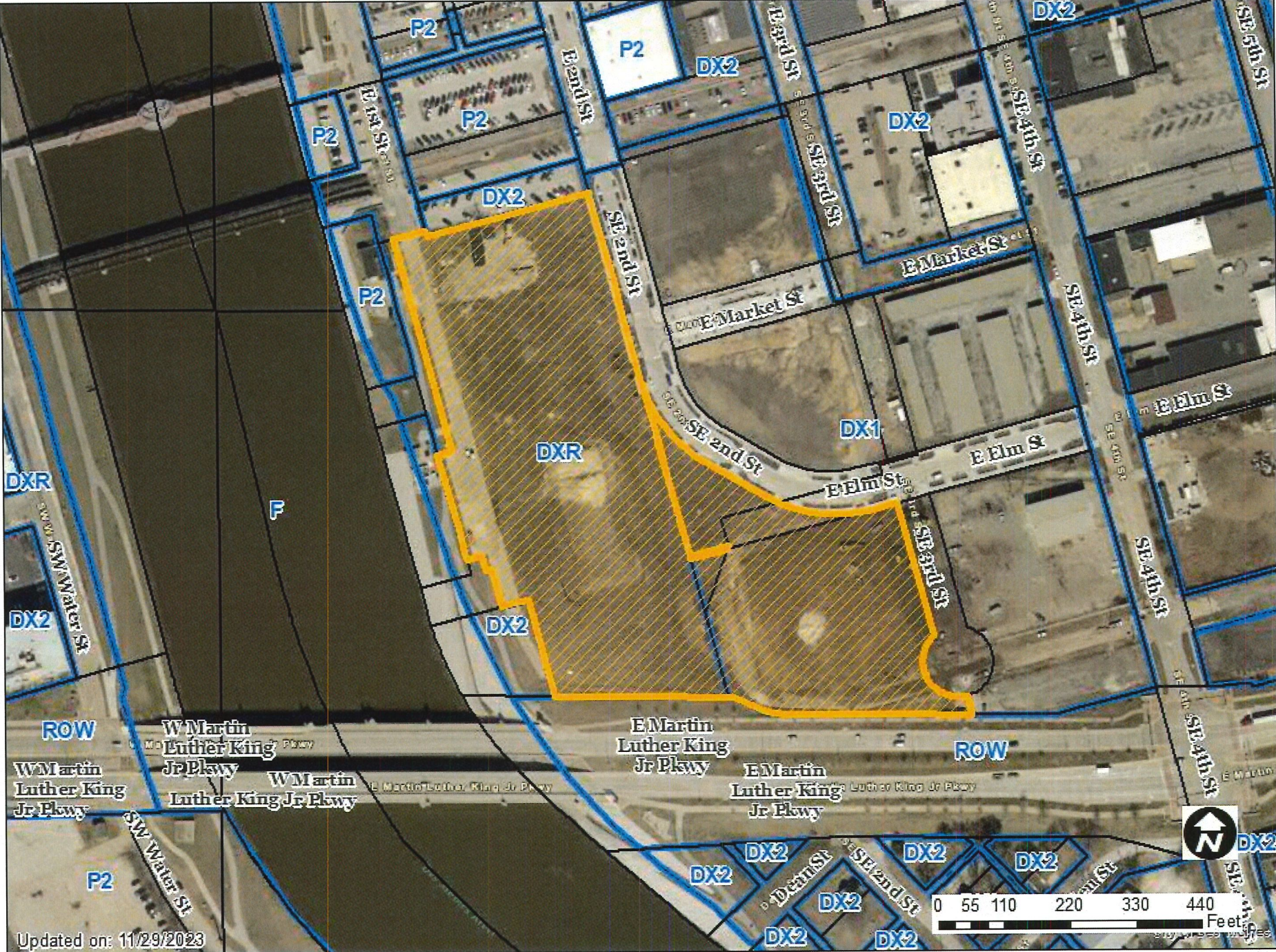
THE VOTE: 10-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen", written in a cursive style.

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:tjh









THE MARKET DISTRICT

DES MOINES, IOWA

LARGE SCALE DEVELOPMENT PLAN

ISG PROJECT # 20-23999



gēnus
[landscape architects]
323 EAST 5TH STREET
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WWW.GENUS-IA.COM

DESIGNWORKSHOP
210 Congress Street • Des Moines, IA 50319 • 515.251.7451

SHERWOOD
DESIGN ENGINEERS

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PROJECT

THE MARKET DISTRICT PHASE 1A

DES MOINES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
2020/10/09	ADDED VIEWS/SHED CORRIDOR	TTK
2022/07/22	LOT 3 BUILDING & VIEWS/SHED TABLE	EBG
2023/11/01	PARK DEVELOPMENT UPDATE	MAE

PROJECT NO.	20-23999
FILE NAME	23999 TITLE
DRAWN BY	—
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	07/22/2020
CLIENT PROJECT NO.	—

TITLE SHEET

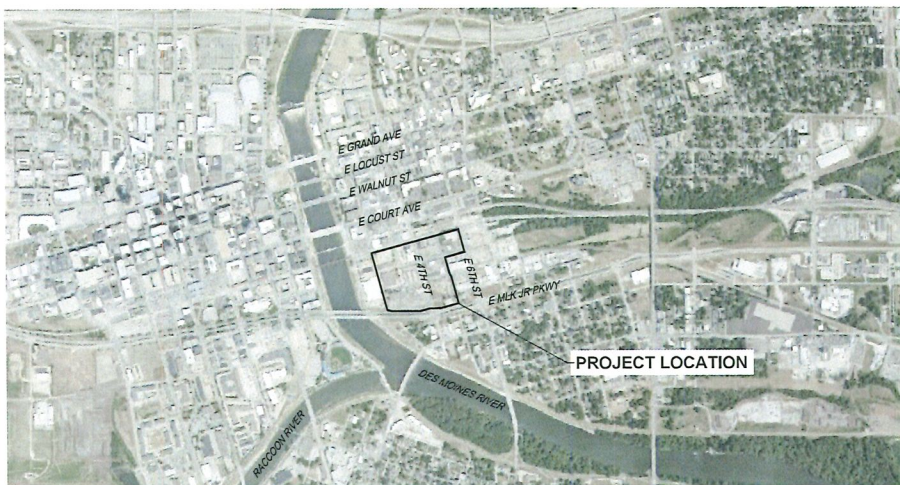
SHEET

1

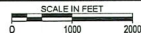
OF 14

LEGEND

EXISTING	
—	SECTION LINE
—	QUARTER SECTION LINE
—	RIGHT OF WAY LINE
—	PROPERTY / LOTLINE
—	EASEMENT LINE
—	ACCESS CONTROL
—	RAILROAD TRACK
—	WATER EDGE
—	WETLAND BOUNDARY
—	WETLAND / MARSH
—	FENCE LINE
—	CULVERT
—	STORM SEWER
—	SANITARY SEWER
—	SANITARY SEWER FORCEMAIN
—	WATER
—	GAS
—	OVERHEAD ELECTRIC
—	UNDERGROUND ELECTRIC
—	UNDERGROUND TELEPHONE
—	UNDERGROUND TV
—	OVERHEAD UTILITY
—	UNDERGROUND UTILITY
—	DECIDUOUS TREE
—	CONIFEROUS TREE
—	TREE LINE
—	MANHOLE/STRUCTURE
—	CATCH BASIN
—	HYDRANT
—	VALVE
—	CURB STOP
—	POWER POLE
—	UTILITY PEDESTAL / CABINET
PROPOSED	
—	LOTLINE
—	RIGHT OF WAY
—	EASEMENT
—	FENCE
—	CULVERT
—	STORM SEWER
—	SANITARY SEWER
—	WATER
—	SANITARY MANHOLE
—	STORM MANHOLE
—	CATCH BASIN
—	HYDRANT
—	VALVE
—	STREET LIGHT



LOCATION MAP



ABBREVIATIONS:

AC	Act	CL	Centerline	FDC	Fire Department Connection	HDR	Horizontal	MAX	Maximum	PS	Pounds per square inch	TJC	Top of Curb
ADA	Americans with Disabilities Act	CMP	Corrugated Metal Pipe	FDN	Foundation	HR	Hour	MB	Mail Box	PVC	Polyvinyl Chloride	TEL	Telephone
ADD	Addendum	CO	Concrete	FEE	Finished Floor Elevation	HML	High Water Level	MCH	Mechanical	PMT	Pavement	TEMP	Temporary
AF	Above Finished Floor	CONC	Concrete	FTM	Feet per minute	HNY	Highway	MCH	Mechanical	QTY	Quantity	THRU	Through
AGG	Aggregate	CONCT	Construction	FPS	Feet per Second	HND	Hydrant	MIN	Minimum	RAD	Radius	TMEF	Transformer
APPROX	Approximate	CT	Cable/Tie	FT	Foot, Feet	I	Invert	MISC	Miscellaneous	RCF	Reinforced Concrete Pipe	TRANS	Transformer
ARCH	Architect, Architectural	CY	Cubic Yard	FTG	Footings	ID	Inside Diameter	NO	Number	RD	Reinforcing Bar	TV	Television
B2B	Back of Curb to Back of Curb	C&G	Curb and Gutter	GA	Gauge	IN	Inch	NIS	Not To Scale	REAR	Reinforcing Bar	TV	Television
BTE	Basement Floor Elevation	DEM	Demolition	GAL	Gallon	INV	Invert	NVL	Normal Water Level	REAR	Reinforcing Bar	TV	Television
BT	Blowcount	DIA	Diameter	GAU	Gallons per Minute	IP	Iron Pipe Size	OC	On Center	ROW	Right of Way	UT	Utility, Underground Telephone
CAD	Computer Aided Design	DM	Dimension	GC	General Contractor	IPS	Iron Pipe Size	OCV	On Center Vertical	ROW	Right of Way	VCP	Verified Clay Pipe
CI	Catch Basin	DS	Downspout	GR	Gutter	JBOX	Junction Box	OH	Overhead	SAN	Sanitary	WID	Width
CIS	Cubic Feet per Second	EA	Each	GL	Gutter Line	JBOX	Junction Box	OH	Overhead	SAN	Sanitary	WID	Width
CF	Cubic Feet	ELEC	Electrical	GF	Gutter Flow	LF	Linear Feet	OZ	Ounce	SF	Square Feet	YD	Yard
CP	Catch Basin	ELUV	Elevation	GV	Gate Valve	UF	Under Feet	PERF	Perforated	SPEC	Specification	YR	Year
CPC	Catch Basin Pipe	EQF	Emergency Overflow	HQF	High Quality Polyethylene	UN	Under	PL	Property Line	STA	Station		
CPC	Catch in Place Concrete	EQ	Equal	HD	Heavy Duty	LS	Low Pressure Steam	PL	Property Line	STA	Station		
CI	Control Joint	EX	Existing	HH	Handhole	LSO	Lowest Structural Opening	PP	Polypropylene	ST	Square Yard		

PROJECT INDEX:

OWNER:
JSC PROPERTIES
350 E LOCUST STREET, SUITE 500
DES MOINES, IA 50309
PH: (515) 245-9501

PROJECT ADDRESS / LOCATION:
**S3 T78N R24W &
S10 T78N R24W**

**POLK COUNTY
DES MOINES, IOWA**

MANAGING OFFICE:

DES MOINES OFFICE
508 EAST LOCUST STREET
DES MOINES, IA 50309
PHONE: 515.243.9143

PROJECT MANAGER: EVAN DEL VAL
EMAIL: EVAN.DELVAL@ISG.COM



SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF DES MOINES REQUIREMENTS AND WITH THE 2018 EDITION OF THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS, UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

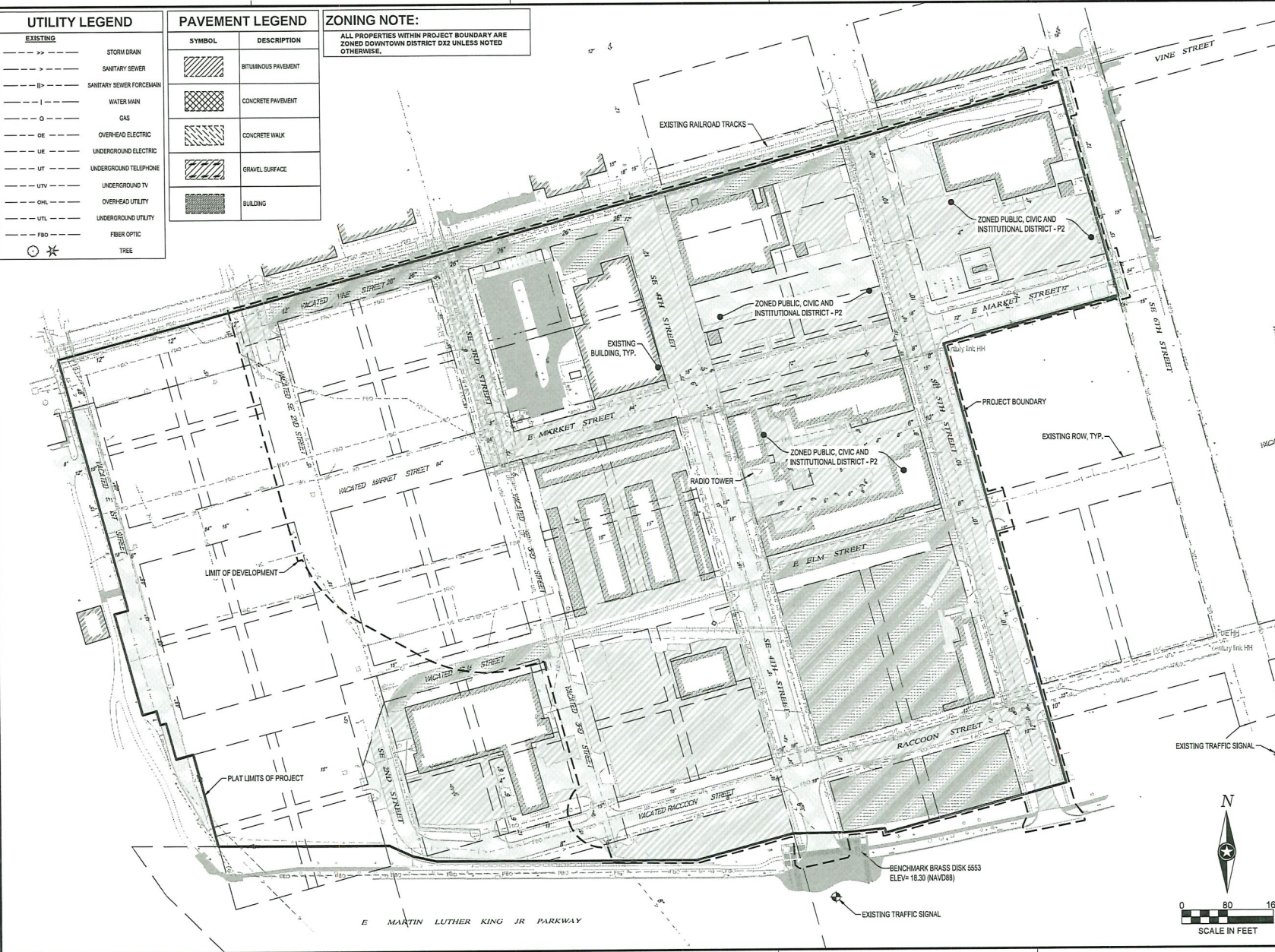
HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83). ON THE IOWA RICE ZONE 8 (IOWA-DES MOINES) COORDINATE SYSTEM, IN U.S. SURVEY FEET.
ELEVATIONS HAVE BEEN REFERENCED TO THE DES MOINES VERTICAL DATUM.
RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

B.M. ELEVATION=18.30
CITY OF DES MOINES BRASS TABLE
NW CORNER TRAFFIC SIGNAL BASE AT
NE QUAD OF E MLK JR PKWY AND SE 4TH ST

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN APRIL 2020 BY ISG.

UTILITY LEGEND		PAVEMENT LEGEND		ZONING NOTE:
EXISTING		SYMBOL	DESCRIPTION	
---	STORM DRAIN		BITUMINOUS PAVEMENT	ALL PROPERTIES WITHIN PROJECT BOUNDARY ARE ZONED DOWNTOWN DISTRICT DX2 UNLESS NOTED OTHERWISE.
---	SANITARY SEWER		CONCRETE PAVEMENT	
---	SANITARY SEWER FORCE MAIN		CONCRETE WALK	
---	WATER MAIN		GRAVEL SURFACE	
---	GAS		BUILDING	
---	OVERHEAD ELECTRIC			
---	UNDERGROUND ELECTRIC			
---	UNDERGROUND TELEPHONE			
---	UNDERGROUND TV			
---	OVERHEAD UTILITY			
---	UNDERGROUND UTILITY			
---	FIBER OPTIC			
---	TREE			



gēnus

[landscape architects]

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PROJECT

THE MARKET DISTRICT

PHASE 1A

DES MOINES IOWA

DATE	REVISION DESCRIPTION	BY
2022/11/01	PARK DEVELOPMENT UPDATE	MJE

PROJECT NO.	20-23999
FILE NAME	23999 EXIST
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	07/22/2020
CLIENT PROJECT NO.	

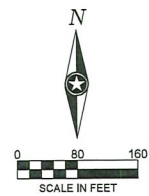
TITLE





EXISTING SITE PLAN

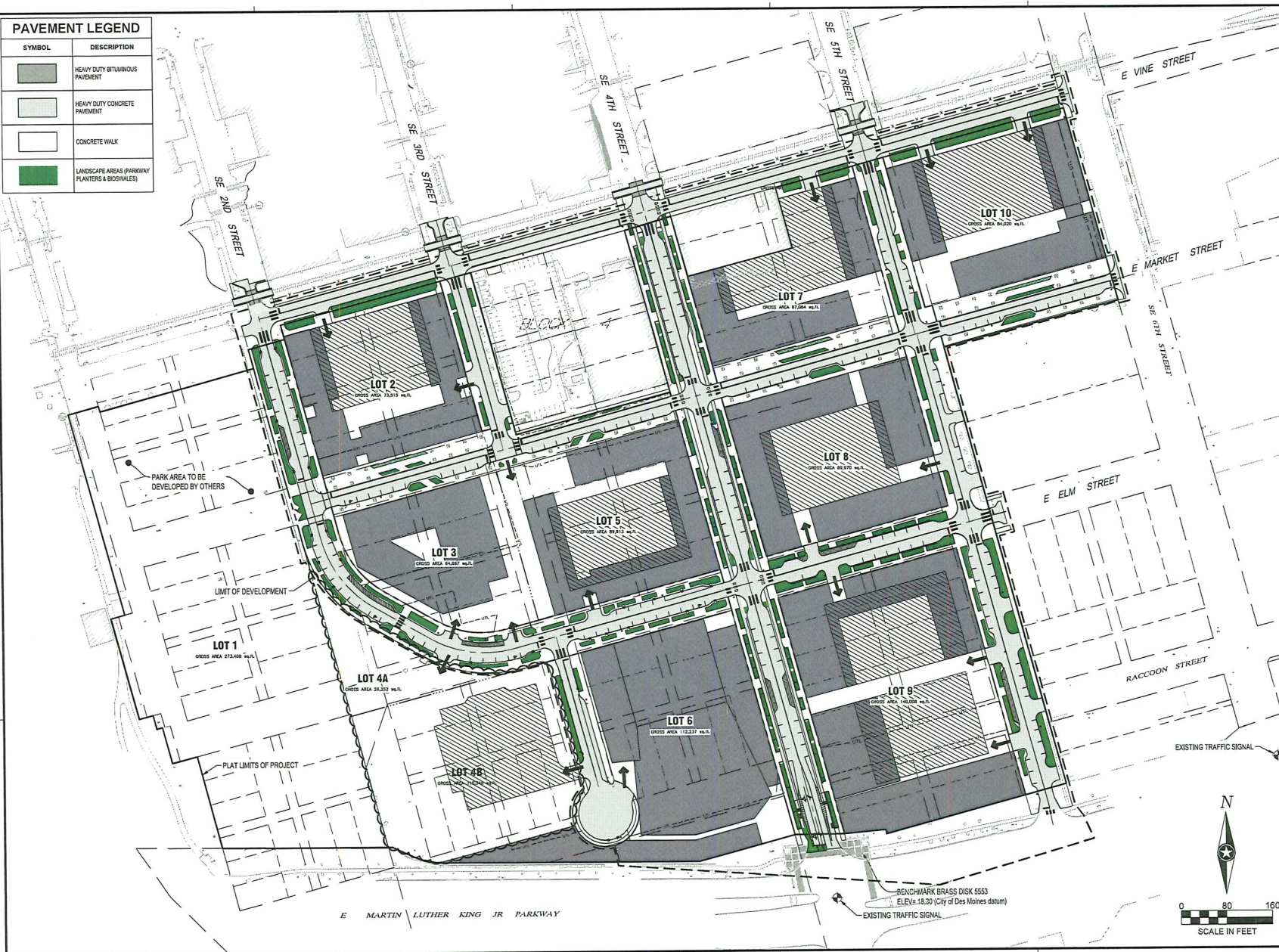
SHEET

2

OF 14



PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HEAVY DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	LANDSCAPE AREAS (PARKWAY PLANTERS & BIOSVALES)






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PROJECT

**THE MARKET DISTRICT
PHASE 1A**

DES MOINES IOWA

DATE	REVISION DESCRIPTION	BY
2022/02	LOT 3 BUILDING, VINE ST.	ESG
2023/11/01	PARK DEVELOPMENT UPDATE	MLE

PROJECT NO. 20-23999
FILE NAME 23999 SITE PLAN
DRAWN BY
DESIGNED BY
REVIEWED BY
ORIGINAL ISSUE DATE 07/22/2020
CLIENT PROJECT NO. -

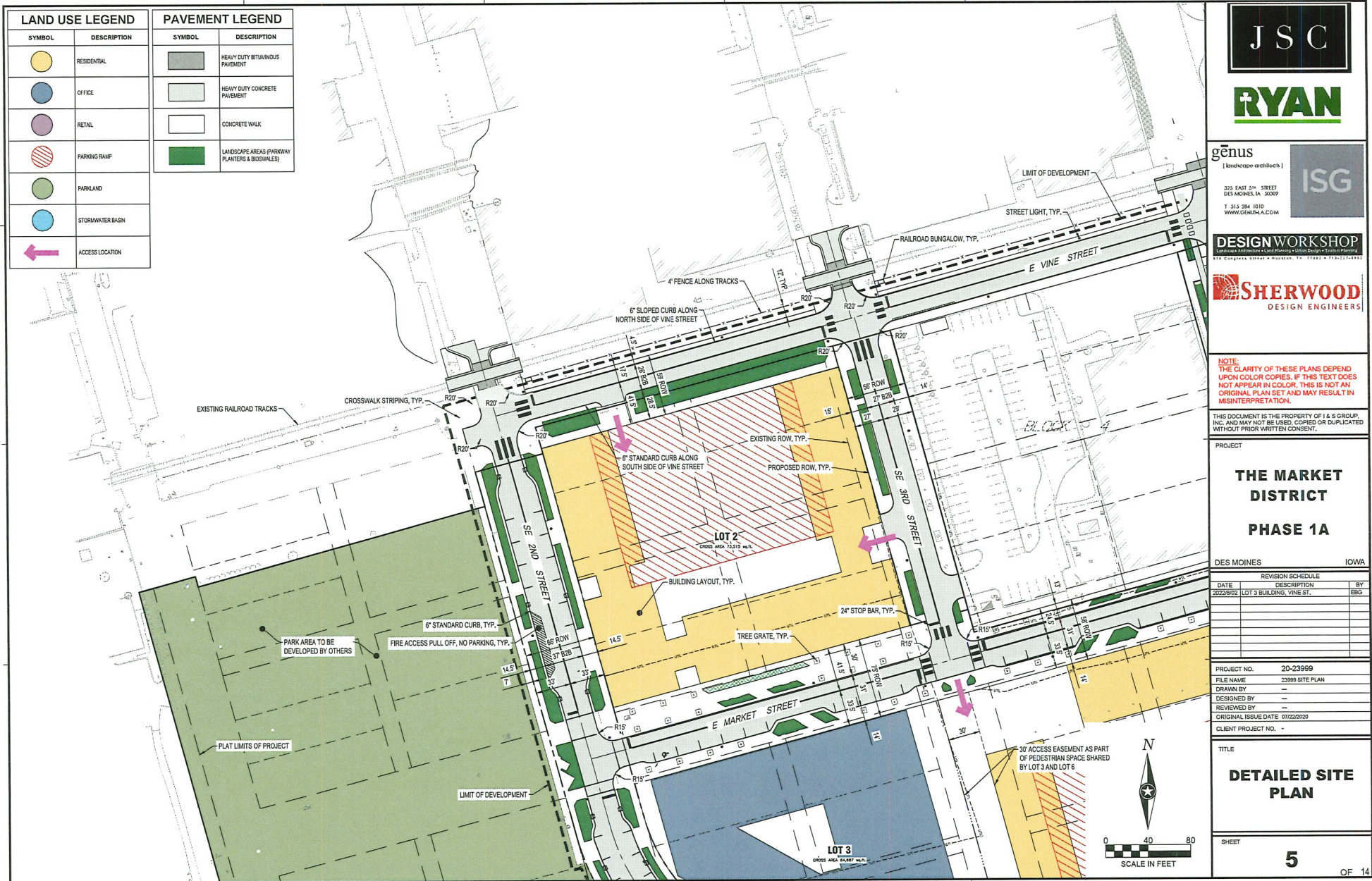
TITLE

OVERALL SITE PLAN

SHEET

4

OF 14



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PROJECT

**THE MARKET DISTRICT
PHASE 1A**

DES MOINES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
2022/02	LOT 3 BUILDING VINE ST.	BBG

PROJECT NO.	20-23999
FILE NAME	23999 SITE PLAN
DRAWN BY	—
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	07/22/2020
CLIENT PROJECT NO.	—

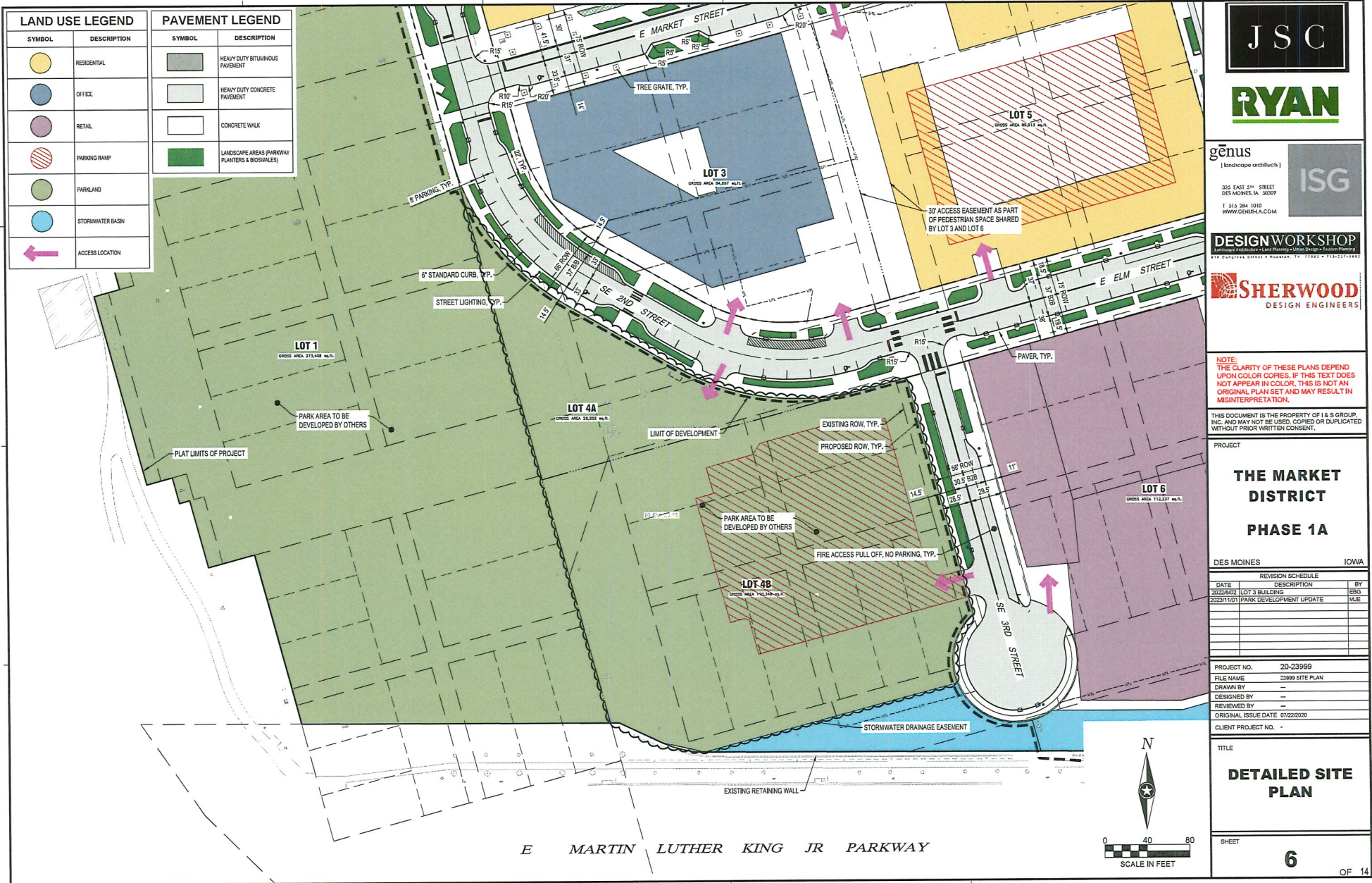
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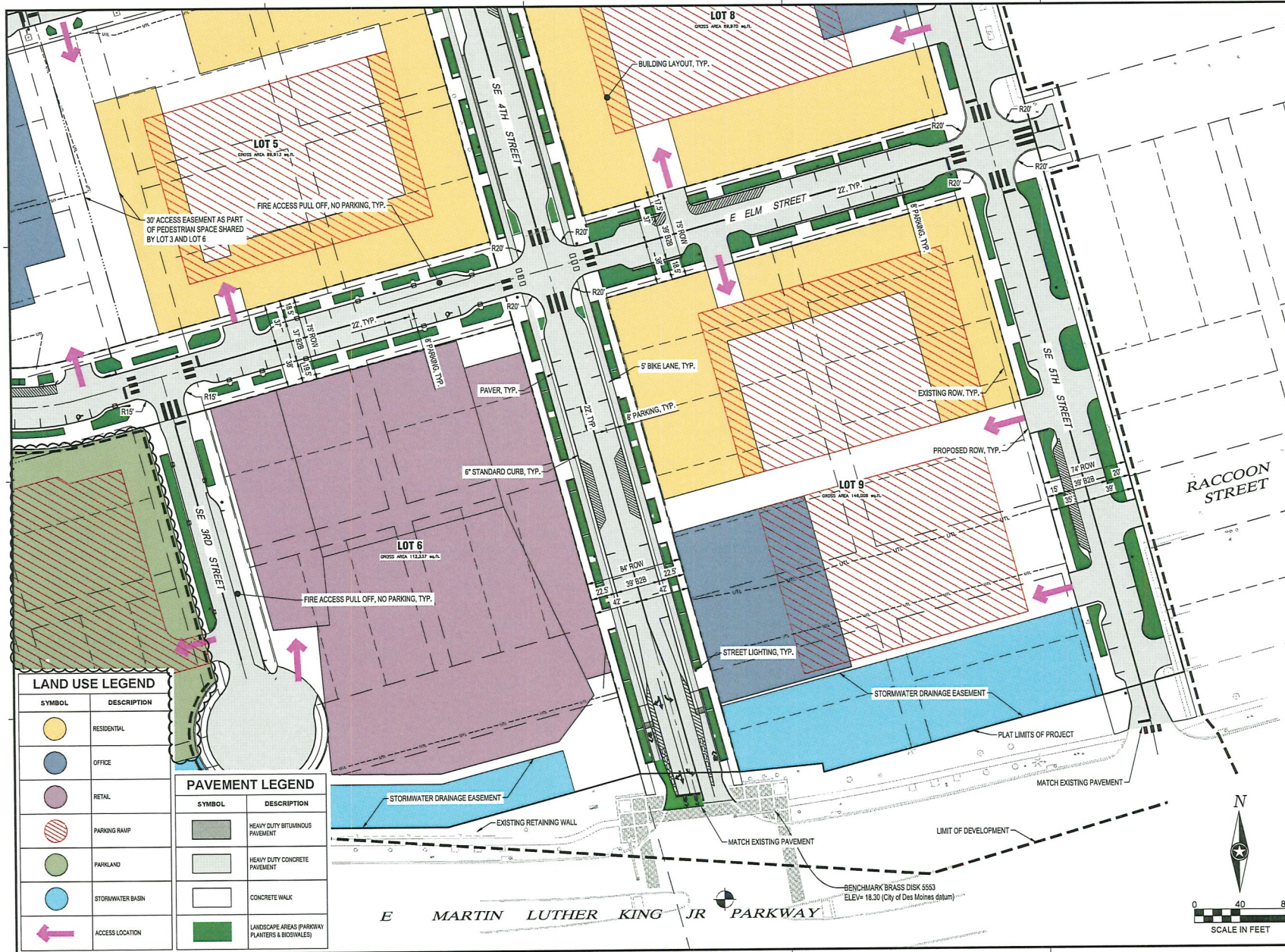
DETAILED SITE PLAN

SHEET

5

OF 14





LAND USE LEGEND

SYMBOL	DESCRIPTION
	RESIDENTIAL
	OFFICE
	RETAIL
	PARKING RAMP
	PARKLAND
	STORMWATER BASIN
	ACCESS LOCATION

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	HEAVY DUTY BITUMINOUS PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE WALK
	LANDSCAPE AREAS (PARKWAY PLANTERS & BIODIVERSITY)



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PROJECT

THE MARKET DISTRICT PHASE 1A

DES MOINES

IOWA

DATE	REVISION	SCHEDULE	DESCRIPTION	BY

PROJECT NO.	20-23999
FILE NAME	23999 SITE PLAN
DRAWN BY	—
DESIGNED BY	—
REVIEWED BY	—
ORIGINAL ISSUE DATE	07/22/2020
CLIENT PROJECT NO.	—

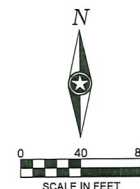
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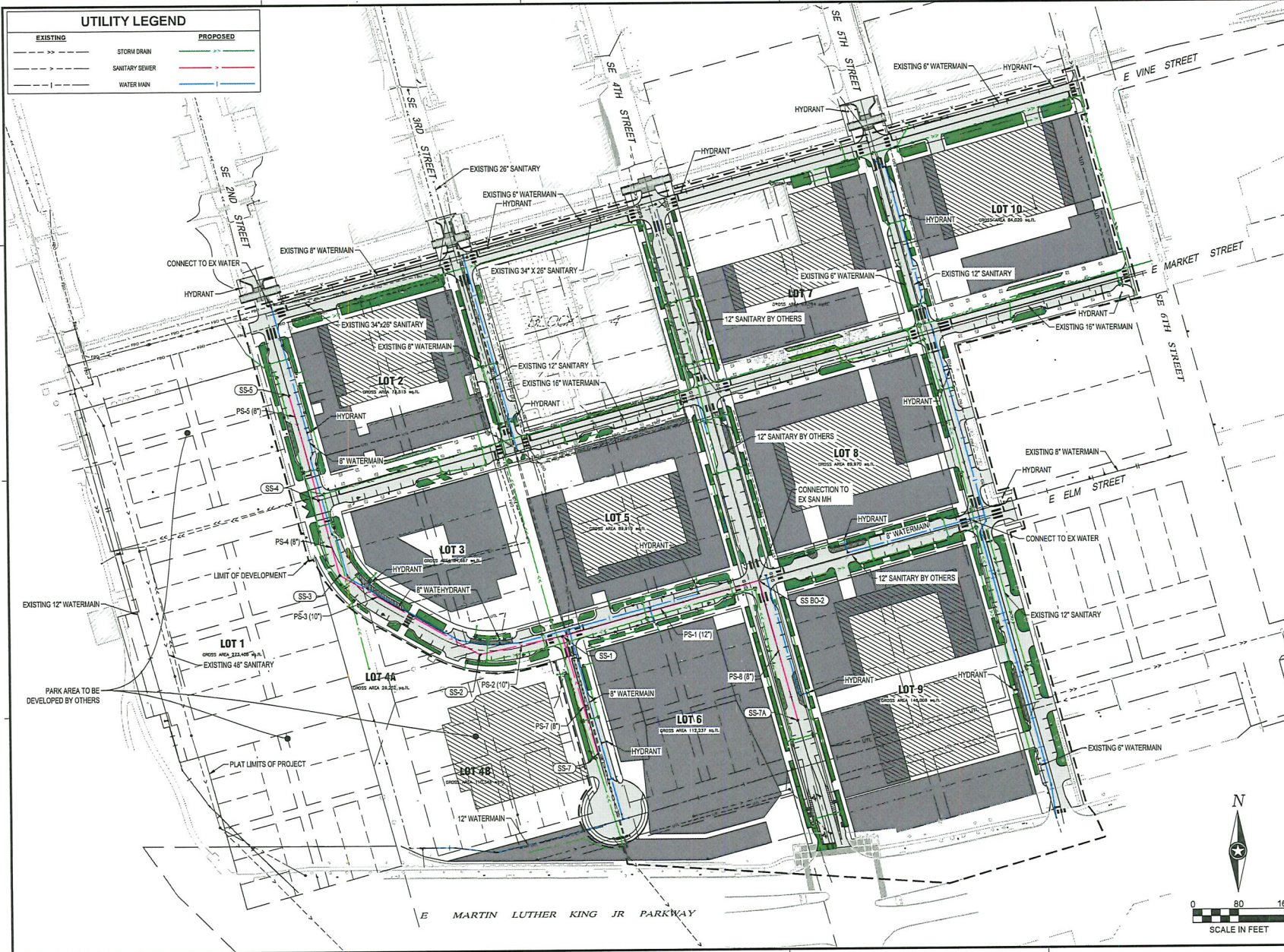
DETAILED SITE PLAN

SHEET

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THE MARKET DISTRICT PHASE 1A

DES MOINES IOWA

DATE	REVISION	SCHEDULE	BY
2022/7/22	BLOCK 3 BUILDING		EBG
2023/11/01	PARK DEVELOPMENT UPDATE		MJE

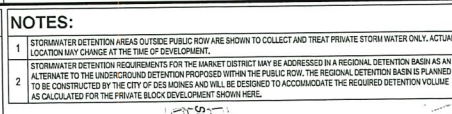
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FILE NAME	23999 UTILITY OVERALL
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	07/22/2020
CLIENT PROJECT NO.	

UTILITY PLAN - SANITARY SEWER & WATERMAIN

SHEET

9

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DES MOINES IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	20-23999
FILE NAME	23999 DETAIL
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	07/22/2020
CLIENT PROJECT NO.	

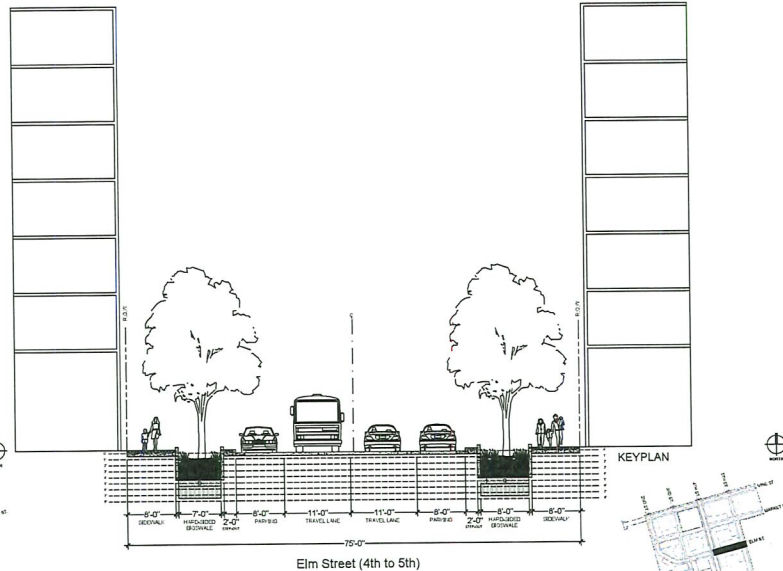
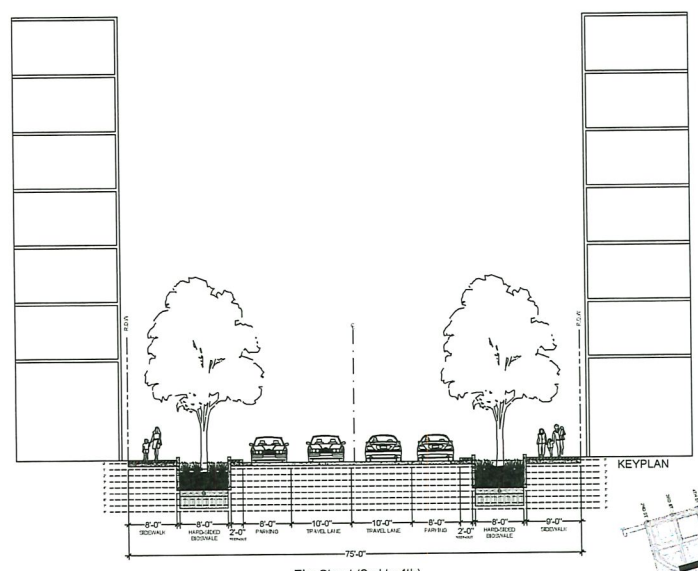
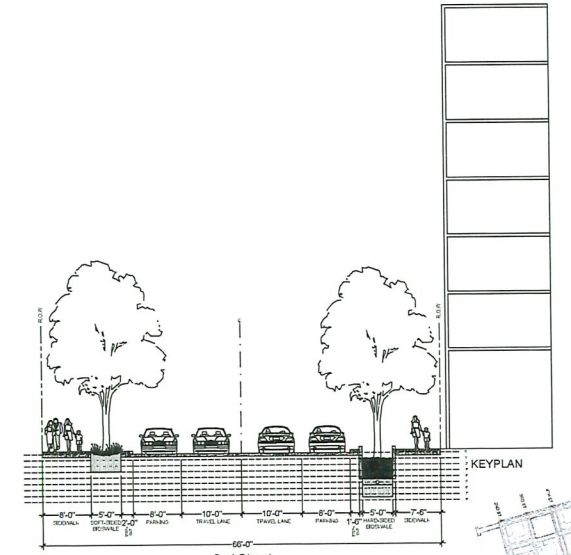
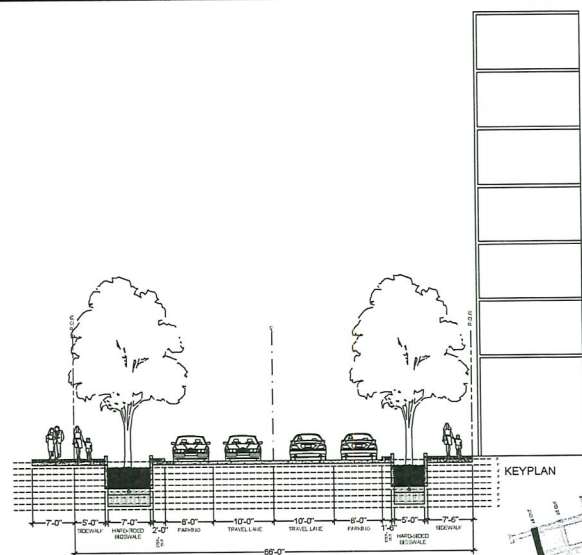
TITLE

TYPICAL STREET SECTIONS

SHEET

11

OF 14





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**THE MARKET
DISTRICT
PHASE 1A**

[illegible]

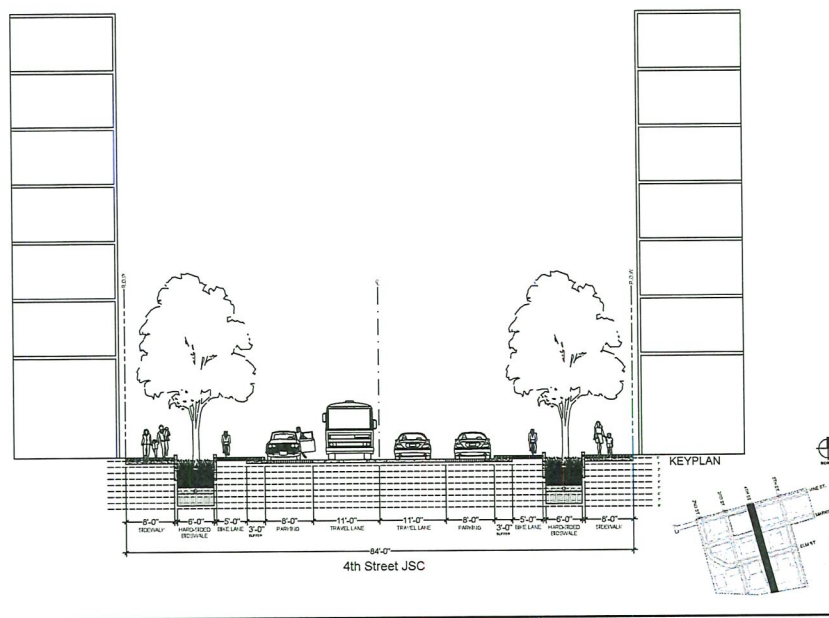
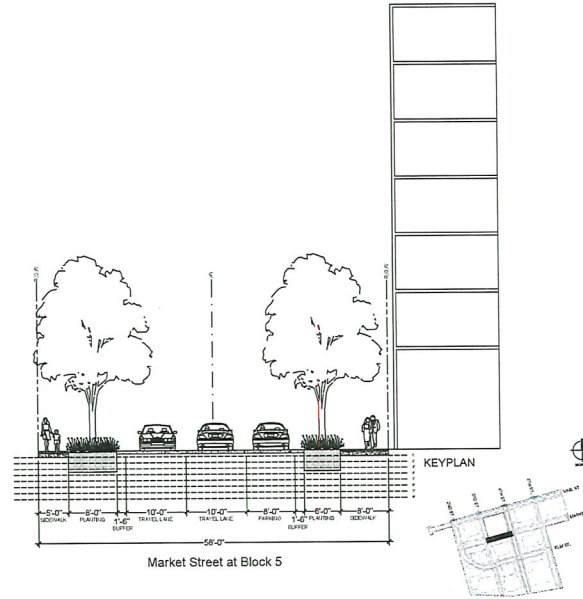
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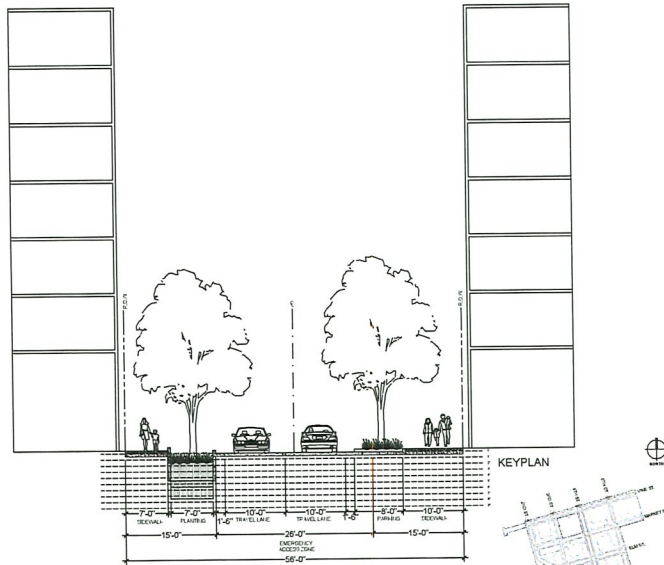
TYPICAL STREET SECTIONS

SHEET

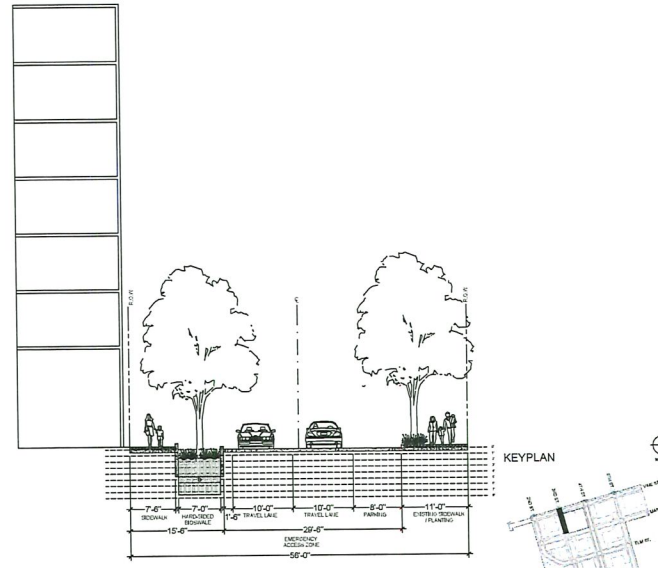
12

OF 14

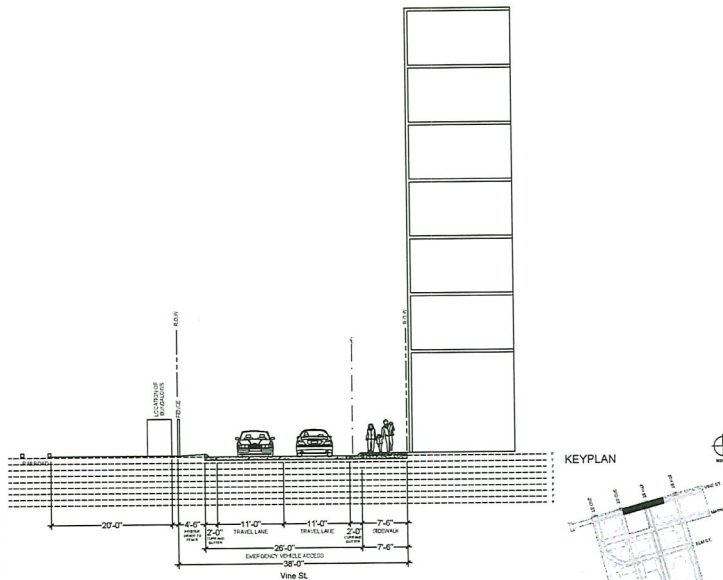




3rd Street
EAST SIDE



3rd Street
WEST SIDE



Vine St



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THE MARKET DISTRICT PHASE 1A

DES MOINES

IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
2022/02	VINE ST.	EBG

PROJECT NO.	20-23999
FILE NAME	23999 DETAIL
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	07/22/2020
CLIENT PROJECT NO.	

TITLE

TYPICAL STREET SECTIONS

SHEET

13

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REVISION SCHEDULE		
DATE	DESCRIPTION	BY

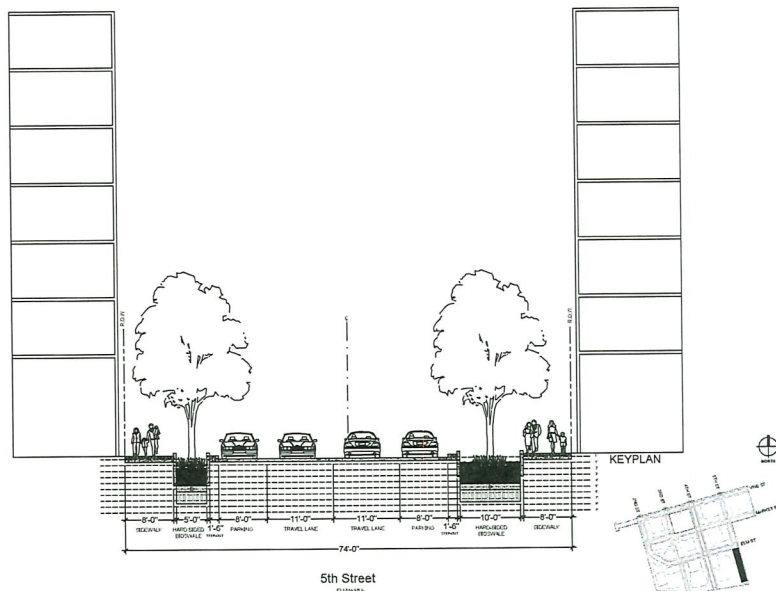
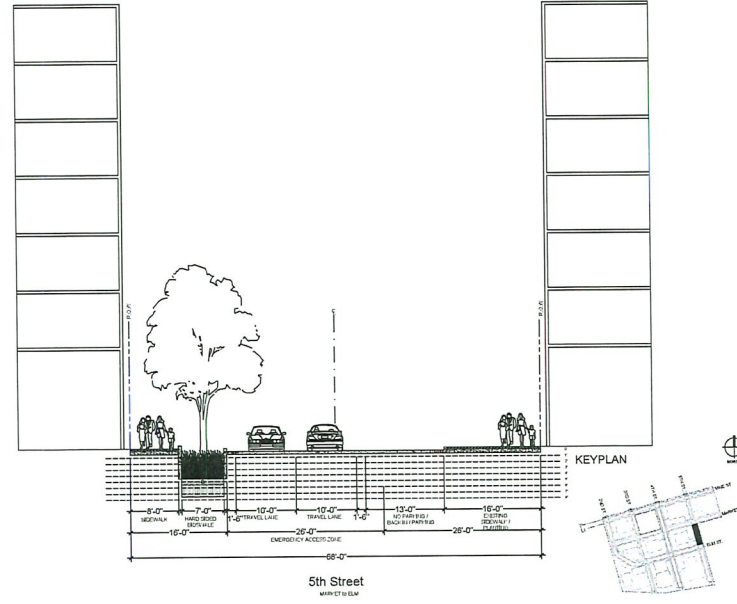
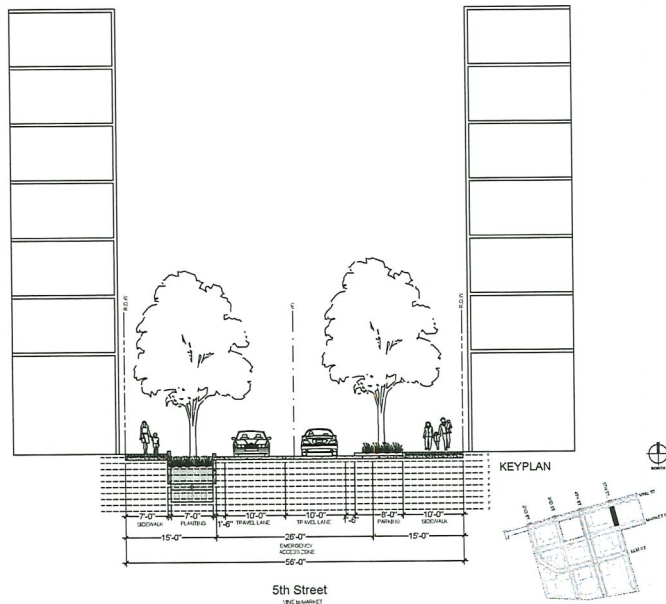
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FILE NAME	23999 DETAIL
DRAWN BY	—
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REVIEWED BY	—
ORIGINAL ISSUE DATE	9/12/2020
CLIENT PROJECT NO.	—

TITLE
**TYPICAL STREET
SECTIONS**

SHEET

14

OF 14



REZONING SUBMITTAL[illegible]Printed Name - Discipline
MC# A-License Number

EXTERIOR BUILDING ELEVATIONS - SHELTER

A200

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R1 OVERLOOK - ELEVATION
1/10" = 150' R/L /

A1 OVERLOOK - PERSPECTIVE
1/8" = 1'-0" RE. /

Des Moines Two Rivers Park

MidAmerican Energy
DMTR Park

Project No: 13026.43

REZONING SUBMITTAL

Issued: 11.14.2023

[illegible]

Printed Name - Discipline
MD# A-License Number

License Name: Eiteljode Nelson Interiors LLC/LLP Incorporated
Profession Name: Architectural Corp.
License Number: 000077

EXTERIOR BUILDING ELEVATIONS

A201

11/05/2013 3:47:34 P

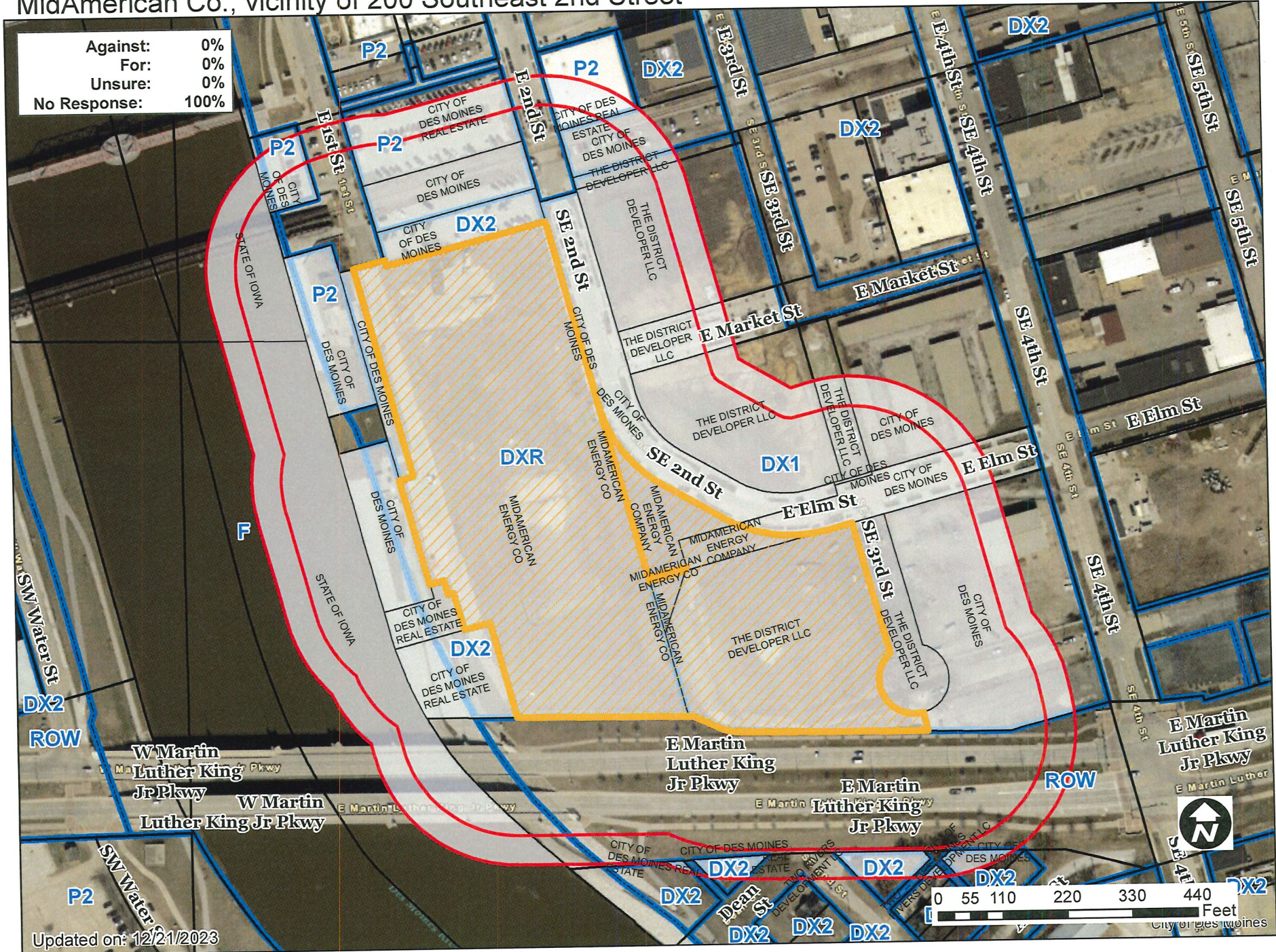
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MidAmerican Co., vicinity of 200 Southeast 2nd Street

ZONG-2023-000069

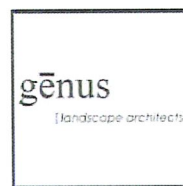
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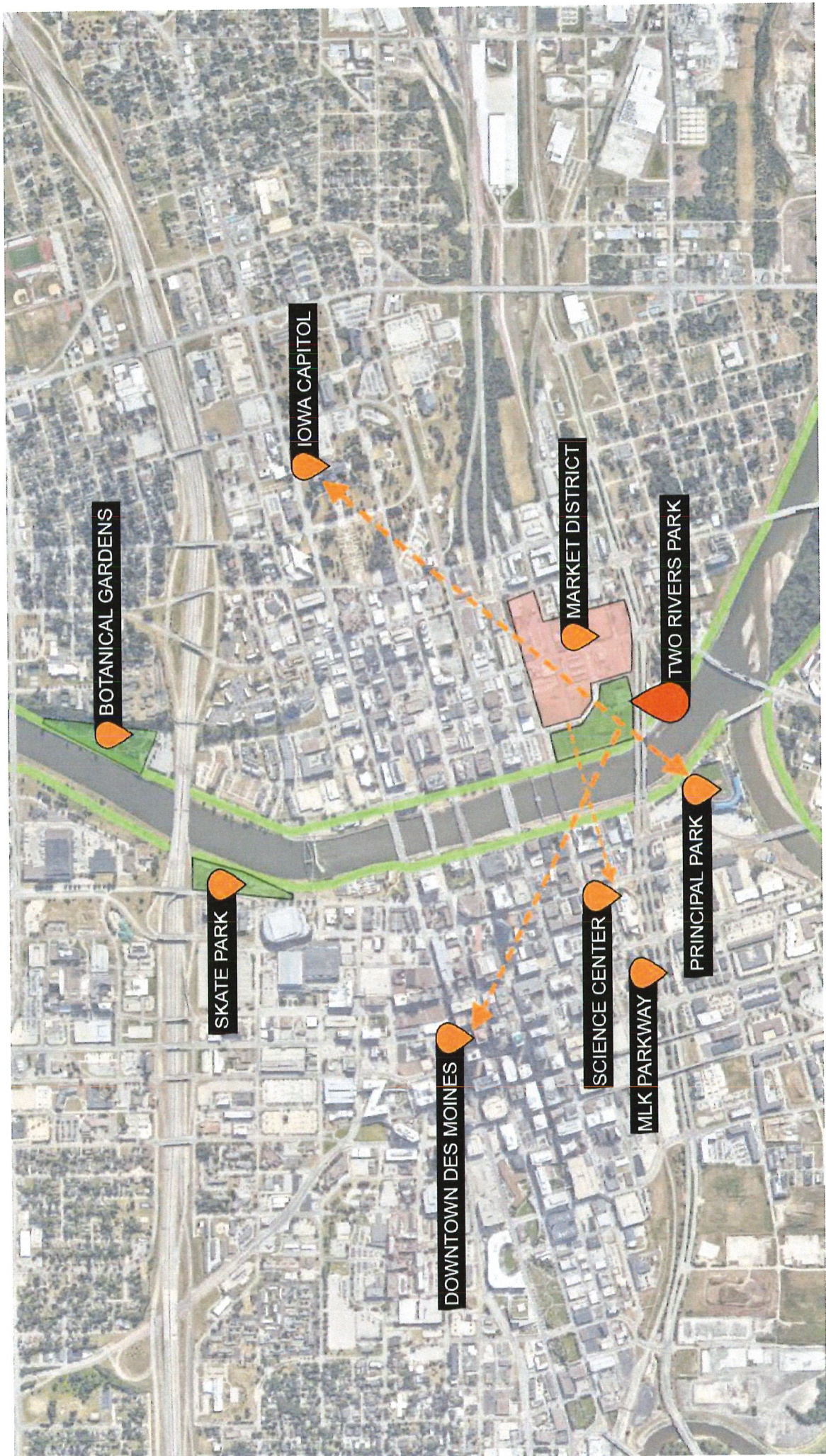


1 inch = 213 feet

TWO RIVERS PARK

Planning & Zoning - Rezoning | 12.21.23





BOTANICAL GARDENS

SKATE PARK

DOWNTOWN DES MOINES

IOWA CAPITOL

MARKET DISTRICT

SCIENCE CENTER

MLK PARKWAY

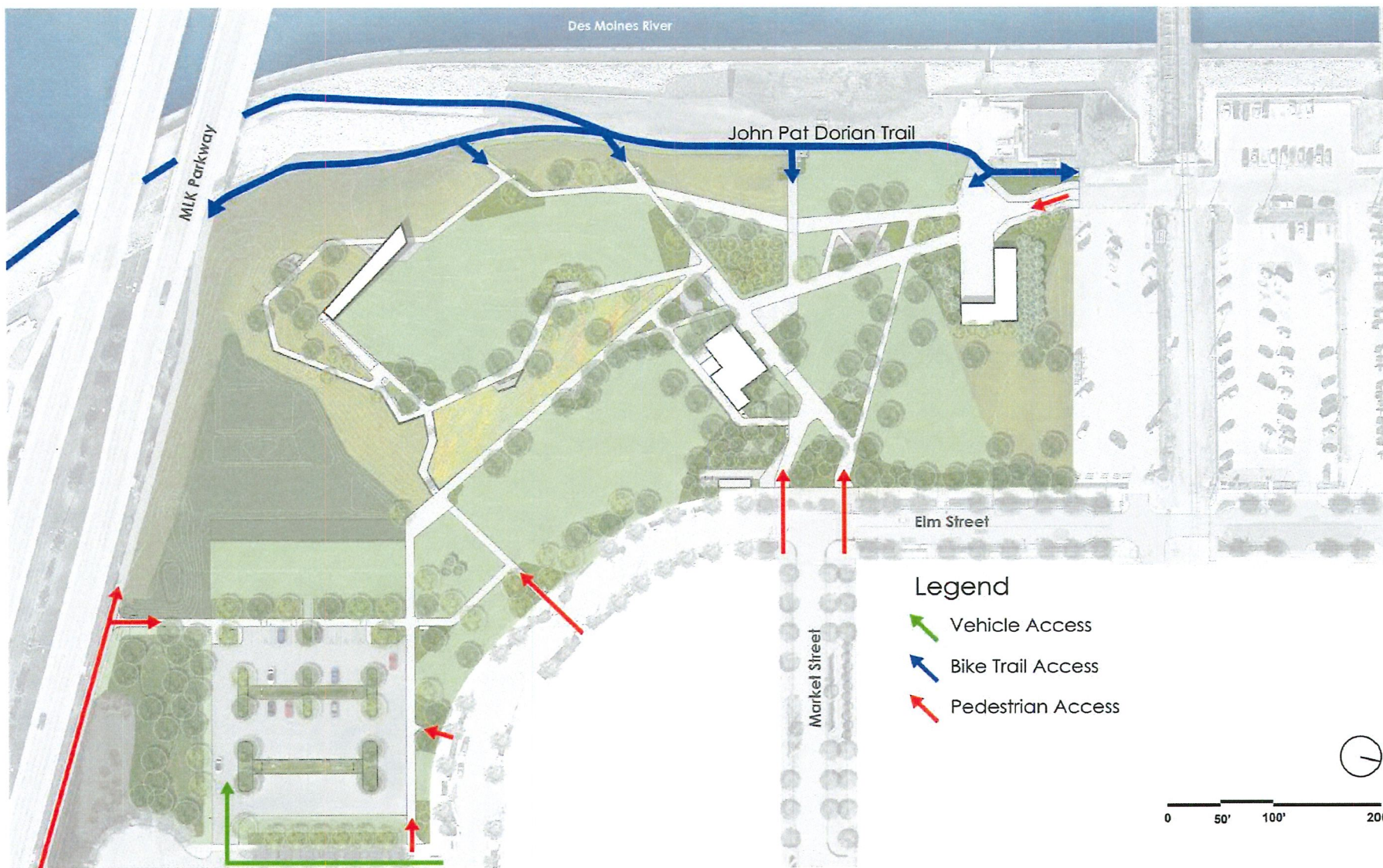
TWO RIVERS PARK

PRINCIPAL PARK

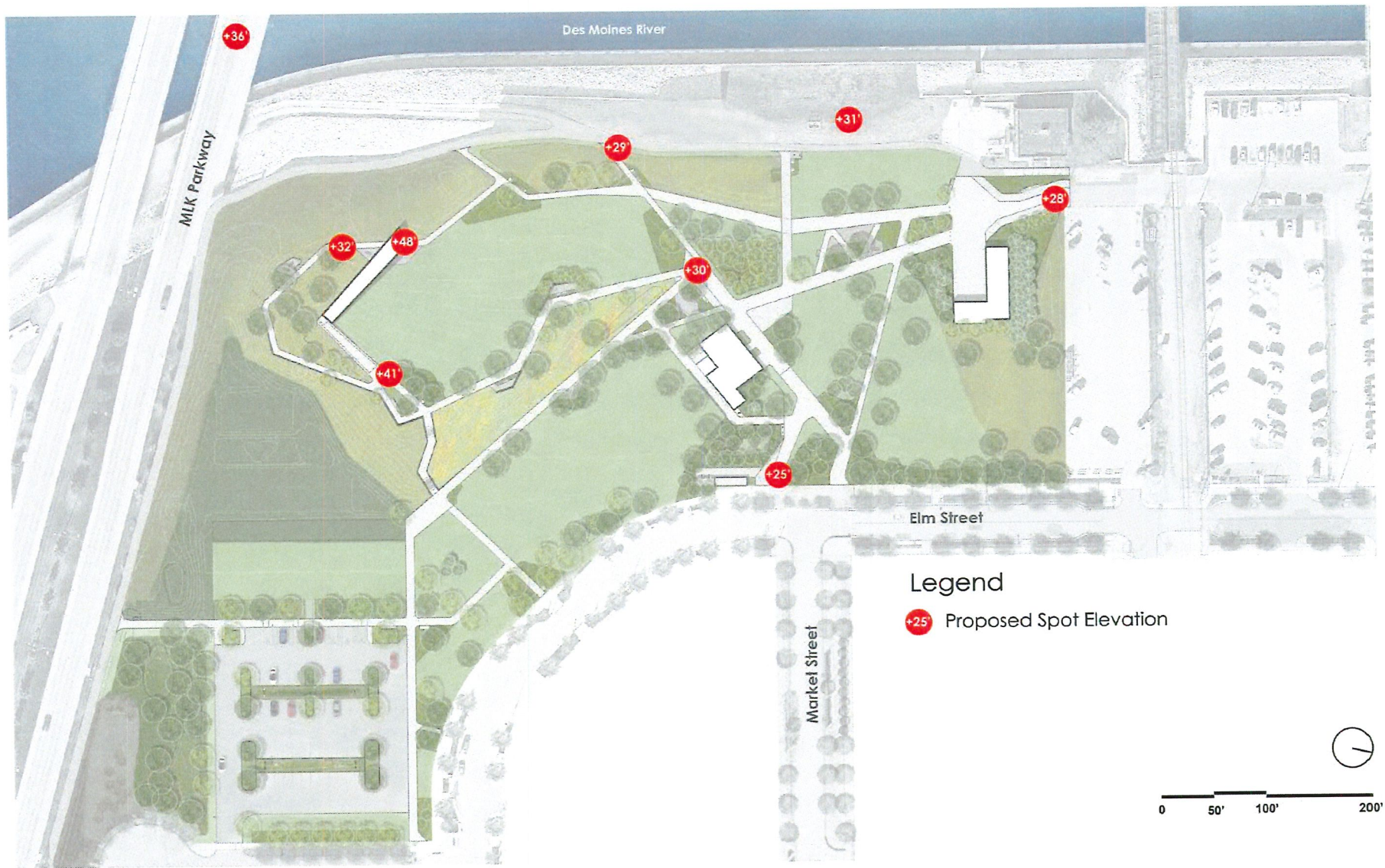


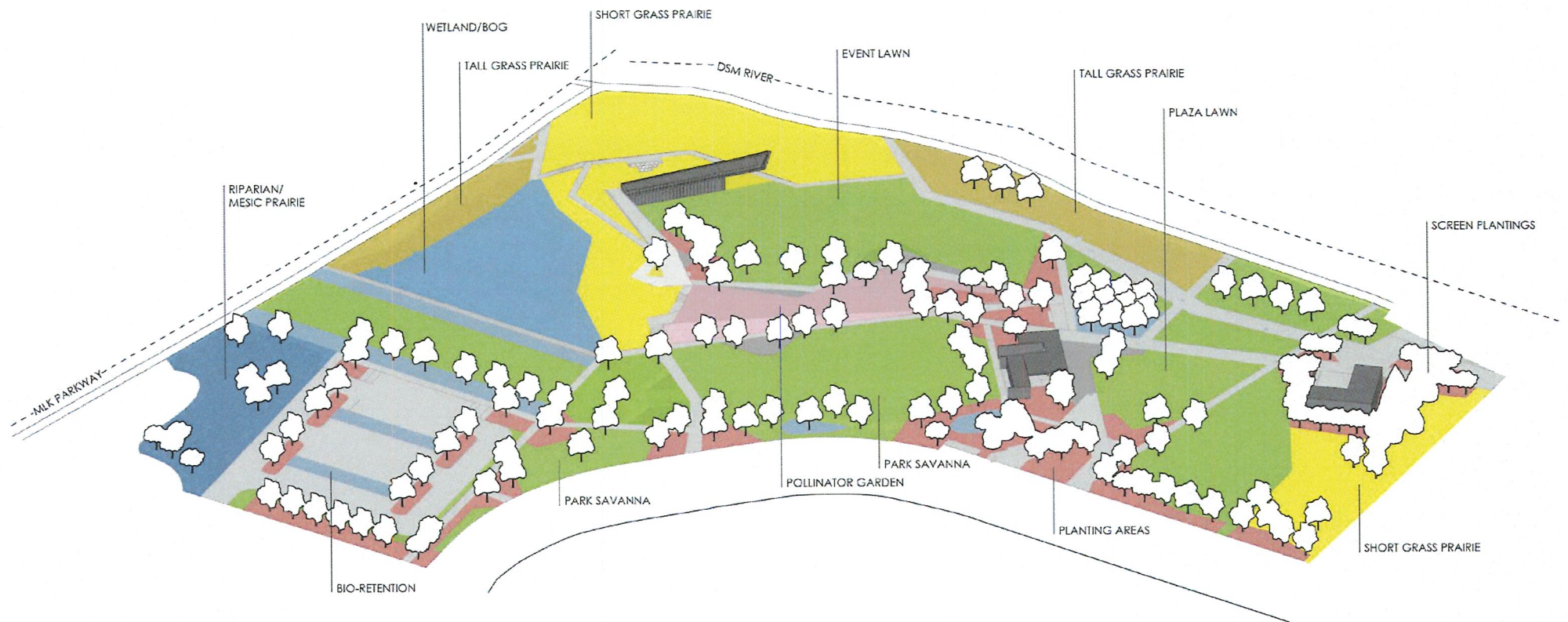
Legal Description
Lots 1, 4A and 4B, The Market District Final Plat, an official plat, City of Des Moines, Polk County, Iowa."

Currently this property is partially zoned DXR and partially zoned DX1. The proposed use for this site is a public park and an associated surface parking lot. The park is being developed by MidAmerican Energy Company. Rezoning these parcels to a P2 zoning district is necessary to allow this site to be utilized as a Public Recreation Area.



















1 inch = 213 feet