



Date August 5, 2024

RESOLUTION HOLDING HEARING REGARDING REQUEST FROM MIDAMERICAN ENERGY COMPANY (OWNER), REPRESENTED BY BENJAMIN KEITH (OFFICER) AND MARK D. LOWE (OFFICER), FOR REVIEW AND APPROVAL OF AN 8TH AMENDMENT TO AIRPORT COMMERCE PARK WEST PUD CONCEPTUAL PLAN, ON PROPERTY LOCATED AT 5700 THORNTON AVENUE, TO ALLOW A UTILITY SUBSTATION USE AND ADDITIONAL FENCING OPTIONS

WHEREAS, on June 20, 2024, the City Plan and Zoning Commission considered a request from MidAmerican Energy Company (Owner), represented by Benjamin Keith (Officer) and Mark D. Lowe (Officer), for review and approval of an 8th amendment to the Airport Commerce Park West PUD Conceptual Plan, on property located at 5700 Thornton Avenue, to allow a utility substation use and additional fencing options; and

WHEREAS, the City Plan and Zoning Commission voted 10-0-1 to **APPROVE** the 8th amendment to the Airport Commerce Park West PUD Conceptual Plan, on property located at 5700 Thornton Avenue, to allow a utility substation use and additional fencing options, subject to the following conditions:

1. The final design, material, and placement of the proposed utility substation fencing shall be in accordance with an approved PUD Development Plan as approved by the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:

LOT 14, AIRPORT COMMERCE PARK WEST PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

WHEREAS, on July 15, 2024, by Roll Call No. 24-0961, it was duly resolved by the City Council that the request for approval of the 8th Amendment to the Airport Commerce Park West PUD Conceptual Plan be set down for hearing on August 5, 2024, 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 proposed 8th Amendment to the Airport Commerce Park West PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed 8th Amendment to the Airport Commerce Park West PUD Conceptual Plan, 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:



Roll Call Number

Agenda Item Number

43

Date August 5, 2024

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed 8th Amendment to the Airport Commerce Park West PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 8th Amendment to the Airport Commerce Park West PUD Conceptual Plan is hereby found to be in conformance with PlanDSM: Creating Our Tomorrow Plan and is hereby approved as stated above, subject to conditions set forth above.

MOVED by _____ to adopt. SECOND by _____.

FORM APPROVED:

/s/ Chas M. Cahill

Chas M. Cahill

Assistant City Attorney

(ZONG-2024-000018)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT	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.
BOESEN					
SIMONSON					
VOSS					
COLEMAN					
WESTERGAARD					
MANDELBAUM					
GATTO					
TOTAL					
MOTION CARRIED				APPROVED	
_____ Mayor					_____ City Clerk

June 24, 2024

Communication from the City Plan and Zoning Commission advising that at their June 20, 2024 meeting, the following action was taken on request from MidAmerican Energy Company (owner), represented by Benjamin Keith (officer) and Mark D. Lowe (officer), for review and approval of an 8th amendment to the Airport Commerce Park West PUD Conceptual Plan for a parcel located at 5700 Thornton Avenue, to allow a utility substation use and additional fencing options.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0-1 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				X
Johnny Alcivar					
Justyn Lewis					X
Carolyn Jenison	X				
William Page	X				
Andrew Lorentzen	X				
Emily Webb					X
Katie Gillette	X				
Rick Trower	X				

Approval of the requested 8th amendment to the Airport Commerce Park West PUD, subject to the provision of the following note on the PUD Conceptual Plan:

1. The final design, material, and placement of the proposed utility substation fencing shall be in accordance with an approved PUD Development Plan as approved by the Planning and Urban Design Administrator.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the requested 8th amendment to the Airport Commerce Park West PUD, subject to the provision of the following note on the PUD Conceptual Plan:

1. The final design, material, and placement of the proposed utility substation fencing shall be in accordance with an approved PUD Development Plan as approved by the Planning and Urban Design Administrator.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed 8th amendment to the Airport Commerce Park West PUD Conceptual Plan would allow a utility substation use within the PUD. Additionally, it would allow fencing options which would include fencing height of up to 12 feet and materials such as solid brick, cement block, and other solid panel type fencing. Currently, the PUD standards restrict fencing to a black wrought iron style, 75% open fence design that is not greater than 8 feet in height, with no fencing taller than 3 feet located closer than 15 feet to a street right-of-way property line. These proposed amendments would impact Lot 14 of the PUD only. The other parcels which are part of the PUD would continue to be governed by the existing standards of the PUD Concept Plan.
2. **Size of Site:** The subject area consists of 1 parcel (approximately 10.4 acres) of the 29 parcels within the PUD. The overall area of the Airport Commerce Park West PUD is 109.6 acres.
3. **Existing Zoning (site):** Legacy “PUD” Airport Commerce Park West Planned Unit Development District.
4. **Existing Land Use (site):** The proposed utility substation site is currently vacant. Other uses within the PUD include light industrial, medical and other offices, warehouse, government, support commercial uses, and undeveloped parcels.
5. **Adjacent Land Use and Zoning:**
North – “PUD”; Uses are vacant land, office, and retail.
South – “EX” & “N2b”; Uses are one household residential.
East – “PUD”; Uses are Siegwerk USA ink manufacturing operations.
West – “PUD”, Uses are a data center, office, and retail.
6. **General Neighborhood/Area Land Uses:** The property is located along the west side of SW 56th Street just before it makes a slight jog to run further south to Watrous Avenue. The site is located within a business park that includes a mix of commercial and light industrial uses. There are one household residential uses to the southwest of the subject site.

7. **Applicable Recognized Neighborhood(s):** The subject property is within the Southwestern Hills Neighborhood. All neighborhoods were notified of the public hearing by emailing of the Preliminary Agenda on May 31, 2024, for the June 20, 2024, hearing. Additionally, separate notifications of the hearing for this specific item were emailed on May 31, 2024 (20 days prior to the hearing) and June 10, 2024 (10 days prior to the hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda was emailed to recognized neighborhoods on June 14, 2024.

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 on the date of the mailing. The Southwestern Hills Neighborhood mailings were sent to George Davis, 3124 Southwest 29th Street, Des Moines, IA 50321.

The applicant is required to conduct neighborhood outreach. They will be available to provide a summary of that outreach during the public hearing.

8. **Relevant Zoning History:** The Airport Commerce Park West PUD Conceptual Plan was approved in 1997 incorporating undeveloped land from the previously approved Airport Industrial Park PBP (Planned Business Park).

On May 31, 2006, the Conceptual Plan was amended administratively to allow the subject property to have outdoor patio seating for an existing restaurant tenant of the commercial center. In October of 2007, the Conceptual Plan was amended to allow autobody repair on the property at 3700 Southwest 61st Street. In August of 2011, the Commission considered a proposed 7th Amendment to specifically allow the property at 6151 Thornton Avenue for an Immigration and Customs Enforcement (ICE) facility which included detention. That proposed amendment was withdrawn before City Council consideration.

On January 14, 2013, by Ordinance No. 13-0155, the City Council approved a seventh amendment request to allow conversion of 19,000 square feet of the existing 38,317-square foot building from a retail/restaurant/office use to a rehabilitation center where 6,000 square feet is proposed for general office use, 3,000 square feet is proposed for medical outpatient clinic use, and 10,000 square feet is proposed for a residential social detoxification use.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Business Park.
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.

The application, accompanying evidence and “PUD” Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the amended “PUD” Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Fencing Materials:** The applicant is proposing to amend the approved PUD Conceptual Plan to allow, within an undeveloped parcel (Lot 14), a utility substation use, and to allow fencing options that are currently prohibited. These fencing options would allow additional materials and height allowance for the fencing around the substation. The current PUD limits fencing to a wrought iron type of black coated 75% open fence design that is not greater than 8-feet in height, with no fencing taller than 3-feet located closer than 15-feet to a public street and right-of-way property line. The proposed amendment would allow fencing up to 12-feet in height. Additionally, it would allow solid brick, cement block, or other solid panel type fencing. Because of the unique nature of the fencing around the substation, it generally fits the characteristics of a wall/building façade rather than a standard fence. The PUD currently prohibits the following materials and finishes on the exterior surface of any building – plywood, composite siding and building panels, pre-engineered metals with exposed fasteners, metal siding, plastic, stucco, EFIS, common concrete block except for rear building walls that are not visible from a public street.

Staff notes that if the subject area were not zoned PUD, it would likely be zoned “EX” Mixed Use District and would need to comply with the Fence and Wall requirements within current Municipal Code Chapter 135-7.11. Staff feels that the utility substation with the perimeter wall fencing is sufficiently set back from the street frontage based on the submitted PUD drawing. Furthermore, staff supports the proposed amendment to allow the substation use with the additional fencing options so long as the final design, material, and placement of the fencing is in accordance with an approved PUD Development Plan (aka Site Plan), as approved by the Planning and Urban Design Administrator.

- 2. Utility Substation Use:** The permitted uses outlined in the PUD Development Standards include PBP (Planned Business Park), support commercial uses as defined in the PBP District Regulations, Section-134-737(7) and principal permitted commercial uses as defined in C-1 District Regulations, Section 134-842 of the retired Zoning Ordinance. This would be comparable to the uses permitted within EX Mixed Use District of the current City Code. Major and minor utilities and public service facilities may be allowed in the EX District either as a conditional use or by right. Given the uses permitted by the PUD development standards as well as the provisions within the current City Code, staff believes the proposed utility substation use for Lot 14 is appropriate.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented the staff report and recommendations.

Chris Draper asked if high voltage power lines would be constructed over the neighborhood area.

Sreyoshi Chakraborty stated that MidAmerican Energy had stated due to cost and safety concerns, the lines would remain above ground.

Chris Draper asked when MidAmerican Energy stated the decision was based on cost, what was determined to be too costly.

Sreyoshi Chakraborty stated she would defer that answer to the applicant as she did not have the cost numbers available for the project. She did note that this was a concern brought up during the neighborhood meeting, but due to cost and safety concerns, the power lines would be left above ground.

Chris Draper asked what standard was assessed to determine safety and then what standard did the staff use to determine validity of the costs being too high.

Jason Van Essen stated that one of the overriding factors was the fact that this is a major transmission line rather than just a service line. He believed that the applicant can explain better the rationale that MidAmerican Energy placed them above ground.

Chris Draper said he would like to return to his question as to how the city analyzes a project such as this as to when power lines can be installed underground.

Will Page stated that this is a large piece of land at 10.4 acres, and he wondered what the plans for landscaping would be and how the neighboring properties had felt about it.

Sreyoshi Chakraborty presented the neighborhood meeting notes and how the applicant had worked to meet their concerns of adding similar sized trees, maintaining existing trees, and brush clean up. She stated that the applicant would have to go through the site plan process to meet city standards.

Will Page stated by the pictures presented, it showed a very naturalistic design, and he wondered if the neighbors had found that appealing.

Sreyoshi Chakraborty stated she would defer to the applicant for a more detailed answer.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Kelsey Ballard, 4209 NW Urbandale Drive, representing MidAmerican Energy Project Development. She stated that their current one-acre substation located on Park Avenue had needed expansion from the current site. They had chosen the new site for substation based on the fact that it already had existing transmission lines that had easements dating

back to the 1950's, accessibility for their staff, and it was for sale. Their current plan looks nothing like where they had started after taking feedback from the neighbors as well as adjusting for the City of Des Moines' potential relocation of SW 56th Street. They have worked very hard to partner with all parties to present the plan they are proposing now.

She addressed earlier questions regarding the lines being above ground. These are high voltage transmission lines that carry more power over longer distances. While they do have some underground transmission lines in the heart of downtown, these require large areas of space to install. Safety is the priority as a hit line can result in death with such high voltage. They have maintained that the overhead lines are safer in this situation at heights that have been approved by the National Electric Safety Code as well as adopted by Iowa Utilities Board. The clearance ability keeps everyone safe. They do have easement rights through this area, and they have worked to move them away from the neighborhood area. FAA permitting near the airport will also need to be completed.

She also mentioned the landscaping to include over 500 trees and will include basic grass with improvements as requested along the south property line to clear out brush.

Will Page asked if the landscaping will be maintained.

Kelsey Ballard stated it would be maintained.

Todd Garner asked what they would do with the old site.

Kelsey Ballard stated that they would decommission the old site. The substation sits on a hill, and they are unclear what it could be used for in the future, but open to ideas.

Chris Draper asked about lines that are underground in Des Moines.

Kelsey Ballard believed there were 69 KV lines located in downtown Des Moines. They own and operate over 5000 miles of transmission lines and the underground does not even show up as a percent. The vast majority is above ground. Repair costs and maintenance of above ground is much more efficient with an outage as it can be seen and identified much quicker than an underground repair. Repairs to faults underground are much more costly and take more time in an outage. This is a savings that is passed on to all customers.

Chris Draper asked for information on the above ground and below ground break rate differential. He expressed that it seemed as if underground lines would have less break due to less exposure.

Kelsey Ballard did not have that information.

Chris Draper noted that the decision to build above ground had been based on safety reasons. He asked how above ground lines were safer than buried lines.

Kelsey Ballard expressed the dangers of lines being hit by digging. Major transmission lines carry over 69,000 volts and it is very dangerous if hit in a whole different way than hitting just a service line in your yard.

Chris Draper asked if this was a common occurrence to hit a transmission line. Wouldn't these lines be much deeper just as they are placed much higher above the ground.

Kelsey Ballard did not have that information but did note that if they were to go underground, they would have to go much further down and wider and they were not certain they would have this space in this situation.

Chris Draper asked if an economic impact was studied as to how it would affect the property values of the neighboring areas as it can have a negative impact.

Kelsey Ballard stated that they look at this differently as it has been shown that it can have a positive impact as companies seek out these areas to be close to dependable power sources.

Chris Draper stated he understood the commercial side of this, but questioned how it would impact the neighborhood it is going over.

Kelsey Ballard stated that it does not impact property value.

Chris Draper asked if that was based on studies in Iowa.

Kelsey Ballard stated that was correct and includes the MidAmerican Energy service area in the state.

Rick Trower asked where the current substation is located in comparison to the new one.

Kelsey Ballard stated it was north and west off Park Avenue near Paws and Pints.

Rick Trower noted that there were current lines already running through the area and neighborhood and asked if these would change or increase in size.

Kelsey Ballard stated they would not change, and they already have the easements to be there, and they won't go much bigger.

Rick Trower mentioned as a follow up to Chris Draper, that if they were underground, they would be encased in concrete for that size.

Chris Draper asked what the cost differential was between undergrounding as opposed to above ground.

Jason Van Essen stated that staff reviews these projects case by case. When smaller service lines come in for review, they can generally be absorbed in the cost of the projects to require them to be underground. In this case with larger transmission lines, it is typical when looking at a Type 1 Design Alternative, underground requirements can be waived when over 10% of total project cost. It is also considered for impact on neighboring properties and in this case, the lines were already there and predated the residential development.

Chris Draper again was asking what the cost is. It is presented as a fact and we are accepting it without knowing the cost.

Jason Van Essen stated that staff finds it reasonable because it was already there, and they are only asking to move it up.

Carol Maher, Ward Three, Equitable Building, spoke in neutrality. She encouraged an idea for the decommissioned site to include native plantings. She also hopes the site plan will have the wall set back further from the property line, so it doesn't appear to be a wall. This to also include landscaping to hide the wall. She believed the applicant should be responsible for putting in a sidewalk on Southwest 56th Street.

COMMISSION ACTION

Rick Trower likes the idea of a sidewalk on Southwest 56th Street.

Sreyoshi Chakraborty stated the sidewalk is a future city project but not currently listed on the City's Capital Improvements Plan.

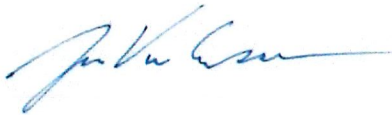
Michael Ludwig, Deputy Director Development Services, stated that the alignment of 56th Street will be changing and require a number of changes to the grading. It is likely that if a sidewalk was installed now, it would be torn out later and for this reason, it does not make sense to require it now. In the future, if it is completed, it could be considered as an assessment for adjoining properties.

Francis Boggus made a motion for approval of the requested 8th amendment to the Airport Commerce Park West PUD, subject to the provision of the following note on the PUD Conceptual Plan:

1. The final design, material, and placement of the proposed utility substation fencing shall be in accordance with an approved PUD Development Plan as approved by the Planning and Urban Design Administrator

THE VOTE 10-0-1 (Chris Draper passed)

Respectfully submitted,



Planning & Urban Design Administrator

JMV:mrw

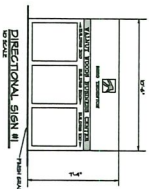
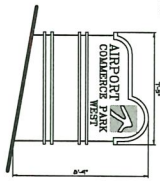
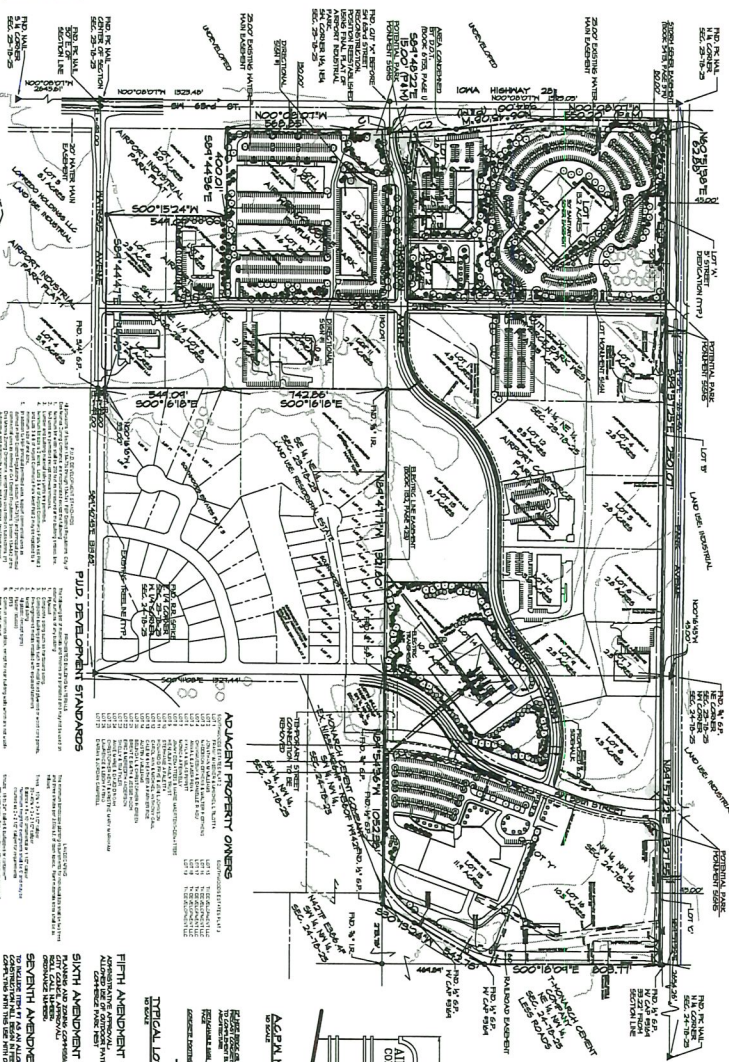
MidAmerican Energy Company 5700 Thornton Avenue

ZONG-2024-000018



1 inch = 334 feet

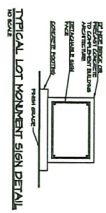
AMENDED PUD, CONCEPT PLAN AIRPORT COMMERCE PARK WEST DES MOINES, IOWA 8TH AMENDMENT



OVERVIEW OF ZONING
The project is located within the Airport Commerce Park West PUD, which is a special use district. The surrounding area is primarily zoned for residential and commercial purposes.

LEGAL DESCRIPTION
The project is located on the east side of Airport Road, between Commerce Park and the intersection of 10th Avenue. The legal description is as follows: [Detailed legal description text]

NOTES
1. The project is located within the Airport Commerce Park West PUD, which is a special use district.
2. The project is located on the east side of Airport Road, between Commerce Park and the intersection of 10th Avenue.
3. The project is located on the east side of Airport Road, between Commerce Park and the intersection of 10th Avenue.



TOTAL LOT NONCONFORMING SIGN DETAIL

FIFTH AMENDMENT
[Detailed text for the fifth amendment]

SIXTH AMENDMENT
[Detailed text for the sixth amendment]

SEVENTH AMENDMENT
[Detailed text for the seventh amendment]

EIGHTH AMENDMENT
[Detailed text for the eighth amendment]

APPROVAL
[Approval stamp and signature line]



CLIENT DATA

CLIENT	ADDRESS	PHONE	EMAIL
DESIGNER	1000 1st Avenue, Suite 1000	(515) 281-1234	info@designer.com
OWNER	1000 1st Avenue, Suite 1000	(515) 281-1234	info@owner.com

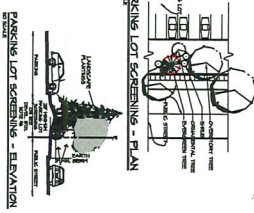
LEGEND

- 1. AIRPORT COMMERCE PARK WEST PUD
- 2. AIRPORT COMMERCE PARK WEST PUD
- 3. AIRPORT COMMERCE PARK WEST PUD
- 4. AIRPORT COMMERCE PARK WEST PUD
- 5. AIRPORT COMMERCE PARK WEST PUD
- 6. AIRPORT COMMERCE PARK WEST PUD
- 7. AIRPORT COMMERCE PARK WEST PUD
- 8. AIRPORT COMMERCE PARK WEST PUD
- 9. AIRPORT COMMERCE PARK WEST PUD
- 10. AIRPORT COMMERCE PARK WEST PUD

SCALE
1" = 200'

DATE
MAY 14, 2024

PROJECT
PUD Concept Plan #



ADJACENT PROPERTY OWNERS

1. [Owner Name], [Address], [Phone], [Email]

2. [Owner Name], [Address], [Phone], [Email]

3. [Owner Name], [Address], [Phone], [Email]

4. [Owner Name], [Address], [Phone], [Email]

5. [Owner Name], [Address], [Phone], [Email]

6. [Owner Name], [Address], [Phone], [Email]

7. [Owner Name], [Address], [Phone], [Email]

8. [Owner Name], [Address], [Phone], [Email]

9. [Owner Name], [Address], [Phone], [Email]

10. [Owner Name], [Address], [Phone], [Email]







Browns Woods Neighborhood Meeting Check In - June 6, 2024

[illegible]

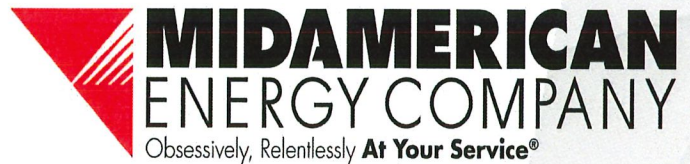
Thornton Ave Substation





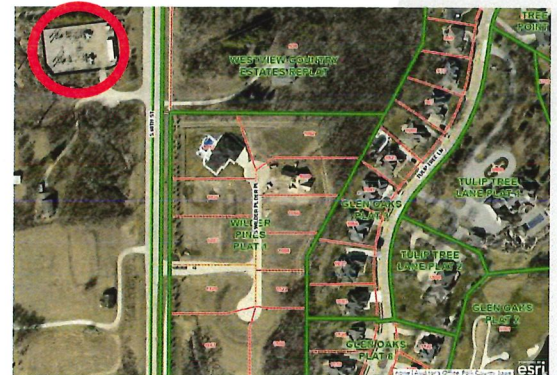
Introduction

- ▶ Provides electric and natural gas service in four states and more than 420 communities including the Des Moines area
- ▶ More than 3,100 employees live, work, and play across our service area
- ▶ We safely manage more than 29,500 miles of power lines and over 705,000 utility poles to deliver reliable service for our customers
- ▶ We are more than your utility provider, we are a partner
- ▶ Obsessively, relentlessly, at your service is more than a tagline...it is in our DNA



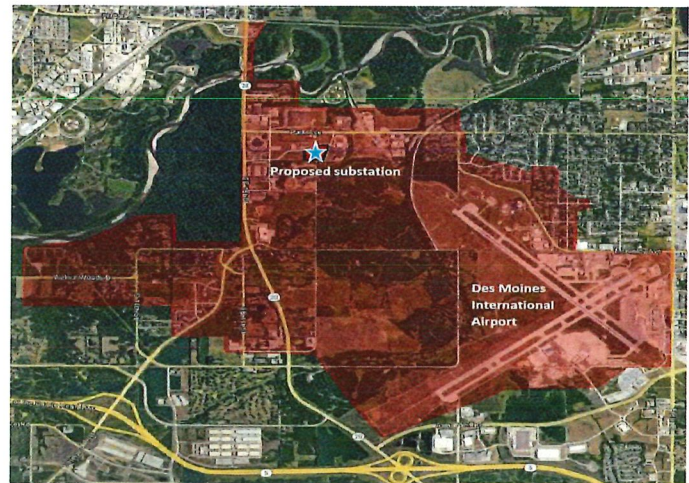
Utility Infrastructure

- ▶ MidAmerican owns and operates more than **400** substations across Iowa and more than **4,900** miles of transmission lines
 - More than 100 of these substations are in the Des Moines metro
- ▶ All utility infrastructure exists near homes and businesses to provide the affordable, reliable and safe electricity
 - Urban, more densely populated areas are accustomed to the proximity
- ▶ Development and redevelopment occurs along transmission lines and around substations
 - Important for the economics of a project
 - Supports the reliability of the service



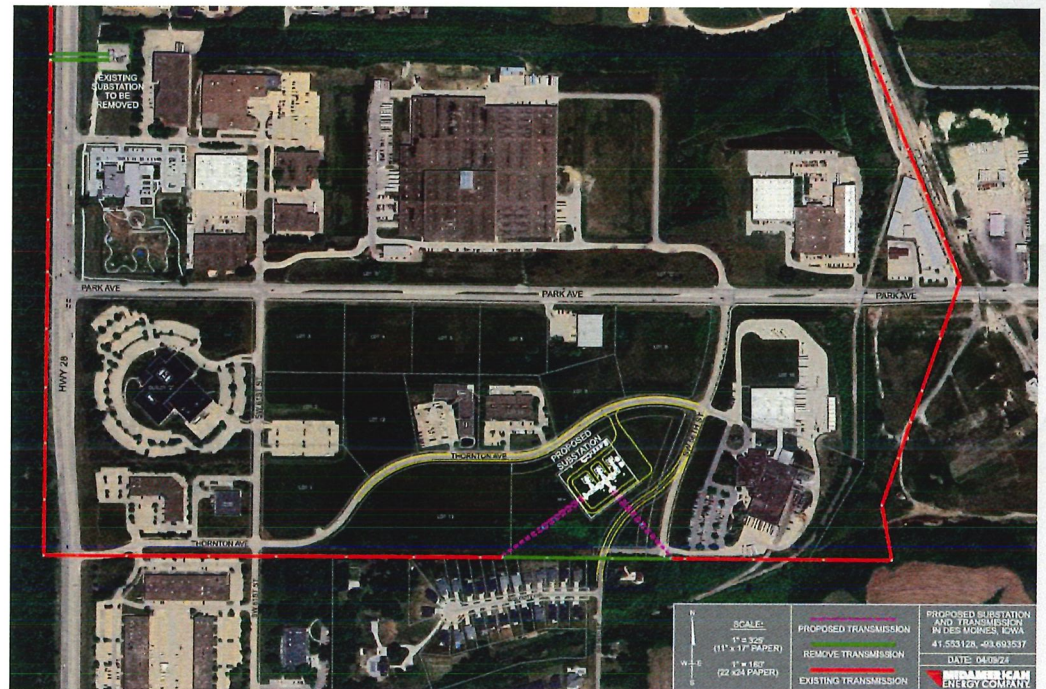
Project Overview

- ▶ Substations are critical to our reliability
 - Required to move electricity and help make sure power is at the right place at the right time
- ▶ This will be a new substation replacing the existing substation built in the 1960s
- ▶ New facilities have state of art equipment
- ▶ Upgrades service to many new homes and businesses in the area shown in red including the airport expansion
- ▶ Updated designs provide many improvements
 - Safety
 - Reliability
 - Curb appeal



Project Map

- ▶ The substation will be sited furthest point north it will fit
- ▶ Incorporates the road realignment
- ▶ More than 250 feet from the corner of the fence to the closest house.



Site Layout



Landscaping Plan



Similar site



Exterior Components

Fencing: decorative precast concrete wall panels 9 feet tall will be used



Pueblo



Desert Tan



Buff



Charcoal

Expected Schedule

- ▶ Work to be completed during daytime hours
- ▶ Expected equipment includes dump trucks, dirt movers, cement trucks and small cranes
- ▶ Construction traffic will be limited to certain routes

Dirt moving	Late 2025	8-12 weeks
Concrete foundations	Mid 2026	8 weeks
Equipment installation	Mid 2026	8 weeks
Wire installation	Late 2026	8 weeks
Testing	Late 2026	6-8 weeks
Energization	Late 2026	
Retirement of existing sub	2027	3-6 months

Next Steps

- ▶ We will continue to work with our neighbors and partners throughout the planning process
- ▶ Some expected milestones are:

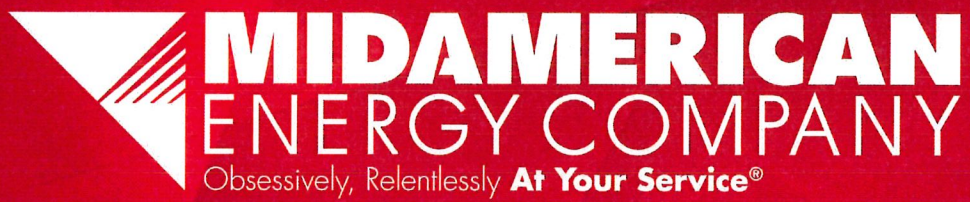
June	PUD Amendment process – including another neighbor meeting
July	P&Z anticipated hearing
August	City Council anticipated hearing
September	Site plan approval



Contact Information

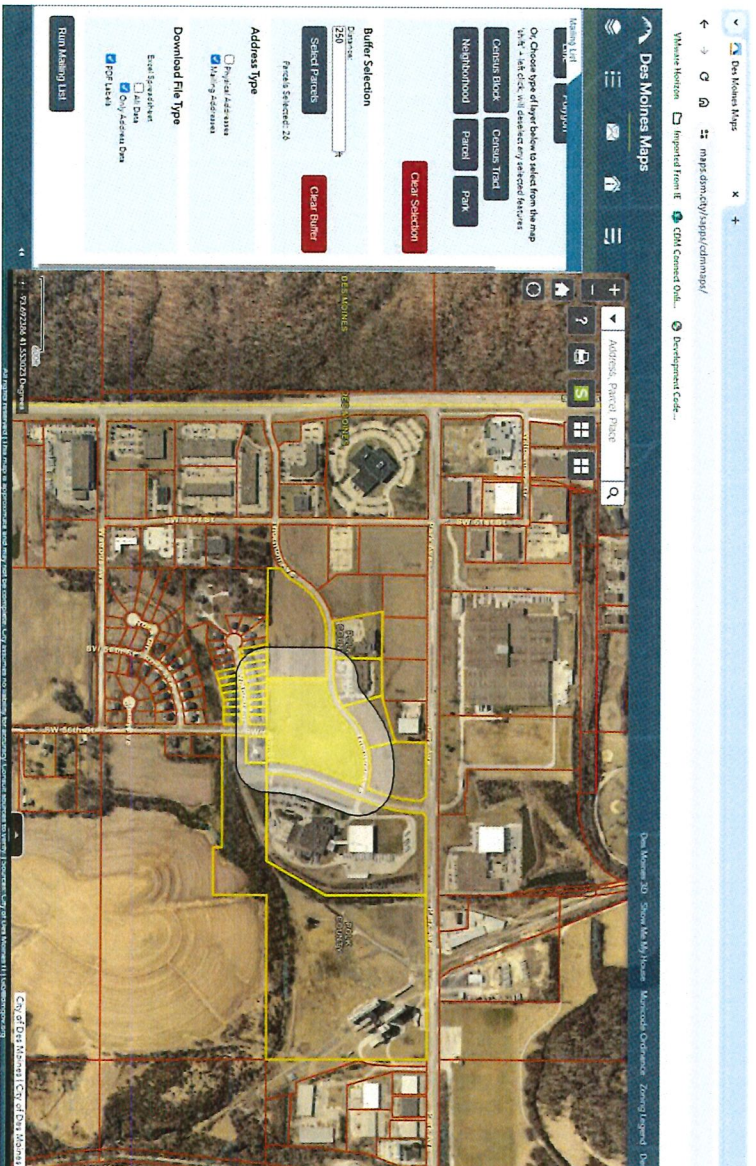
Kelsy Ballard
Right of Way Manager
kelsy.ballard@midamerican.com
515-242-3980

Deanna Blanco
Project Manager
deanna.blanco@midamerian.com
515-514-9196




MIDAMERICAN
ENERGY COMPANY

Obsessively, Relentlessly **At Your Service®**



- ▶ Work to be completed during daytime hours
- ▶ Expected equipment includes dump trucks, dirt movers, cement trucks and small cranes
- ▶ Construction traffic will be limited to certain routes



- 
- ▶ Like inside any building, there will be noises inside the fence of our substation; this inside noise is expected to be below 50 dB
 - Examples of this noise level are a dishwasher running, the ticking of a clock or light traffic noise

 - ▶ With solid fencing and landscape buffers plus the spacing of the substation; the noise is expected to be at background levels considered ambient noise at the property lines



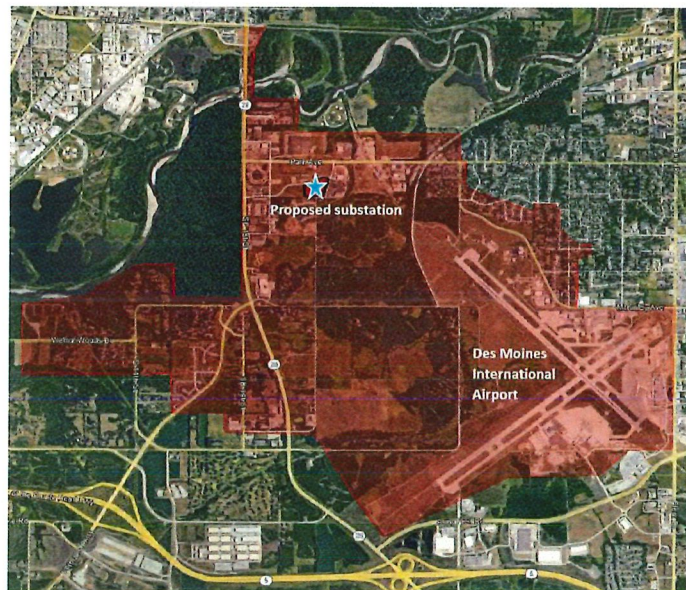
Safety

- ▶ Safety of our employees, our customers and our neighbors is a priority at MidAmerican
- ▶ We design and build our facilities to exceed electrical standards and then we test them to ensure they remain safe
- ▶ We have experts available if you have specific concerns

Project Benefits

- ▶ Reliability
 - Improves electrical reliability with updated facilities that have modern designs this helps us reduce outages
- ▶ Customer Growth
 - Provides upgrades service to many new homes and businesses in the area shown in red including the airport expansion

▶ Approximate area benefitted





June 7, 2024

Kelsy Ballard
MidAmerican Energy
PO Box 657
Des Moines, IA 50306

Dear Ms. Ballard,

On May 20, 2024, the Airport Commerce Park West Owners approved MidAmerican Energy's request to modify the Airport Commerce Park West PUD Map Standards per changes submitted by Civil Engineering Consultants on May 14, 2024.

Specifically, the owners approved PUD changes in red font shown in map clips 1. and 2. below:

1.

9. An electric utility substation shall be a permitted use only on Lot 14, Airport Commerce Park West Plat 2.

2.

FENCING

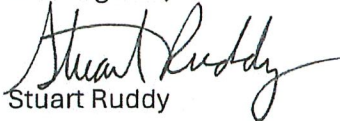
Except for Lot 14, Airport Commerce Park West Plat 2, fencing shall be limited to a wrought iron type of black coated 75% open fence design that is not greater than 8-feet in height, with no fencing taller than 3-feet located closer than 15-feet to and public street right-of-way property line.

Lot 14, Airport Commerce Park West Plat 2 may have solid brick, cement block, or other solid panel type fencing. Such fencing may be up to 12 feet in height.

The owners did not approve any other changes to the current Airport Commerce Park West PUD document.

Please let me know if you have any questions or comments.

Best regards,


Stuart Ruddy

General Counsel
Airport Development, L.C.

Item: ZONG-2024-000018Date: 6/13/24

Please mark one of the following:

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

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
JUN 20 2024

Titleholder Signature: Kayla PippittName/Business: Kayla PippittImpacted Address: 5703 Wolcott Cir

Comments: We are in support of the project, however
we urge city staff to ensure sidewalks are
installed along the SOUTH side of the property
along 56th to provide safer pedestrian access
from our neighborhood to Park Ave.

Item: ZONG-2024-000018

Date: 6/14/2024

Please mark one of the following:

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

Staff Use Only

Titleholder Signature: Michelle Tiotto

Name/Business: Michelle Tiotto and Frank Kienan

Impacted Address: 5605 Wolcott Circle

Comments: North of our property - Please remove debris that create a safety hazard. There are old parts from a fence, electrical housings, large wooden poles. Please kill/remove invasive weeds and other items - barbed wire.

Item: ZONG-2024-000018

Date: 6-20-24

Please mark one of the following:

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

Staff Use Only

Titleholder Signature: Shelly Tyler - SHELLY TYLER

Name/Business: SHELLY TYLER

Impacted Address: 5702 WOLCOTT CIRCLE

Comments: _____

Item: ZONG-2024-000018

Date: 6/14/2024

Please mark one of the following:

☐ I support the request

☒ I am undecided

☐ I oppose the request

Staff Use Only

Titleholder Signature: Anne Marie Nash

Name/Business: _____

Impacted Address: 5618 Holcott Circle

Comments: I think a side walk should
be added all along the rezoned
Property to Holcott Circle

Item: ZONG-2024-000018

Date: 6-17-24

Please mark one of the following:

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

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
JUN 27 2024

Titleholder Signature: _____

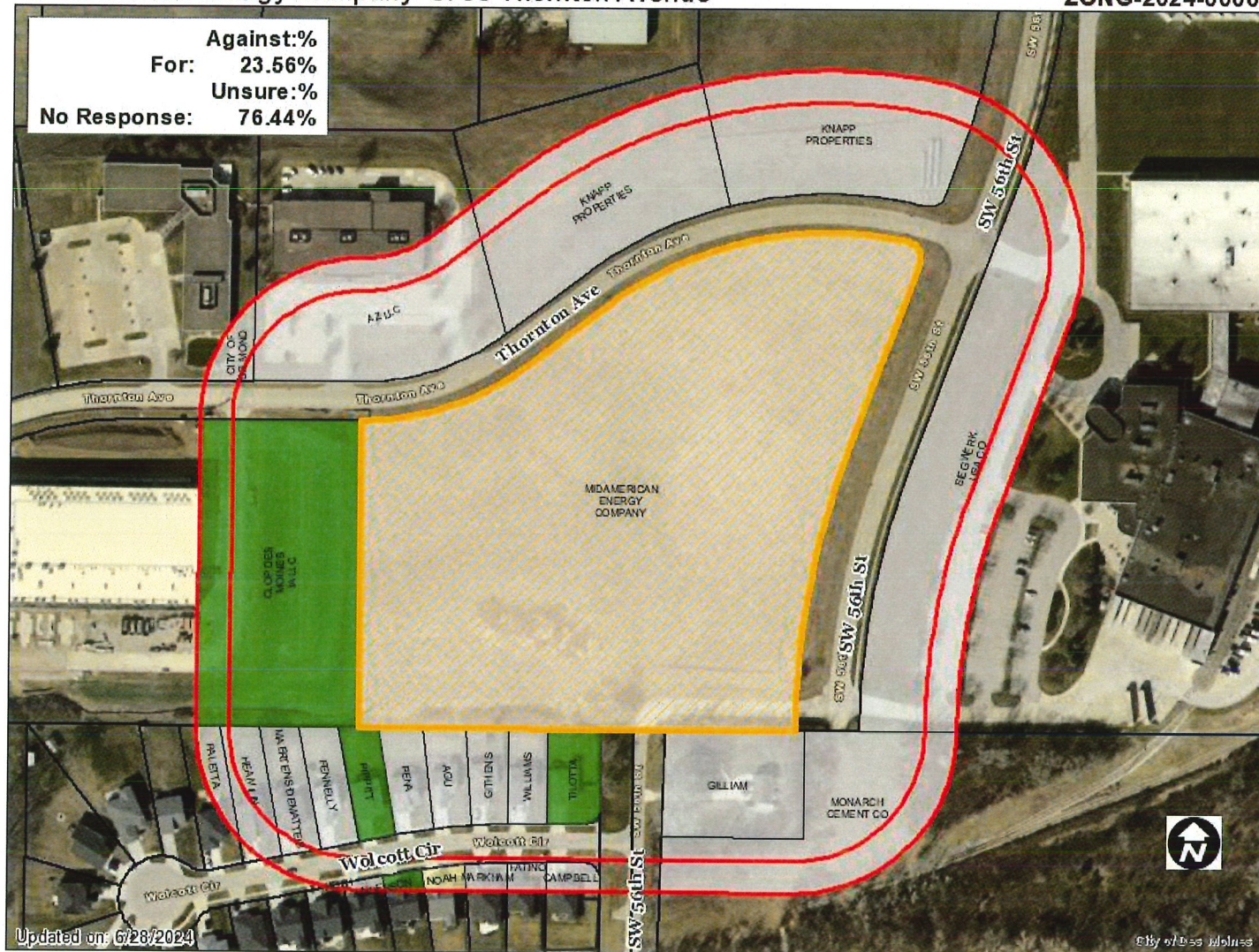
Name/Business: CLOP Des Moines IA LLC

Impacted Address: 5900 THORNTON AVENUE, Des Moines, IA

Comments: _____

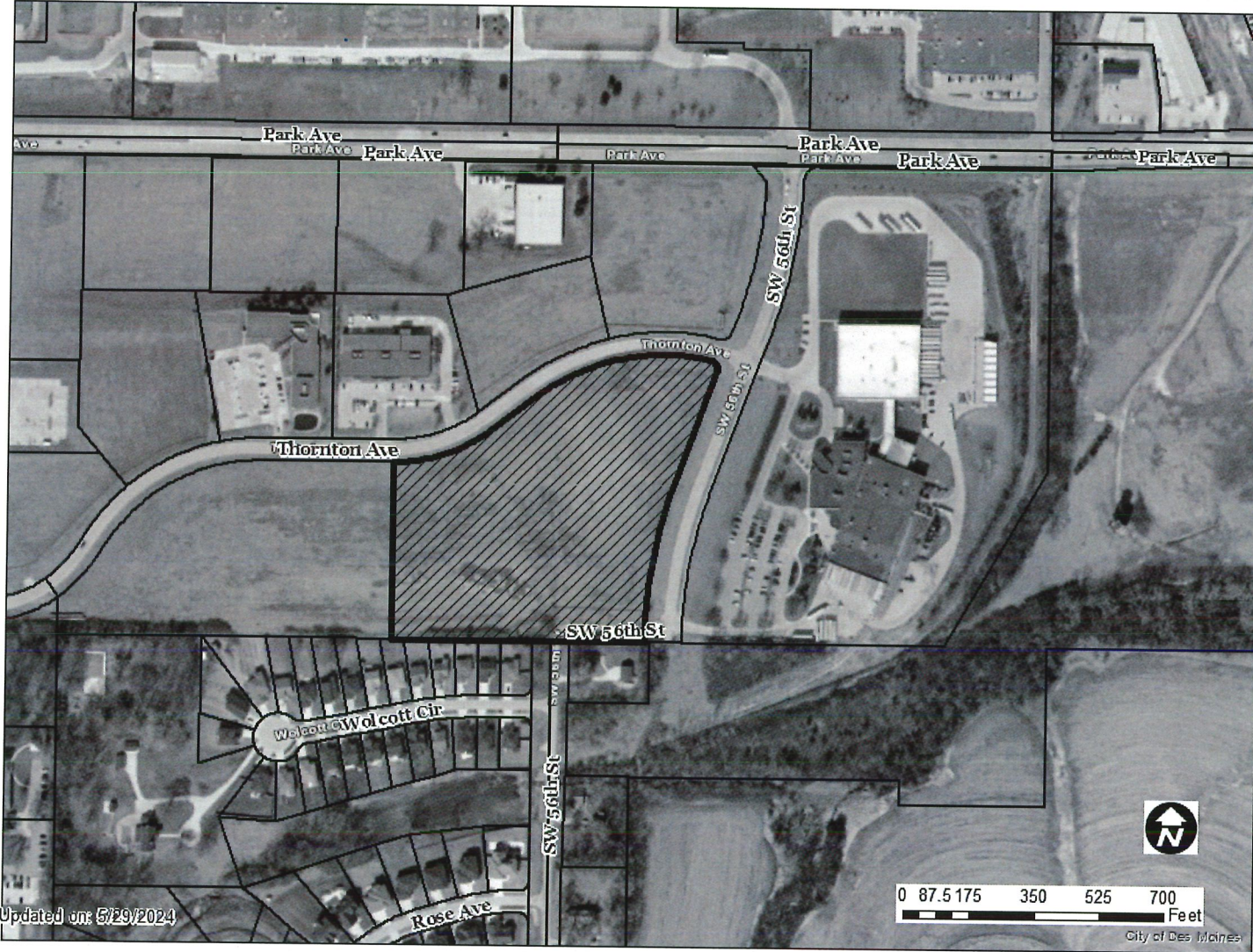
MidAmerican Energy Company 5700 Thornton Avenue

ZONG-2024-000018



MidAmerican Energy Company 5700 Thornton Avenue

ZONG-2024-000018



1 inch = 334 feet