



Date June 8, 2026

RESOLUTION HOLDING PUBLIC HEARING REGARDING REQUEST FROM INVEST DSM, INC (OWNER), REPRESENTED BY THERESA GREENFIELD (OFFICER), FOR THE FOLLOWING REGARDING PROPERTY LOCATED AT 3125 KINGMAN BOULEVARD, TO AMEND PLANDSM CREATING OUR TOMORROW PLAN TO REVISE THE FUTURE LAND USE CLASSIFICATION FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL, AND TO REZONE THE PROPERTY FROM “N5-4” NEIGHBORHOOD DISTRICT TO LIMITED “NX3” NEIGHBORHOOD MIX DISTRICT TO ALLOW THREE (3) ROWHOME BUILDINGS WITH A TOTAL OF TWENTY (20) RESIDENTIAL DWELLING UNITS

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on May 21, 2026, its members voted 8-1 in support of a motion to recommend **APPROVAL** of a request from Invest DSM, Inc (Owner), represented by Theresa Greenfield (Officer), for the proposed rezoning from “N5-4” Neighborhood District to Limited “NX3” 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 May 21, 2026, its members voted 8-1 in support of a motion to recommend **APPROVAL** of a request from Invest DSM, Inc (Owner), represented by Theresa Greenfield (Officer), to amend 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 advised that at a public hearing held on May 21, 2026, its members voted 8-1 in support of a motion to recommend **APPROVAL** of a request from Invest DSM, Inc (Owner), represented by Theresa Greenfield (Officer), to rezone the Property from “N5-4” Neighborhood District to Limited “NX3” Neighborhood Mix District, to allow three (3) Rowhome buildings with a total of twenty (20) residential dwelling units, subject to the following conditions:

1. Any use of the subject property, which measures 0.56 acres, shall be limited to a Household Living Use with up to a maximum of twenty (20) household units.; and
2. Any development on the property shall be in substantial compliance with the submitted development concept, including architectural character and materials, to the satisfaction of the Planning and Urban Design Administrator.; and

WHEREAS, the Property is legally described as follows:

THE SOUTH 197.5 FEET OF THE EAST 1/2 OF LOT 9 AND THE SOUTH 197.5 FEET OF LOT 10 IN J.B. LOCKE'S SUBDIVISION, AN OFFICIAL PLAT, NOW



Roll Call Number

Agenda Item Number

50

Date June 8, 2026

INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

WHEREAS, on May 18, 2026, by Roll Call No. 26-0610, 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 June 8, 2026, 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 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, "N5-4" Neighborhood District to Limited "NX3" Neighborhood Mix District, to allow three (3) Rowhome buildings with a total of twenty (20) residential dwelling units, subject to the conditions set forth above, 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-2026-000011) (COMP-2026-000004)



Roll Call Number

.....

Agenda Item Number

50

Date June 8, 2026

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				

MOTION CARRIED APPROVED

Mayor

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.

City Clerk



May 28, 2026

Communication from the City Plan and Zoning Commission advising that at their May 21, 2026 meeting, the following action was taken on request from Invest DSM, Inc (owner), represented by Theresa Greenfield (officer), for the following regarding property located at 3125 Kingman Boulevard:

- 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 Low Density Residential to High Density Residential.
- C) Rezone the property from "N5-4" Neighborhood District to "NX3" Neighborhood Mix District to allow three (3) Rowhome buildings with a total of twenty (20) residential dwelling units.

COMMISSION RECOMMENDATION: 8-1

After public hearing, the members voted as follows:

Commission Action:	Yes	Nays	Pass	Abstain	Absent
Leah Rudolphi	X				
Laura Kessel	X				
Jane Rongerude	X				
Johnny Alcivar	X				
Dominic Anania	X				
Matt Connolly					X
Chris Draper		X			
Clayton Elwell					X
Todd Garner	X				
Katie Gillette					X
Andrew Lorentzen					X
Carolyn Jenison					X
William Page	X				
Rick Trower	X				

Approval of the following motion:

Part A) The requested “NX3” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to High Density Residential.

Part C) Rezone the property from “N5-4” Neighborhood District to “NX3” Neighborhood Mix District, subject to the following conditions of approval:

1. Any use of the subject property, which measures 0.56 acres, shall be limited to a Household Living Use with up to a maximum of twenty (20) household units.
2. Any development on the property shall be in substantial compliance with the submitted development concept, including architectural character and materials, to the satisfaction of the Planning and Urban Design Administrator.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the requested “NX3” District be found not in conformance with the existing PlanDSM future land use designation of 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 designation from Low Density Residential to High Density Residential.

Part C) Staff recommends approval of the request to rezone the property from “N5-4” Neighborhood District to “NX3” Neighborhood Mix District, subject to the following conditions of approval:

1. Any use of the subject property, which measures 0.56 acres, shall be limited to a Household Living Use with up to a maximum of twenty (20) household units.
2. Any development on the property shall be in substantial compliance with the submitted development concept, including architectural character and materials, to the satisfaction of the Planning and Urban Design Administrator.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the subject property to the “NX3” District, which would allow redevelopment of the site with rowhomes. A site sketch submitted with the rezoning application indicated three (3) rowhome buildings containing a total of twenty (20) dwelling units with tuck under garages. The current “N5-4” District does not allow the number and style of the proposed units. This project falls under the Residential category and is most consistent with a Household Living - 9 or more households (per lot) use type, requiring a rezoning to “RX3” District. To allow the proposed density, the subject property’s land use designation would also need to be amended to High Density Residential.

Any future construction or redevelopment on 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:** 0.56 acres (24,704 square feet).
3. **Existing Zoning (site):** “N5-4” Neighborhood District.
4. **Existing Land Use (site):** The subject property is currently vacant. It previously housed a vacant non-conforming structure that functioned as a multiple-household use with 8 dwelling units. The structure was subsequently demolished.
5. **Adjacent Land Use and Zoning:**
 - North* – “N5-4”; Uses is a parking lot for an apartment building.
 - South* – ‘N5-4”; Uses are Kingman Boulevard and a multi-household dwelling with 6 units.
 - East* – “N5-4”; Use is an apartment building with 16 units.
 - West* – “N5-4”; Use is an apartment building with 15 units.
6. **General Neighborhood/Area Land Uses:** The subject property along the north side of Kingman Boulevard just to the west of its intersection with 31st Street. The surrounding area includes a mix of single-household, duplex, and multiple-household uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Drake Neighborhood Association. All neighborhood associations were notified of the public hearing by emailing the Preliminary Agenda on March 1, 2026, and of the Final Agenda on May 15, 2026.

Additionally, an official public notice of the hearing for this specific item was mailed on March 1, 2026 (20 days before the hearing), and on May 11, 2026 (10 days

before the hearing), to any Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site or adjacent to the site. All Neighborhood Association mailings are sent to the primary contact designated by the recognized Neighborhood Association on file with the City of Des Moines' Neighborhood Services Department.

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

8. **Relevant Zoning History:** The subject property previously contained a legal non-conforming use with 8 dwelling units in the "N5-4" District. As a result of vacancy for a period longer than 6 months, the property has lost the legal non-conforming status and does not conform to what is allowed in the zoning district.

On October 3, 2022, the City Council denied a request to rezone the subject property (Roll Call # 22-1573) from "N5-4" Neighborhood District to "NX2" Neighborhood Mix District to allow the use of the pre-existing building for a multiple-household use with up to eight (8) residential dwelling units.

9. **PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Low Density Residential.
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 for the property be amended from "Low Density Residential" to "High Density Residential". PlanDSM 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 parcel is currently zoned “N5-4” District. The Zoning Ordinance describes this 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.” For N districts locations labeled with a “-4” extension, the maximum number of household units permitted per lot is four, pursuant to City Code Section 134-3.1.2.

The applicant is proposing to rezone the parcel to the “NX3” District. The Zoning Ordinance describes this district as “intended for a variety of heights of multiple-household buildings, including taller buildings, located along corridors and on the edges of neighborhoods.”

Staff believes that the proposed High Density Residential designation could be appropriate for this location so long as the layout and design of the proposed development is context sensitive and high quality. The proposed number of units, building height, and layout is appropriate for this site since it is in an area with a diverse mix of housing and uses, and in close proximity to transit, Interstate 235 and other amenities within and close to the Dogtown Entertainment District along University Avenue. This designation of High Density Residential allows density over 17 dwelling units per net acre. Staff believes the proposed twenty (20) dwelling units on the subject property would fit the character of this area and would not be detrimental to the health, safety and well-being of those residing in the building and those in the surrounding neighborhood so long as any future construction or redevelopment on the subject properties complies with the staff recommendation and all applicable site plan and design regulations contained in Chapter 135 of City Code.

- 2. Urban Design:** The applicant is proposing to rezone the site from “N5-4” Neighborhood District to “NX3” Neighborhood Mixed Use District to allow redevelopment of the site with three (3) rowhome buildings. All units are being proposed as workforce housing. The submitted rezoning application describes the housing products as mass timber, low-carbon, high energy-efficiency townhomes. Additional accent materials being proposed include brick for the base of the homes and Shou Sugi Ban style finished wood siding for the upper levels.

A concept sketch shows eight (8) 3-story, 1 bedroom/1 bathroom units fronting Kingman Boulevard. The remaining twelve (12) 3-story, 2 bedroom/2 bathroom units are proposed in the back with six (6) units in each building facing a common semi-landscaped area. Each unit has a 1-car tuck-under garage with a common drive running along the eastern boundary of the property off Kingman Boulevard.

- 3. Planning and Design Ordinance Requirements:** Any development must comply with all applicable site plan and design regulations of the City’s 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 occupied by the proposed use.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented the staff report and recommendation.

Johnny Alcivar asked if the City Engineering Department staff have any concerns or issues with the stormwater management of this area.

Sreyoshi Chakraborty stated that no problems were mentioned, but also noted that the applicant would be required to go through the site plan process, which is when stormwater management would also be addressed.

Dan Drendel, Slingshot Architecture, 400 Locust Street, a representative of the development team, explained that the project is being done through a partnership involving Home Inc., Cutler Development, Slingshot Architecture, and the Central Iowa Community Land Trust. Invest DSM is contributing the land. The presentation outlined the project's background, the community engagement process, its housing goals, and current site design considerations.

He explained that the site had previously contained a fire-damaged structure with stalled redevelopment efforts. Since acquiring the property in 2022, Invest DSM and project partners have met multiple times with neighborhood stakeholders and the Drake Neighborhood Association to discuss priorities including affordability, sustainability, density, and long-term homeownership opportunities. Neighbors had expressed interest in ownership-oriented housing rather than additional rental units.

The proposed development includes 20 dwelling units, for individual ownership. The project would feature mass timber construction materials, all-electric utilities, and high-efficiency mechanical systems. Funding secured for the project is intended to support affordability levels between 60% and 80% Area Median Income (AMI). Home Inc. would provide pre- and post-purchase counseling for future homeowners, while the Central Iowa Community Land Trust would oversee the homeowners association and long-term land lease structure.

The project aims to add density while minimizing impacts on neighborhood parking and improving pedestrian engagement along the street. Design elements include front-facing entrances and architectural detailing intended to better match the scale and rhythm of surrounding single-family homes. The project also seeks to minimize curb cuts and improve parking management through a potential shared access arrangement with the property adjoining to the east.

He concluded that the project represents a new housing type for the neighborhood and emphasized ongoing efforts to refine building materials and design details to better reflect the surrounding architectural context.

Chris Draper stated that the primary issue before the Commission was determining whether the requested rezoning conforms with PlanDSM: Creating Our Tomorrow, the City's comprehensive plan. It was noted that the relevant evaluation criteria involve land use and housing goals within the plan and asked whether there were any aspects of the project that staff believed were close to noncompliance or may require future adjustments.

He also questioned how the current proposal differs from the previous rezoning request that had been denied, specifically asking what changes had been made to improve consistency with the goals and policies of the comprehensive plan.

Dan Drendel responded from a design perspective, explaining that the previous proposal involved a more isolated site layout that did not interact as effectively with the surrounding neighborhood context. The revised proposal better reflects the evolving character of the neighborhood through improved site relationships and design integration.

He emphasized that the project increases the mix of housing types in the area by introducing affordable ownership opportunities rather than additional rental housing. They noted that expanding opportunities for different types of occupancy and ownership aligns with the core goals and principles outlined in the comprehensive plan.

Chris Draper commented on the opportunity for households earning between 60% and 80% of Area Median Income (AMI) to potentially live in and own the proposed homes. He asked what projected median household income level was anticipated for future owners of the property.

Dan Drendel explained that the Central Iowa Community Land Trust (CICLT) model, combined with a Federal Home Loan Bank grant, would help determine affordability for future homeowners. Through Home Inc.'s pre-purchase counseling process, eligible households would qualify within the 60% to 80% Area Median Income (AMI) range, with household size affecting the specific qualifying income level. The final sale structure is intended to ensure affordability by limiting a homeowner's monthly housing costs to no more than 30% of their gross household income.

Chris Draper questioned whether the proposed density is sufficient to make the project financially viable and close the funding gap being discussed. Referencing recent home sales within roughly a 10-block radius, he stated that average sale prices in the area appear to be around \$160 per square foot, while previous discussions indicated that Invest DSM-related projects may require sale prices closer to \$254 per square foot. He expressed concern that the project's financial assumptions and affordability goals could be difficult to achieve under current market conditions.

Dan Drendel explained additional funding sources associated with the project would help offset development costs and support affordability. The speaker reiterated that housing costs for future owners would be structured so that monthly expenditures do not exceed 30% of gross household income for qualifying households.

Chris Draper then asked how much subsidy or additional funding would be required to close the financial gap, noting that the difference between projected development costs and surrounding market values appeared significant.

Dan Drendel responded that he did not have the complete funding stack available for presentation during the rezoning discussion, but stated that grant funding and other financial resources had been secured through project partners, including Home, Inc.

Leah Rudolphi noted that it is not typical for the Plan & Zoning Commission to vet financial goals during a rezoning process.

Chris Draper expressed concern that financial feasibility is directly relevant to the Commission's review under PlanDSM goals and objectives, particularly those related to housing and affordability, and stated that these considerations are germane to the Commission's decision on the rezoning request.

Leah Rudolphi noted that we generally would take the applicant's word that they have done their own financial analysis.

Chris Draper expressed concern that the project's financial feasibility had not been clearly demonstrated and worried the young development team may have taken on more than they can manage.

Leah Rudolphi stated that she had seen a number of projects developed by Cutler Development that have been successful.

Dan Drendel clarified that Invest DSM is giving the land for the project and the development team will be overseen by Homes, Inc. and Culter Development.

Chris Draper asked how many similar projects have been completed by the Culters and how successful they have been in meeting the housing objectives outlined in Goal Four of PlanDSM. He stated that these outcomes are relevant to evaluating whether the proposed rezoning is viable and consistent with the comprehensive plan.

Dan Drendel stated that the Culters are doing very well and Homes Inc. is mostly doing single-family homes under the same model.

Will Page asked for clarification regarding the two design models that had been presented and questioned which version of the design was ultimately intended to be constructed.

Dan Drendel explained that the plans presented had evolved following a neighborhood meeting. He stated that revisions were made in response to community feedback requesting a design with more historic character and less modern styling.

Will Page stated that he was encouraged to hear that the design had been revised in response to neighborhood feedback. Referring to the zoning ordinance, he noted that the district is intended to preserve the scale and character of neighborhoods featuring bungalow and two-story homes, particularly those influenced by Victorian Revival and Arts and Crafts styles.

Jane Rongerud expressed enthusiasm for the project and stated that she was pleased to see Invest DSM land being used to create additional housing opportunities and a greater mix of housing types. She added that she hopes to see more projects of this nature in the future.

She also raised a design-related concern regarding natural light access for the middle building. While she appreciated the overall design effort and even indicated support for more housing units than what was proposed, she observed that the middle section of the middle building appeared shaded in the renderings and questioned how lighting conditions for those units had been considered in the design.

Dan Drendel responded that the narrowest spacing between buildings would be approximately 20 feet, noting that other multi-family projects have successfully functioned with spacing as narrow as 15 feet. He explained that the project design addresses lighting concerns by incorporating significantly larger window openings and glazing than would typically be used for units of this size.

He stated that all units would have windows on both sides of the building, allowing for natural light penetration through the full depth of the units, as well as cross ventilation. He also explained that windows facing the courtyard would be intentionally staggered to reduce direct views into neighboring units while still maximizing natural light.

Additionally, he noted that the glazing would be positioned higher within the units to further improve daylight penetration and highlight the project's cross-laminated timber construction and interior warmth.

CHAIRPERSON OPENED PUBLIC HEARING

Courtney Ackerson, 979 26th Street, spoke in support of the project and noted that she is also a member of the Drake Neighborhood Association. She expressed excitement about a project that increases housing density while also creating homeownership opportunities. She stated that the design plans appeared thoughtful and sustainable and believed the proposal was a good fit for the neighborhood's diverse character.

Lori Calhoun, 2808 Cottage Grove Avenue, who is a member of the Drake Neighborhood Association and a member of the Invest DSM's Drake Special Investment District steering committee, spoke in support of the project. She stated she had been involved in the project since its inception. She explained that the neighborhood strongly desired homeownership opportunities rather than more apartment units, particularly options that would allow residents to downsize or purchase affordable housing within the neighborhood. She emphasized the importance of maintaining neighborhood diversity and praised the partnership with Home Inc. and the Community Land Trust for creating long-term affordable homeownership opportunities. She believed that the project brings needed vibrancy, sustainability, and thoughtfully designed density to the area and expressed confidence in both the project and Invest DSM's collaborative work with the neighborhood.

Alec Davis, 1815 Center Street, former member of the Drake Neighborhood Association and owner of Dough Co Pizza in the neighborhood, spoke in support of the project. He stated that he believes the proposal will add affordable housing, increase neighborhood vibrancy, and serve as a strong fit for the area.

Carol Maher, Downtown Des Moines, spoke in support of the project as a great way to create affordable housing. She requests that the design team consider windows that open, reducing curb cuts, and adding a bike room to the complex.

Dan Langworthy, 118 SE 4th Street, owner of the property immediately west of the project site, spoke in support of the proposal. He praised the Cutlers as a strong development team with experience in the low-income tax credit housing space and expressed concern that if the project is not approved, the site could remain vacant or eventually be acquired by a developer that is less focused on neighborhood collaboration and community goals. He stated his full support for the project.

Betsy McCarthy, 3225 Kingman Boulevard, spoke in opposition to the proposed rezoning and increased density at 3125 Kingman Boulevard, citing concerns about existing infrastructure, parking, drainage, traffic, and public safety issues in the neighborhood. She stated that the area already experiences parking congestion, stormwater and flooding problems, daytime drug activity, and repeated incidents of gun violence, including several drive-by shootings near her home since 2020. She expressed concern that adding 20 additional housing units would further strain the neighborhood's infrastructure and safety conditions before those existing issues are adequately addressed.

McCarthy also raised concerns about stormwater runoff and street infrastructure, noting flooding issues affecting nearby homes and a sinkhole problem in the area. She stated that parking availability is already limited due to nearby apartments, multifamily properties, and restrictions such as a fire hydrant near the site. She questioned whether the broader neighborhood had been adequately informed about the proposal and stated that many nearby residents only recently became aware of the project. She presented a

video during a recent rainstorm and map of the Drake area, and noted that no one who has spoken in favor of this project actually lives in this immediate area.

While acknowledging Invest DSM's stated mission of neighborhood revitalization, she expressed concern that many current residents are unable to afford basic home improvements and stated she would prefer to see development that better matches the neighborhood's existing capacity and conditions. She respectfully requested denial of the rezoning request and asked the Commission to reconsider whether the proposed density is appropriate for the location.

Ron Langston, 3301 Kingman Boulevard, spoke in opposition to the project stating that the design does not fit the historical character of the street. Other areas have had single family homes built on empty lots and he questions why this can't be done in this area. The street is already congested by on-street parking. The project is well-intended but would be a better fit at a different location.

Rebuttal

Dan Drendal responded to several concerns raised during the hearing, explaining that all units would include operable windows on both sides to allow for cross ventilation and natural light throughout the buildings. He stated that each garage would be large enough to accommodate bike storage and indoor trash bin storage.

Regarding parking, he noted that neighborhood feedback indicated on-street parking is generally manageable outside of major events, and the project's proposed parking strategy, including one garage per unit and nine additional parking stalls, should adequately support the development without overburdening the area.

He also addressed stormwater concerns, explaining that the project would undergo formal site plan review and is expected to include underground stormwater detention designed to contain stormwater on-site and release it gradually, rather than worsening existing flooding conditions. He acknowledged both support and opposition expressed during the meeting and stated that the public feedback process had strengthened the project. He emphasized that the development team believes the site is appropriate for the proposal and described the neighborhood as diverse, eclectic, and architecturally varied. He stated that the project is intended to activate the street, support walkability, and create homeownership opportunities that encourage long-term community investment and neighborhood pride.

CHAIRPERSON CLOSED PUBLIC HEARING

COMMISSION ACTION

Rick Trower spoke in support of the project, describing it as an exceptional concept for providing affordable homeownership opportunities. While acknowledging concerns about increased density, he noted that the property is already situated between two

apartment complexes, making the proposed development compatible with the surrounding context. He encouraged neighbors to remain open to welcoming new residents into the community. He also expressed appreciation that stormwater concerns were being addressed through the project design and stated his hope that the development would improve conditions in the area rather than worsen them. He concluded by expressing his full support for the project.

Will Page spoke in support but suggested to not use black exterior building materials, as it does not age well. He also wondered if setbacks could be adjusted to add extra space between the buildings to encourage more light and fresh air.

Johnny Alcivar commended the public process that was taken for this project and was encouraged about the affordability and increasing density. He believes this property is the right location for something like this and believes that the development groups will work with all parties to address any concerns.

Johnny Alcivar made motion for approval of the following:

Part A) The requested “NX3” District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation from Low Density Residential to High Density Residential.

Part C) Rezone the property from “N5-4” Neighborhood District to “NX3” Neighborhood Mix District, subject to the following conditions of approval:

1. Any use of the subject property, which measures 0.56 acres, shall be limited to a Household Living Use with up to a maximum of twenty (20) household units.
2. Any development on the property shall be in substantial compliance with the submitted development concept, including architectural character and materials, to the satisfaction of the Planning and Urban Design Administrator.

Todd Garner spoke in support of the project and expressed appreciation for the use of red brick and limited black accents to help blend with the historic character of the neighborhood. He also stated that he supports the project’s funding structure and believes the proposal represents a valuable and much-needed housing project for the area.

Jane Rongerude stated that she agreed with the suggestion to revisit the building setbacks in order to provide additional light and airflow to the middle building. She also commented more broadly on the importance of maintaining high-quality rental housing in the city, noting that rental housing is often unfairly portrayed negatively in

development discussions. She acknowledged that the proposed project relies on significant layered subsidies and stated that there are trade-offs involved when allocating those resources to support this type of housing product. Despite those concerns, she reiterated her full support for the project.

Chris Draper stated that although much of the discussion had focused on design, his primary concern related to the rezoning and long-term viability of the project. He expressed support for additional housing density but questioned whether limiting the project to 20 units could create financial challenges given the level of subsidy likely required and uncertainty surrounding future economic conditions. He noted concerns about the overall development costs, affordability targets, and the financial assumptions discussed during the meeting. Based on those concerns, Chris Draper proposed a friendly amendment to remove the 20-unit cap from the rezoning conditions.

Johnny Alcivar did not accept the friendly amendment and kept the motion as recommended by staff.

THE VOTE: 8-1 (Chris Draper opposed)

Respectfully submitted,



Bert Drost, AICP
Deputy Planning & Urban Design Administrator

BAD:mrw

Invest DSM, Inc., 3125 Kingman Boulevard

ZONG-2026-000011



The Kingman Place Townhomes project will create 20 new, for-sale, mass timber, low-carbon, high energy-efficiency townhomes in the Drake Neighborhood. The project is a first for the region - no other mass timber townhomes exist in the Midwest - and the project team hopes this project can set an example for more sustainable development both in Des Moines and beyond. The units will be part of a three building, 3-story tall development with a mix of 1BD/1BA and 2BD/2BA unit types, each unit having its own garage for parking. The units will be some of the first townhomes entered into the newly-formed Central Iowa Community Land Trust, ensuring equitable access to homeownership for generations to come.













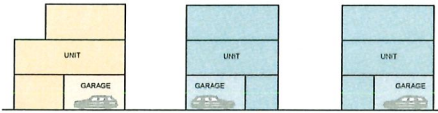






KBR - ROWHOMES

SITE PLAN - CONCEPT 3



SITE PLAN - CONCEPT 3

PRO FORMA

- 3 BUILDINGS
- UNITS 1-8
3-STORY UNITS @ 936 SQ FT - 1 BD / 1 BA
- UNITS 9-20
3-STORY UNITS @ 1,152 SQ FT - 2 BD / 2 BA

- 20 UNITS TOTAL
- 20 GARAGE PARKING SPACES
- 20 REQUIRED PARKING SPACES





ENITSHOT



9NITSHOT

Friday, May 8, 2026 at 7:46:10 PM Central Daylight Time

Subject: Kingman Place Townhomes – Neighborhood Meeting Summary
Date: Friday, May 8, 2026 at 9:51:07 AM Central Daylight Time
From: Jaqueline Chico
To: Carrie Woerdeman, Christopher Civitate, Molly Cutler, Dan Drendel, caitlyn@slingshotarchitecture.com, scott@cuttlerdevelopment.com
Attachments: image001.jpg

Hello,

Below you will see the summarized and classified

Kingman Place Townhomes – Neighborhood Meeting Summary

1. Site Layout, Setbacks, and Design

Questions / Concerns

- Why are the buildings set back? What was the original setback of the existing Kingman house?
- Does the design fit the neighborhood character?
- Concerns about height, balconies, and overall massing.
- Slope/hill at the front of the property and how buildings step up.

Responses

- Zoning analysis shows the project can move forward (approx. 38–22 ft setback) to better align with single-family homes.
- Original house setback followed the second row of homes (estimated ~80–90 ft).
- Design intent is to feel residential and integrated with the neighborhood.
- Primary visual impact will be the front building; buildings step up with the grade.
- Balcony removal is possible, but balconies provide outdoor space, activate the site, and can help deter crime.
- Current funding and approvals are tied to a 20-unit design; reducing unit count would require reapplying for funding.

2. Density & Neighborhood Fit

Questions / Concerns

- Why this level of density instead of 1–2 single-family homes or a cul-de-sac?
- Longtime residents expressed opposition to increased density and concern about neighborhood change.
- Cultural and historical fit with Kingman Place.

Responses

- Prior owner and neighborhood association discussions supported increased density and homeownership.
- City and long-range neighborhood plans (2010, updated 2015) identified areas where density makes sense.
- The project aligns with Invest DSM goals and broader city housing strategies.
- High-quality, owner-occupied homes are distinct from past problem rentals.

3. Homeownership Model & Management

Questions / Concerns

- How will affordability be determined?
- Can unit occupancy be controlled?
- How will this be prevented from becoming rentals or Airbnb?
- Who manages the HOA long-term?

Responses

- No listing price; buyers are income-verified and housing cost is capped near 30% of income (PITI + HOA + land trust fee).
- CICLT and HOME Inc. provide vetting, education, and ongoing stewardship.
- Units must be owner-occupied and primary residences (legally enforced).
- HOA will be professionally supported; CICLT may manage long-term.
- Buyers receive counseling and post-purchase check-ins.

4. Unit Size & Occupancy

Questions / Concerns

- Will units be 1 or 2 bedrooms? Risk of overcrowding?

Responses

- Mix of 1–2 bedroom units; homeownership differs from rentals in occupancy limits.
- Overcrowding is not anticipated due to vetting and ongoing stewardship.
- City rules apply if overcrowding becomes an issue.

5. Parking, Trash, & Operations

Questions / Concerns

- Will garages actually be used?
- Trash and dumpster placement concerns.

Responses

- Garages are provided.
- Trash cans stored in garages and lined up internally for collection (not on the street).
- Collection area aligns with fire access routes.

6. Stormwater & Flooding

Questions / Concerns

- Persistent stormwater pooling; safety concerns for children.
- Past drainage improvements have not fully resolved issues.

Responses

- A new storm sewer project is planned nearby; timing and coverage will be confirmed.
- Team committed to bringing updated information and working toward a solution.
- Stormwater mitigation remains a work in progress and part of ongoing engagement.

7. Safety & Community Stability

Questions / Concerns

- Crime, past rentals, parties, and trash issues.
- A recent drive-by incident raised concern.

Responses

- Owner-occupied housing with stewardship is intended to increase stability.
- Active design (windows, balconies, outdoor visibility) supports safer environments.
- Project includes long-term engagement rather than absentee management.

8. Rezoning & Project Risk

Questions / Concerns

- What happens if rezoning fails after land is rezoned?

Responses

- Rezoning always carries risk.
- Land will not be released without a viable plan.
- If current proposal fails, a new proposal would return for review.
- City staff will cap rezoning at 20 units with added limitations.

9. Public Engagement

Questions / Concerns

- Some neighbors felt unaware of the project until now.

Responses

- Multiple engagement efforts were made (flyers, meetings), but not everyone can be reached.
- Team committed to continued meetings, follow-ups, and availability.

Thanks,



Jaqueline Chico (she/her/ella)
CICLT Project Manager/Housing Counselor
1618 6th Ave, Des Moines, IA 50314
P: 515-650-4051
E: chico.jacqueline@homeincdsm.org

2026.05.13 Drake Neighborhood Meeting Questions Asked:

- Will the HOA include homeowners in the process?
 - Yes, they will work with Home Inc. and the CLCIT to maintain the property.
- How will the grim-looking budget for the next city year affect the project funding?
 - This project's funding will not be affected by the future Des Moines City budget.
- How will bringing 20 more households affect the public safety of residents?
 - More households will introduce more eyes on the street, which should reduce the likelihood that crime will happen.
- It doesn't seem consistent with the past neighborhood boards to push for density. Do we have to have 20 units?
 - The DNA board has shifted recently and is working to increase density in select areas that make sense for the neighborhood.
- How does the site design with three buildings fit within the historic nature of the neighborhood and streetscape?
 - Exterior design is not set, but it will incorporate some historic elements to fit in more with the neighborhood character.
- How will the 2-story/3-story buildings sit on the hill and compare to the neighboring context?
 - The front of the first building is 2-stories, and then steps up to 3-stories for the rest of the buildings. The 2-story mass matches the heights of the neighboring buildings.

DNA Meeting 5/13/26
Name Contact info

Address

Courtney Ackerson	cackerson@live.com	979 26 th 3219
Kristen Erickson	kristenerickson@hotmail.com	Kingman
Betsy McCarty	betsyjmccarty@gmail.com	3225 Kingman Blvd
Grace Van Cleave	gvance@live.com	2835 Kingman Blvd
Daniel Calvert	DJCalvert@dm.gov.org	515 2486344
Kendall Dixon	kendallmdillon@gmail.com	515 675235
B. Holly Wills	b.hollywills44@gmail.com	929 35 th St
David Schlermann	dschlarme@gmail.com	2102 Univ Ave
Christine Anders	christinejanderson2024@gmail.com	1072-33 rd
Colin Ashman		
Jon Kries	jkries888@gmail.com	515-808-5694
Ken Auger	kenauger1@msn.com	3372 Clark St
Nick Holmberg	nicholas.andrew.holmberg@gmail.com	3808 Kingman Blvd.
Zoe Langston	zoe@zoe.com	3301 Kingman Blvd
Christopher Civitate	ccivitate@investdsm.org	
Molly Cutler	molly@cutlerdevelopment.com	339 4 th St
DAN DREW DEL	DAN@SUNSHOTARCHITECTURE.COM	
Caitlyn Feischer	caitlyn@slingshotarchitects.com	
MICHAEL LOEWEN	loewen.michael@gmail.com	2809 KINGMAN
Josh Mandelbaum	joshmandelbaum@delingov.org	

9

Summary of Drake Neighborhood Association Meetings:

May 7, 2026

Location: xBk Annex (one-off special meeting of the Drake Neighborhood Association)

Attendance: approximately 19 people (formal attendance was not taken, but estimate based on pictures and signatures on petition in favor of the proposed development)

Summary: InvestDSM, HOME, Inc, Cutler Development, and Slingshot Architects met with neighbors to discuss the project. Please see presentation and notes/summary attached.

May 13, 2026

Location: Polk County Senior Center (official Drake Neighborhood Association meeting)

Attendance: 20 people – please see copy of official sign-in sheet

Summary: InvestDSM, Cutler Development and Slingshot Architects met with neighbors to discuss changes made based on May 7th meeting feedback. Team further clarified questions regarding HOA, Density, Stormwater Detention, Exterior Cladding, and Parking. Please see presentation and notes/summary attached.



Des Moines Plan and Zoning Commission
City of Des Moines
1200 Locust St.
Des Moines, IA 50309

Re: Letter of Support for Kingman Place Townhomes

Dear Members of the Des Moines Plan and Zoning Commission,

The Drake Neighborhood Association is writing to express strong support for the proposed Kingman Place Townhomes project and the rezoning of the property for the purpose of creating affordable residential ownership in our neighborhood.

We feel this project is in line with the "PlanDSM Creating Our Tomorrow Comprehensive Plan" goals, as well as our Neighborhood plan. The neighborhood association thinks this project specifically fits the land use goal 2 and 4 from PlanDSM.

Goal 2 states "Direct new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services, and public amenities." Considerations were given in the development of this plan for the Kingman and University corridors that provide convenient access to public transit, public amenities and services, schools and open space, and are in close proximity to employment opportunities and necessities. This increase in density is strategic and thoughtfully placed.

Goal 4 states that in this plan we will "Continue to embrace the distinct character of Des Moines' neighborhoods while allowing for new development and redevelopment." This is a unique opportunity for homeownership in our neighborhood. The proposed development fills an important gap in the housing continuum. The project is creating a much-needed pathway from renting to ownership. For many working-class individuals, young couples, small families, veterans, and first-time buyers, the jump from renting to traditional homeownership is increasingly difficult in our neighborhood. A smaller, permanently affordable townhome model gives residents the opportunity to build equity, gain stability, and take deeper ownership in the neighborhood without being priced out of the market.

We hope the planning and zoning committee will reclassify the property from Low Density Residential to High Density Residential and from "N5-4" Neighborhood District to "NX3" Neighborhood Mix District to allow this project.

Thank you,

The Drake Neighborhood Association

Des Moines Plan and Zoning Commission

City of Des Moines

1200 Locust St.

Des Moines, IA 50309

Re: Letter of Support for Kingman Place Townhomes

Dear Members of the Des Moines Plan and Zoning Commission,

The FFR Kingman LLC partners own the 16 unit multifamily property at 3121 Kingman Blvd. Our property is directly east of 3125 Kingman Blvd and the proposed Kingman Place Townhomes project.

We appreciate Invest DSM's commitment to the Kingman neighborhood, especially with removing the nuisance dwelling that was originally on site at 3125 Kingman Blvd.

We have reviewed the proposed project and requested zoning change, and we support the Kingman Place Townhomes project.

Our partnership believes the best use of the land is to have a dwelling or dwellings that support 15+ units. The Kingman Place Townhomes project provides that density. We also believe the proposed dwellings are aesthetically pleasing for the neighborhood. In addition, the project's affordable ownership requirements also make sense for this area.

Invest DSM and Culter Development were able to sufficiently answer our questions to initial concerns on ownership and HOA structure.

While do have lingering concerns about parking availability and potential impacts to our property and tenants, we don't consider those to be significant enough to impact our support of the project.

There have been initial high-level conversations with Invest DSM and Cutler Development on a few proposed solutions. We are supportive of continuing these discussions to find a mutually beneficial solution to help address potential parking availability.

Overall, the FFR Kingman partners support moving forward with the Kingman Place Townhome project.

Sincerely,

FFR Kingman Partners

FFR Kingman Partners



Dan Langworthy, Founder

dlangworthy@thevineliving.net | 515-587-7754

Address: 118 SE 4th St, Suite 104
Des Moines, IA 50309

Des Moines Plan and Zoning Commission
City of Des Moines
1200 Locust St.
Des Moines, IA 50309

Re: Letter of Support for Kingman Place Townhomes

Dear Members of the Des Moines Plan and Zoning Commission,

My name is Dan Langworthy, and I am the owner of 3205 Kingman Blvd., which lies directly west of the proposed Kingman Place Townhomes. Our Kingman property consists of 15 residential units in one building, which we acquired in June 2025. Since the acquisition, we have made significant upgrades to the property, including installing a new parking lot, creating shared laundry facilities, completing exterior repairs, and renovating interior units. By way of background, I am the founder of Vine Living, a real estate investment and management company focused on acquiring, improving, and operating multifamily housing in central Iowa. My professional background includes serving as Finance Manager at Newbury Living, where I underwrote and structured affordable (LIHTC) and market-rate housing developments across Iowa.

I am writing to express my strong support for the proposed Kingman Place Townhomes project.

As a neighboring property owner, I have a direct interest in what happens on this site. A well-designed, well-managed development next door protects and strengthens my investment by encouraging additional private investment, improving the condition and perception of the block, and replacing underutilized or distressed land with productive housing. The site was a former nuisance property that had gone through more than a year of community engagement and a close partnership with the Drake Neighborhood Association, which is exactly what the neighborhood needs.

The proposed development fills an important gap in the housing continuum. The project is creating a pathway from renting to ownership. For many working-class individuals, young couples, small families, veterans, and first-time buyers, the jump from renting to traditional homeownership is increasingly difficult. A smaller, permanently affordable townhome model gives residents the opportunity to build equity, gain stability, and take deeper ownership in the neighborhood without being priced out of the market.

I also strongly support the project's affordability structure, serving households at 50–80% AMI. Also, the project is being structured through a partnership with the Central Iowa Community Land Trust, including a 99-year renewable and transferable ground lease and a shared-equity resale formula that ensures affordability long term affordability, not a one-time subsidy. The project is designed to remain affordable over the long term.

I had the opportunity to sit down with Invest DSM and Cutler Development to discuss the project in detail. I asked a wide range of questions, including questions about the project timeline, variances, infrastructure upgrades, pricing, HOA structure, land ownership, HOA responsibilities, resident qualification, affordability restrictions, and parking. They had thoughtful answers to each of those questions. One of my biggest concerns was how the development would vet and qualify lower-income buyers while keeping the homes affordable over time. Based on that conversation, I

understand that buyers will be income-qualified and that the project will use a formula designed to preserve affordability for future buyers.

I also want to speak directly to the credibility of the development team. I had the pleasure of knowing the Cutlers and their work before this project. In my previous role at Newbury Living, we competed in LIHTC funding rounds, as did the Cutlers. Through that experience, I became familiar with their reputation as quality developers and community-focused developers. Their previous work reflects a serious commitment to thoughtful design, sustainability, and neighborhood impact. The project materials also highlight Cutler Development's prior mass timber and affordable housing experience, including Junction Lofts, Star Lofts, and Goldfinch Lofts. When I learned that the Cutlers were involved in this project, it gave me a high level of confidence. Given their track record and community involvement, I did not feel like I had much of a choice but to support the project.

The project also appears to be appropriately scaled and thoughtfully designed. The renderings show a modern townhome development that should improve the streetscape and bring new energy to the block. The site plan provides individual garage parking, organized internal access, and a layout that appears to respect the surrounding neighborhood context. As the owner of the property directly west of the proposed development, I believe this design will be a net positive for the immediate area. The only change I would suggest is possibly reducing the setback to pull the buildings closer to the street to allow more light to hit the balconies and patios on the east side of my building. Regardless, I still give my full support.

Kingman Place Townhomes represents the type of development Des Moines should encourage: permanently affordable homeownership, neighborhood reinvestment, responsible density, high-quality design, experienced HOA management, and a credible development team with a proven commitment to community impact.

For those reasons, I respectfully ask the Plan and Zoning Commission to support the Kingman Place Townhomes project.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Langworthy". The signature is fluid and cursive, with the first name "Dan" being more prominent and the last name "Langworthy" written in a continuous, flowing script.

Dan Langworthy

From: [Erica Dubin-Barz](#)
To: [Chakraborty, Sreyoshi](#)
Subject: Support for 31st and Kingman Rezoning for Townhomes
Date: Wednesday, May 20, 2026 3:55:09 PM

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good afternoon! I am unable to attend the Zoning commission meeting tomorrow, but wanted to share my thoughts as someone living near 3125 Kingman.

I live at 1143 36th St, and I support the proposed townhome development for our neighborhood. I think it's an excellent project for Invest DSM to support and hope to see more Community Land Trust projects like it. More people and more affordable housing in the West Drake neighborhood can only be a good thing, and this type of investment supports future economic activity and community longevity.

I have heard some concerns about the architectural design, but as someone who walks by this address multiple times a week, I think it will actually fit in quite well and understand that the cost for adding truly historically accurate elements can really add up. I think the current design strikes a good balance, and keeping the first priority making as much housing available through the project as possible is key.

Thank you,
Erica Dubin-Barz

From: [Christopher Civitate](#)
To: [Chakraborty, Sreyoshi](#); [Wall, Michelle R.](#)
Cc: [Molly Cutler](#)
Subject: Fwd: I support more and varied affordable housing--like the proposed Kingman townhomes
Date: Thursday, May 21, 2026 5:04:56 AM

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Good morning,

I am just seeing this email that I received last night.

Thanks everyone

Christopher Civitate
Invest DSM, Inc
Neighborhood Development Manager

525 SW 5th St, Suite F
515-221-8410 Ext. 103 (Office)

Begin forwarded message:


From: Norbert Kaut <nkaut@yahoo.com>
Date: May 20, 2026 at 11:14:53 PM CDT
To: Christopher Civitate <CCivitate@investdsm.org>
Subject: I support more and varied affordable housing--like the proposed Kingman townhomes
Reply-To: Norbert Kaut <nkaut@yahoo.com>

Christopher Civitate:

The Invest DSM, Inc. townhome project is a no-brainer. If it generates controversy, we have a lot of educating to do in Des Moines.

We need affordable housing. 

We need density. 

We need to infill building on existing infrastructure not unsustainable sprawl. 

We need properties to generate taxes, instead of sitting idle. 

We need zoning reform so that more and varied development can grow our residential and neighborhood amenity options organically. A development like this should not have to jump through rezoning hoops-- particularly a project that is sponsored through the city. Nor do we need a process that gives NIMBY elements leverage or even a bigger voice than is justified. We need to encourage development and the growth of broad and varied types of housing.

Let's get ourselves out of the single-family-owner mind rut. I moved out of Union Park in 1996 (and have lived on the west side ever since) because of the Union Park neighborhood association's opposition to any form of development other than single-family residential.

I'd love to see--not only approval of the Kingman project but--a community that wholeheartedly supports it for all the right reasons. That would be a hopeful sign.

Good luck and thanks,

Norbert Kaut

From: [Kristen Anderson](#)
To: [Christopher Civitate](#)
Subject: Drake neighborhood townhome project
Date: Thursday, May 14, 2026 3:06:04 PM

You don't often get email from kanderson713@gmail.com. [Learn why this is important](#)

Hi Chris,

I support the proposed townhome project for the Drake Neighborhood. We need more types of housing besides just single family homes in our neighborhood and this location is a great opportunity for it.

Thanks!

Kristen Anderson
2709 34th St
DSM, IA 50310

From: [Betsy McCarty](#)
To: [Chakraborty, Sreyoshi](#)
Cc: [Boesen, Connie S.](#); [Barron, Rob X.](#); [Westergaard, Linda C.](#); [Mandelbaum, Josh T.](#); [Gatto, Joe P.](#); [Voss, Carl B.](#); [Simonson, Mike W.](#)
Subject: Opposition to ZONG-2026-000011 – 3125 Kingman Boulevard
Date: Wednesday, May 20, 2026 11:47:48 PM
Attachments: [Video.mov](#)
[Video_1.mov](#)
[ATT00001.txt](#)

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Dear City Council Members and Development Services Staff,

I am writing to express my opposition to the proposed comprehensive plan amendment and rezoning request for 3125 Kingman Boulevard (ZONG-2026-000011).

I have serious concerns about increasing residential density in an area that is already experiencing ongoing infrastructure and public safety issues.

Kingman Boulevard and the surrounding neighborhood already struggle with parking congestion, traffic and pedestrian safety concerns, stormwater and drainage problems, and existing public safety concerns, including repeated drive-by shootings and visible daytime drug activity.

During recent storms, there have already been flooding and drainage issues in this area. I am attaching video documentation from the last major storm because I believe it is important for the City to fully understand the existing infrastructure challenges before considering a significant increase in residential density.

Changing this property from low density residential to high density residential and adding 20 dwelling units does not appear compatible with the surrounding neighborhood character or current infrastructure capacity.

I respectfully ask the City to carefully evaluate whether this proposal is truly appropriate for this location given the existing conditions and ongoing concerns already impacting nearby residents.

Thank you for your time and consideration.

Betsy McCarty
3225 Kingman Blvd
Des Moines, IA 50311

ZONING-2026-000011

Item: 3125 Kingman Blvd. Date: May 21st, 2026

Please mark one of the following:

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

Staff Use Only
RECEIVED
 DEVELOPMENT SERVICES
 MAY 18 2026

Titleholder Signature: _____

Name/Business: Invert DSM Inc

Impacted Address: 3125 Kingman Blvd + 1072 31st St

Comments: We are in support of the development.
It brings thoughtful infill + density to
the neighborhood and addresses affordability.

Item: ZONG-2026-000011

Date: 5-14-2026

Please mark one of the following:

I support the request

I am undecided

I oppose the request

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAY 18 2026

Titleholder Signature: 

Name/Business: Lyle R Erickson

Impacted Address: 3219 Kingman Blvd DSM 50311

Comments: Great concept but high density / NX-3 /
20 units is too aggressive for this
location

Item: _____

Date: _____

Please mark one of the following:

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

Staff Use Only
RECEIVED
 DEVELOPMENT SERVICES
MAY 18 2026

Titleholder Signature: Michael J. Hain

Name/Business: Michael J. Hain

Impacted Address: 3215 Kingman Blvd.

Comments: high
Want to avoid density (Too crowded). Would
like to have houses in that space. Keep it a
historic neighborhood.

ZONG-2026-000011

Item: regarding 3125 Kingston Date: 5/15/26

Please mark one of the following:

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

RECEIVED
DEVELOPMENT SERVICES
Staff Use Only
MAY 21 2026

Titleholder Signature: Patsy McCarty

Name/Business: Patsy McCarty

Impacted Address: 3225 Kingston Blvd

Comments: Would like to avoid night work, it's late
in regards - there are apartments in the area
of the property already. It's noisy and parking
isn't there. - please no construction for
light in front of the property

ZONG-2026-000011

Item: _____

Date: 5-20-2026

Please mark one of the following:

I support the request

I am undecided

I oppose the request

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAY 26 2026

Titleholder Signature: Jane A Romp

Name/Business: _____

Impacted Address: 1060 31st Street

Comments: The neighborhood is seeing ~~alot~~ alot of change, and most of it involves reverting back to single home structures. I'd hate to see the progress change, at least not to 20 units!

ZONG-2026-000011

Item: _____

Date: 5-20-26

Please mark one of the following:

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

Staff Use Only
RECEIVED
DEVELOPMENT SERVICES
MAY 26 2026

Titleholder Signature: Chris E. Knak

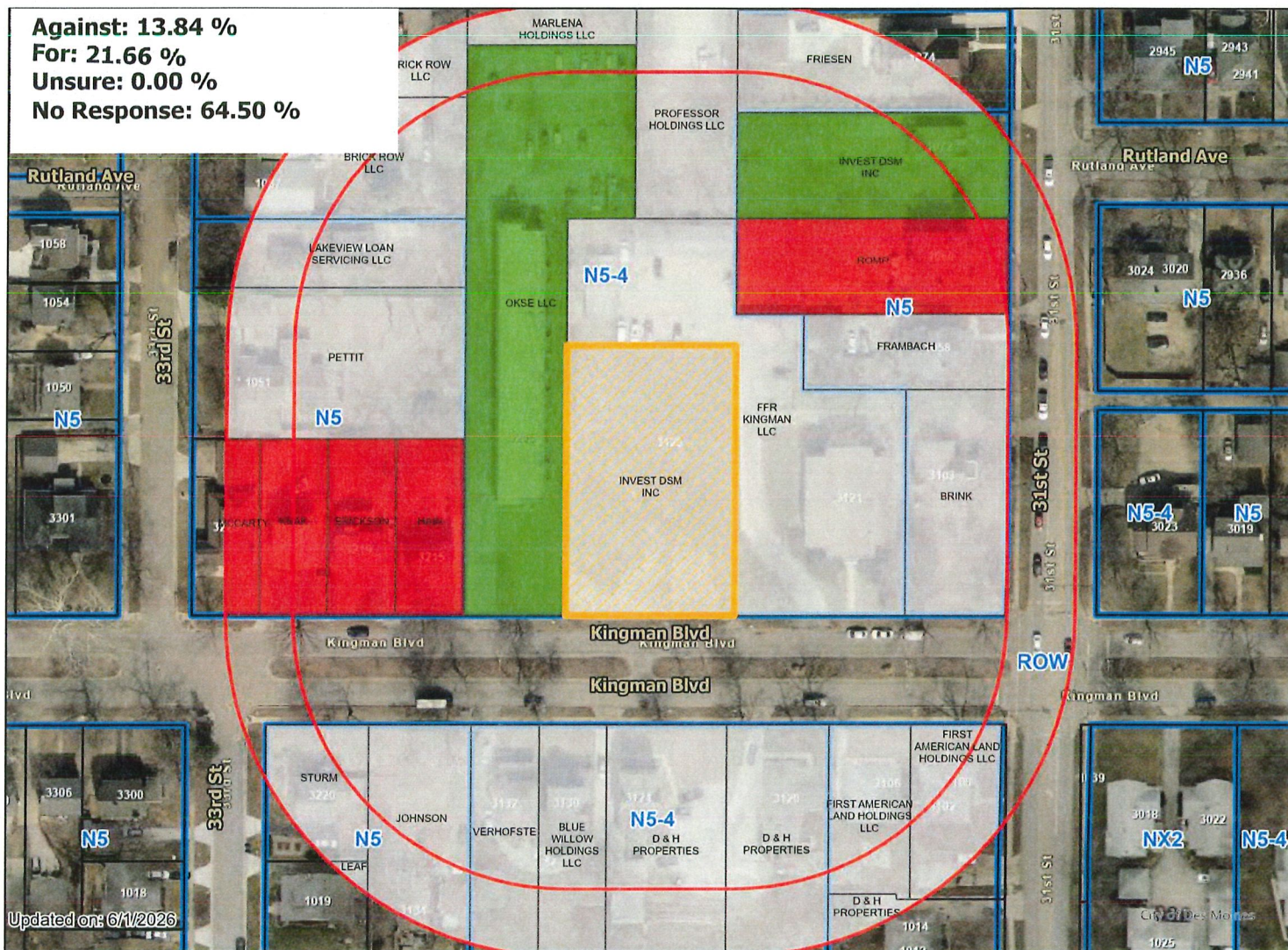
Name/Business: Chris Knak

Impacted Address: 3221 Kingman Blvd Des Moines

Comments: We have weak water pressure and sewage already. This will make it worse. The apartment Building next to the site is already loud and disruptive during the summer. We have had multiple shootings in the area.

Invest DSM, Inc., 3125 Kingman Boulevard

ZONG-2026-000011



Feedback we heard on May 7

- Density
- Parking
- Storm Water
- Exterior Aesthetic
- HOA Specifics



Cutler
Development

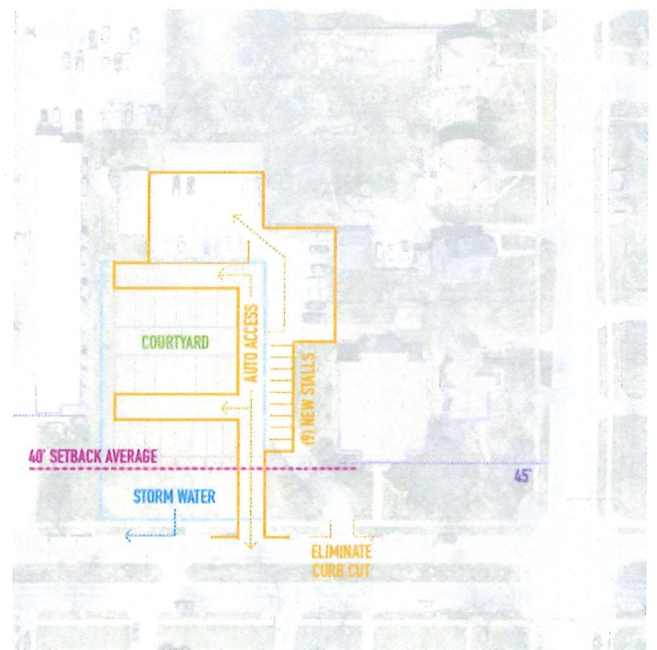
Density

- Outcome of 2023-2025 Neighborhood Discussions:
 - Interested only in condo & townhome options (no single family)
 - Ensure units being added are counterbalancing the units getting lost from single family de-conversions (i.e. 1-BR, 2-BR)
 - Ensure homeownership, not rental

	Condo Option	Townhome Option
Total Number of Units	24	20
Total Parking Stalls	23 (surface parking)	20 (garage parking)
Total Number of Bedrooms	38	32

Parking

- Every unit will have 1 garage space
- Potential for shared guest parking
- Potential for eliminating curb cut
- **Conceptual Only: Pending discussions with neighbor**



Storm Water

- Water to be detained underground, then metered release
- Existing examples of this on Kingman Blvd
- Will not add any storm water issues to street
- Required by City Ordinance to limit storm sewer runoff; design reviewed and approved by the City during site plan process
- Site currently has no detention; adding it will reduce runoff
- Underground system designed to infiltrate majority of storm volumes back into soil
- Overflow from large storms slowly metered by 4" pipe to street gutter

Exterior Aesthetic



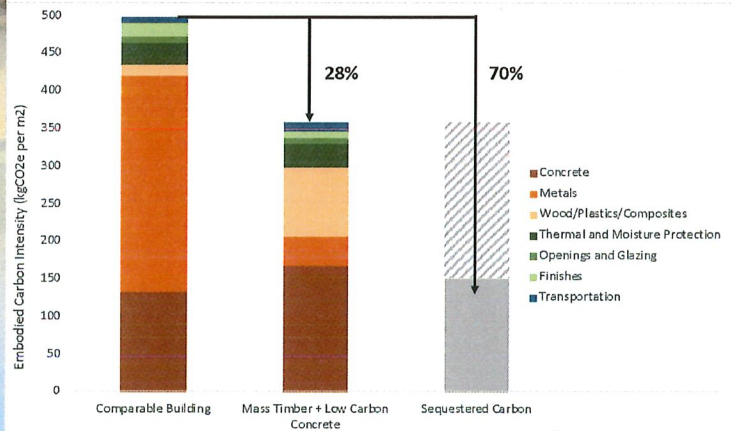
Exterior Aesthetic (continued)



Based on May 7 feedback:

- Added window lintels
- Reduced glass
- Horizontal cladding

Mass Timber : 250+ Year Lifespan , Lower Utilities



HOA Specifics

- Sale price will be adjusted so that $PITI + HOA < 30\%$ Gross Income
 - Ensures HOA sets up proper reserves and ongoing maintenance funds
 - Funding is secured to offset sales prices for homebuyers
- HOA governed by HOME Inc at start, CICLT indefinitely (99+ years)
 - HOME Inc has years of HOA management experience
- HOA covers all exterior work (roofs, cladding, masonry)
 - In addition to lawn care, snow removal, trash, etc.

