

**CITY OF WEST DES MOINES
STAFF REPORT COMMUNICATION**

Meeting Date: June 14, 2021

ITEM: Light Valley Junction Public Art Project, Pedestrian way between 210 and 214 5th Street – Approve Site Plan to allow installation of an art exhibit on City-owned property – City of West Des Moines – SP-005159-2021

Resolution: Approval of Site Plan

Background: Marco Alvarez, City of West Des Moines Parks and Recreation Department, requests approval of a Site Plan to install a public art project between 210 and 214 5th Street in a pedestrian way connecting 5th Street to the public parking to the west. The applicant proposes to install an art exhibit (permanent commissioned work of art) within the existing landscape beds of the public walkway located at 212 5th Street.

Staff Review & Comment:

- **Financial Impact:** This project is funded through the Public Art Fund.
- **Development and Planning Subcommittee:** The Committee reviewed this request as an upcoming project at their May 17, 2021 meeting. At this meeting Mr. Haskins, a resident in the Valley Junction area, objected to the area being used for art noting concerns that the area might potentially be of better use to the community as Open Space, for outdoor seating or overflow for retail during events or as a bioswale or rain garden and stated that the exhibit did not fit the Valley Junction Historic Business District model. He referenced the existing Master Plan and questioned the timing of this project moving forward during the current moratorium in Valley Junction approved by City Council on May 17, 2021. The Subcommittee was supportive of the project and requested staff pass along the comments to the Parks and Recreation Department. Staff notes that this site was identified in the Historic West Des Moines Master Plan as opportunity site for public art.
- **Artwork:** This site plan review includes only the improvements needed for the installation of the artwork. The artwork has already been reviewed and approved by the Public Arts Advisory Commission on March 25, 2021.
- **Vesting of Entitlement:** Per City Code, entitlement (approval to construct or implement) shall remain in effect so long as substantial site work has progressed beyond grading and completion of structural foundations and twenty-five percent (25%) of the total exhibit area has occurred above grade within twenty-four (24) months of the effective date of the approval, unless a greater time period is authorized at time of the original entitlement, or by approval of an extension of the original entitlement. It is the responsibility of the city to be aware of this deadline and request an extension of the approval prior to the expiration date.

Outstanding Issues: There are no outstanding issues.

Plan and Zoning Commission Action:

Date:

Vote:

Recommendation:

Recommendation: Approve the Site Plan request, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Bryce C. Johnson

Approval Meeting Dates:

Plan and Zoning Commission	June 14, 2021
City Council: First Reading	

Staff Report Reviews:

Plan & Zoning Commission	<input checked="" type="checkbox"/> Development Coordinator (or) <input type="checkbox"/> Director	<input checked="" type="checkbox"/> Legal Department
City Council	<input type="checkbox"/> Director <input type="checkbox"/> Appropriations/Finance	<input type="checkbox"/> Legal Department <input type="checkbox"/> Agenda Acceptance

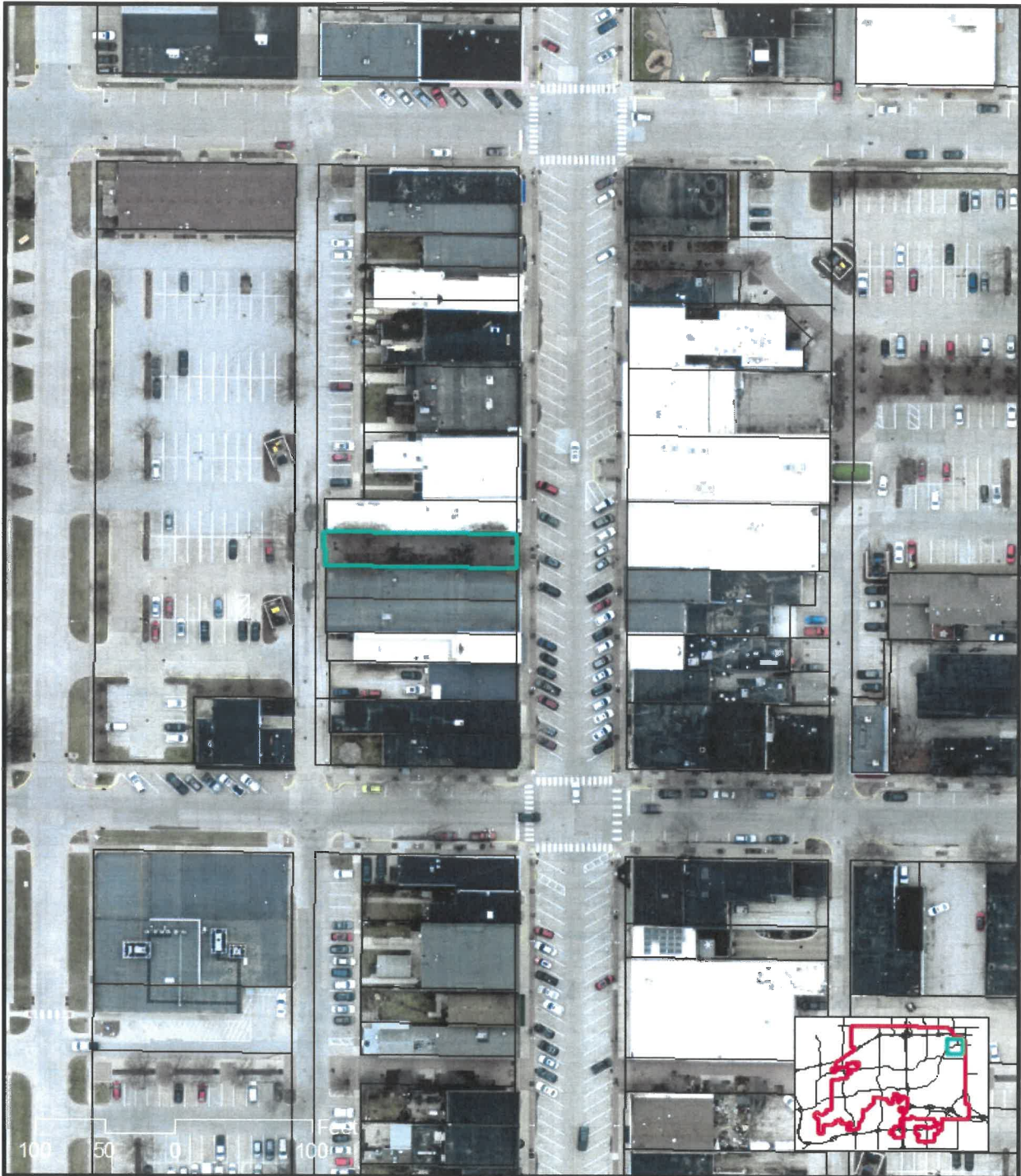
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	n/a
Date(s) of Mailed Notices	n/a

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning
Date Reviewed	5/17/21
Recommendation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Split

Location Map



212 5th Street Art Exhibit Site Plan Site Map

The City of West Des Moines makes no claim as to the accuracy, completeness or correctness of the City of West Des Moines digital maps and associated data and assumes no responsibility for their positional or content accuracy.



DATE	5/25/21
REVISION	
BY	

**LIGHT VALLEY JUNCTION
 PUBLIC ART INSTALLATION**

SITE PLAN NOTES
 THIS SITE PLAN IS FOR THE INSTALLATION OF A PERMANENT COMMISSIONED WORK OF ART TO BE INSTALLED WITHIN THE EXISTING LANDSCAPE BEDS OF THE PUBLIC WALKWAY LOCATED AT 212 5TH STREET.

APPLICANT
 CITY OF WEST DES MOINES
 PARKS & RECREATION DEPT.
 4200 MILLS CIVIC PKWY
 WEST DES MOINES, IA 50265

LEGAL DESCRIPTION
 WEST 6 FEET OF NORTH 1/2 OF LOT 6 & SOUTH 1/2 OF LOT 6 BLOCK 10, VALLEY JUNCTION

COMPREHENSIVE PLAN ZONING
 EXISTING: Historic Business
 PROPOSED: Historic Business

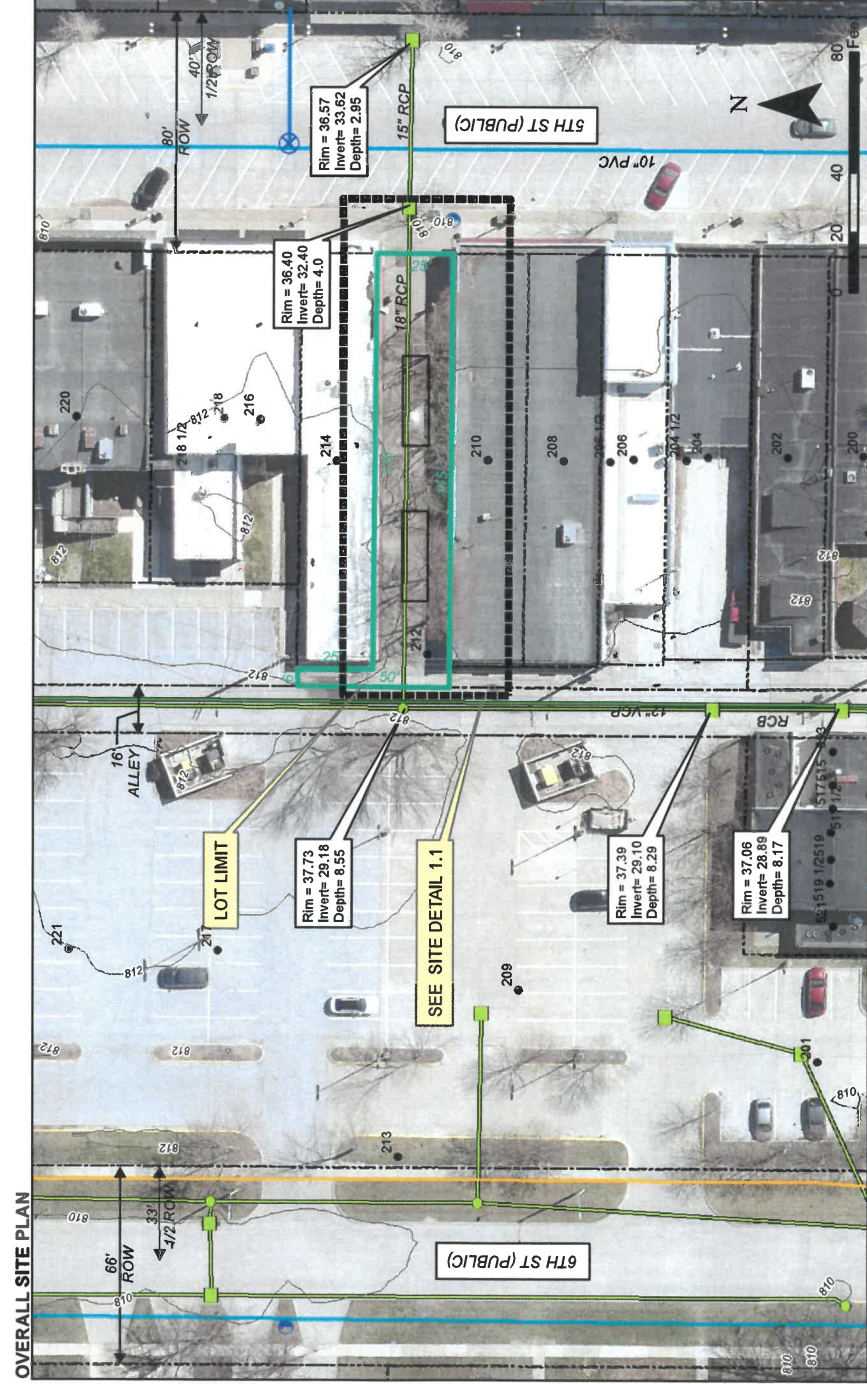
LOT SIZE
 LOT SIZE = 3,775 SF
 IMPERVIOUS AREA = 3,235 SF (86%)
 OPEN SPACE = 540 SF (14%)

OWNER
 CITY OF WEST DES MOINES
 4200 MILLS CIVIC PKWY
 WEST DES MOINES, IA 50265

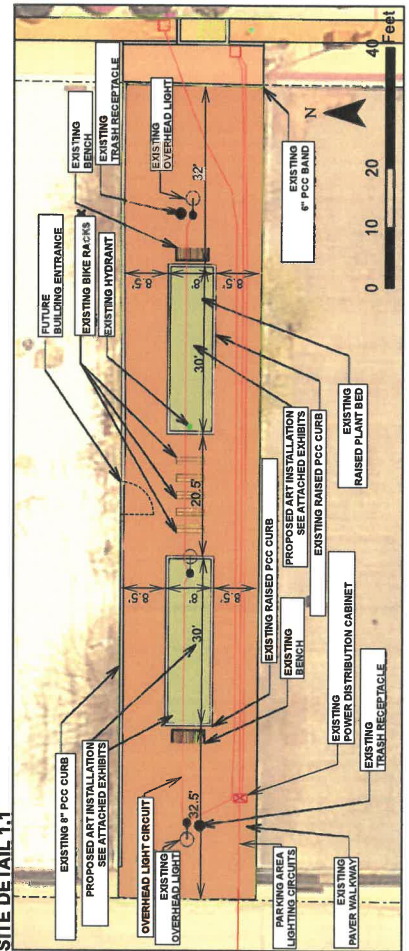
PROPERTY ADDRESS
 212 5TH STREET
 WEST DES MOINES, IA 50265

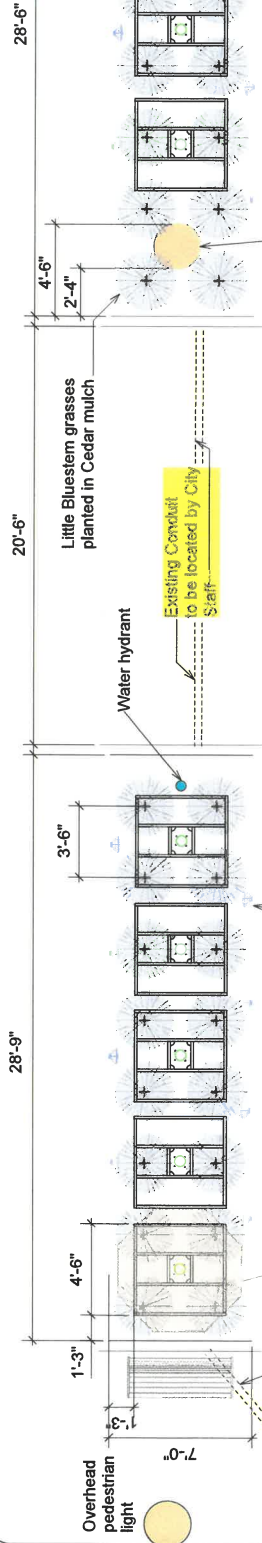
ZONING
 EXISTING: Valley Junction Historic Business
 PROPOSED: Valley Junction Historic Business

BENCHMARK
 CITY OF WDM BENCHMARK #49:
 A STANDARD BENCHMARK AT THE NORTHEAST CORNER OF 4TH STREET AND VINE STREET. 50 FEET EAST OF THE CENTERLINE OF 4TH STREET, 50 FEET NORTH OF THE CENTERLINE OF VINE STREET.
 WDM DATUM ELEVATION = 38.35 FEET
 CITY OF WDM BENCHMARK #58:
 A STANDARD BENCHMARK AT THE INTERSECTION OF 4TH STREET AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 41 FEET WEST OF CENTERLINE OF 4TH STREET, 55 +/- FEET NORTH OF CENTERLINE OF RAILROAD AVENUE.
 WDM DATUM ELEVATION = 38.23 FEET

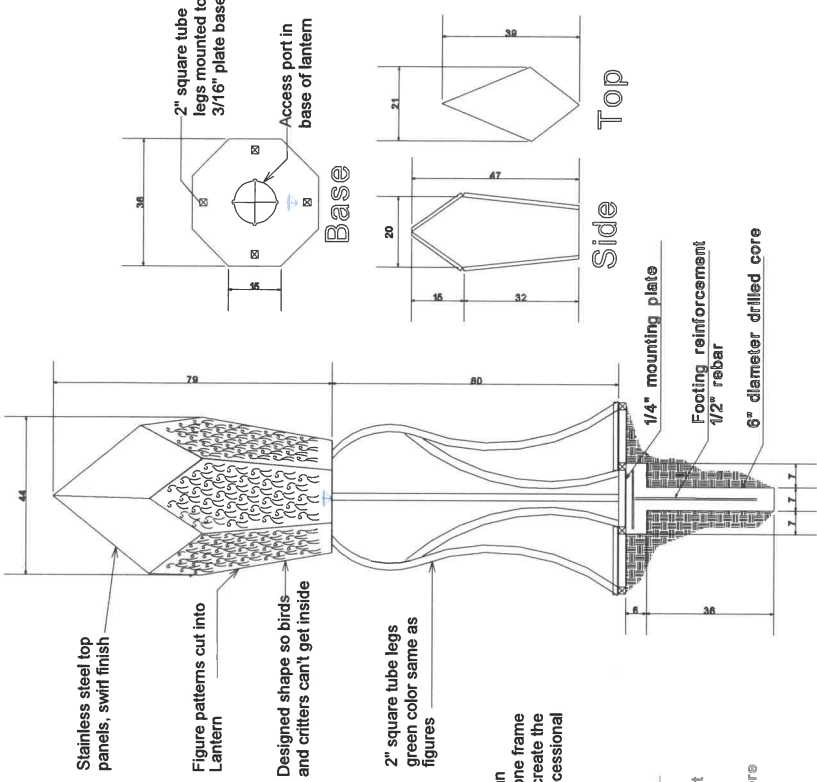


- LEGEND**
- Fiber Handhole
 - Sewer Manhole
 - Storm Inlet
 - Storm Manhole
 - Storm Outlet
 - Fiber
 - Sewer Main
 - Storm Pipe
 - ⊗ Water Valve
 - ⊙ Water Hydrants
 - Water Main
 - Private Water Line
 - - - Property Line





- The Production Process:**
- 1). cut aluminum tubing to lengths
 - 2). bend and roll aluminum tubing
 - 3). weld figures and frames together
 - 4). grind, debur and prepare parts for paint
 - 5). paint figures
 - 6). cut and install plexiglas
 - 7). deliver and layout frames in beds
 - 8). auger and pour footings
 - 9). install landscape lights
 - 10). mount frames to footings
 - 11). install figures
 - 12). fabricate and install lantern
 - 13). plant grasses and install mulch
 - 14). set up watering program for plants



Plan View of Base Frame

Detail

Light Valley Junction

West Des Moines Public Arts Advisory Commission

Tim Adams Landscape Architect
 404 E. Second St., Webster City, IA
 515 832-1281 www.scl.land

SCL.land
 Landscaping

Scale: 1/2"=1'-0"
 0 2 3 4 5 FT

NORTH

28W Knuckle Mount LED Spotlight - Bullet Style - 5000K - 100W Equivalent - 120V - 3300 Lumens

Part Number: SLKM-NW28-60-120V



Specifications

Beam Angle	60 degree
CCT Value	5000K
CRI	83 CRI
Comparable Wattage	100 Watt Metal-Halide
Current Draw	0.22A (220mA)
Dimensions	View Dimensional Drawings
Environmental Rating	Weatherproof IP65
Intensity	3300 Lumen
LED Color	Cool White
LED Lifetime	50000 Hours
LED Quantity	32 LEDs
Light Distribution	NEMA 4x4
Material	Aluminum
Mount Type	Knuckle Mount
Operating Temperature	-30~+45 °C (-22~+113 °F)

Output Connection Type

Pigtail

Power Consumption

28 Watts

Standards And Certifications

CE, DLC, RoHS Compliant, UL Listed

UL File Number

E366643

Volts

120~277 VAC

Wire Length

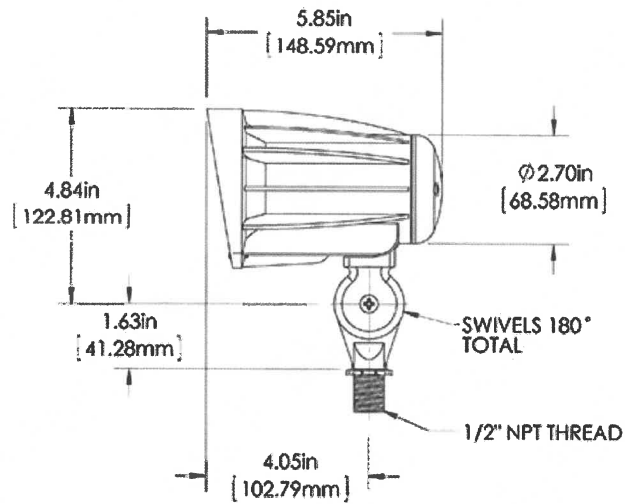
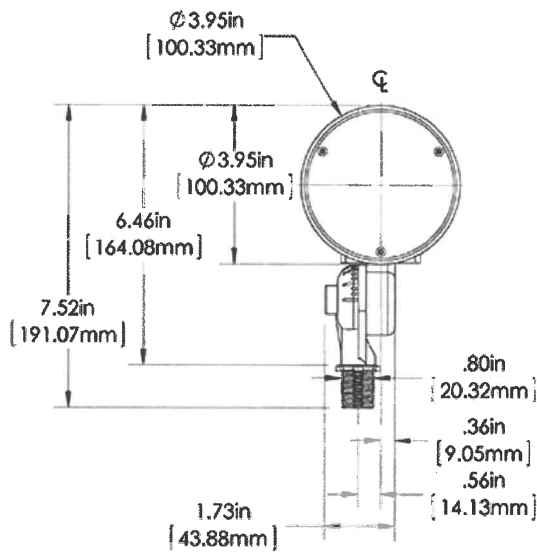
6in(15.2cm)

Package Weight: 2lb 6oz (1.08kg)

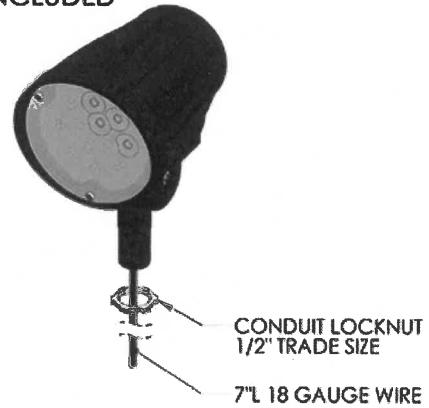
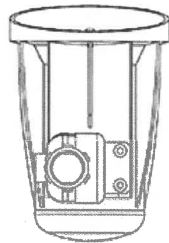
Package Dimensions: 6" (15cm) x 4.75" (12cm) x 6" (15cm)

All specifications are subject to change without notice.

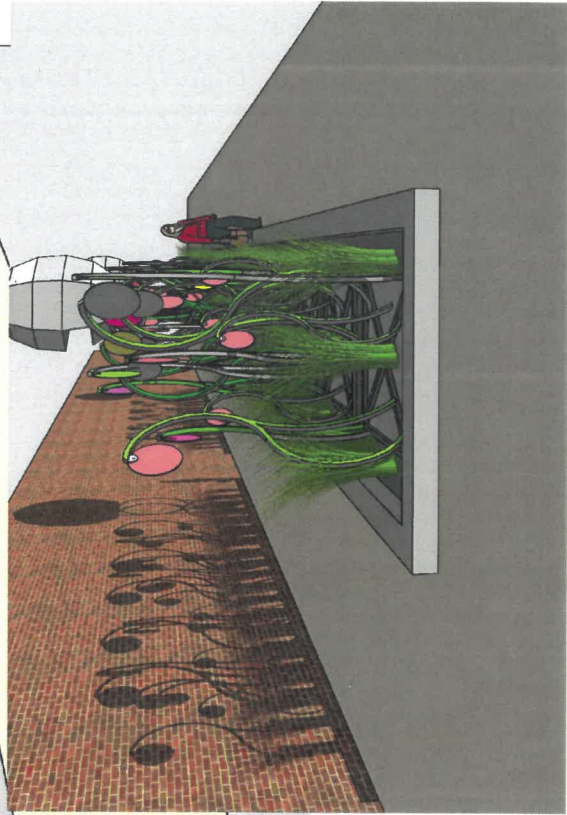
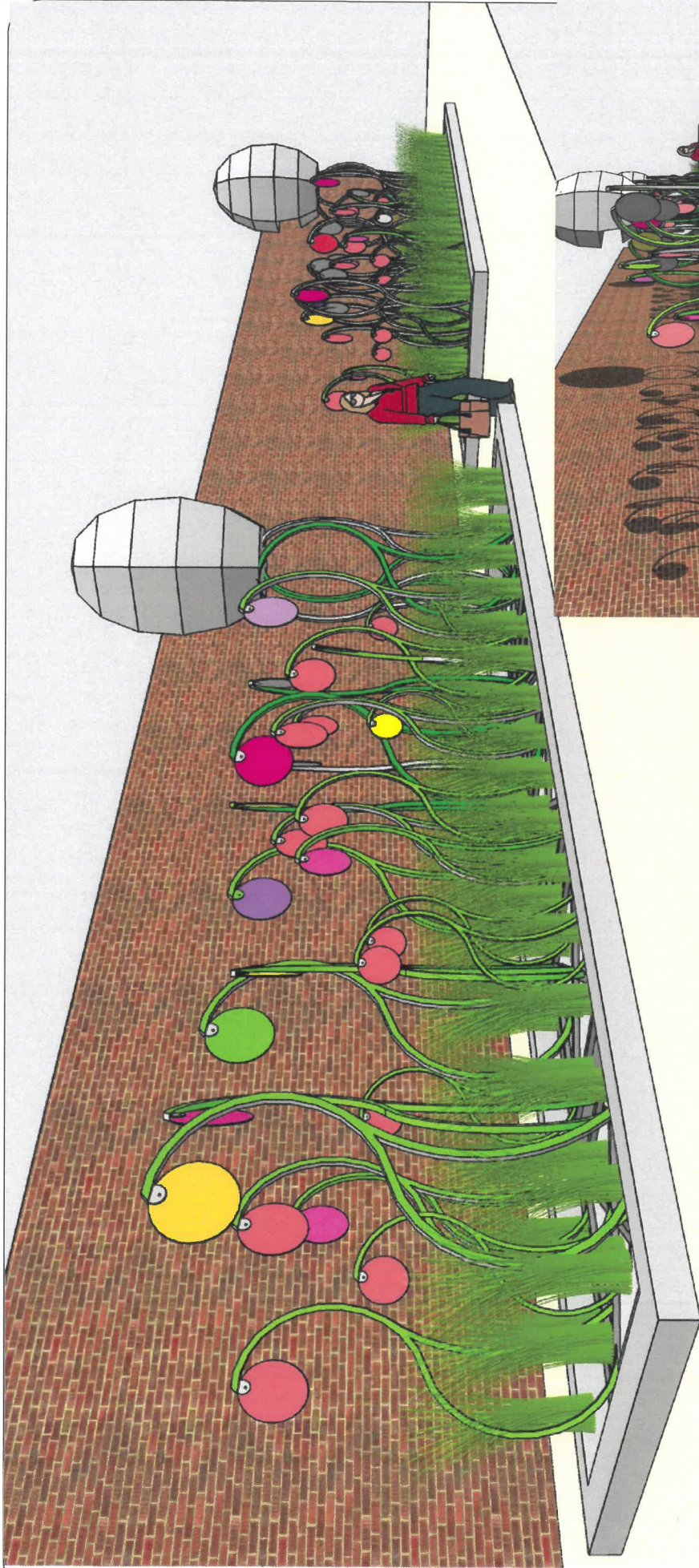
SLKM-x28-60-120V - 28 Watt Knuckle-Mount LED Flood Light - Bullet Style



PARTS INCLUDED



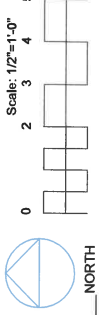
28 Watt Knuckle-Mount LED Flood Light - Bullet Style



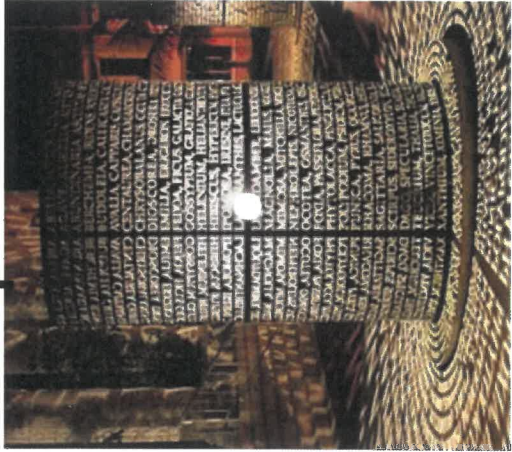
Light Valley Junction

West Des Moines Public Arts Advisory Commission

Tim Adams Public Artist, Landscape Architect
404 E. Second St., Webster City, IA
515 832-1281 www.scl.land



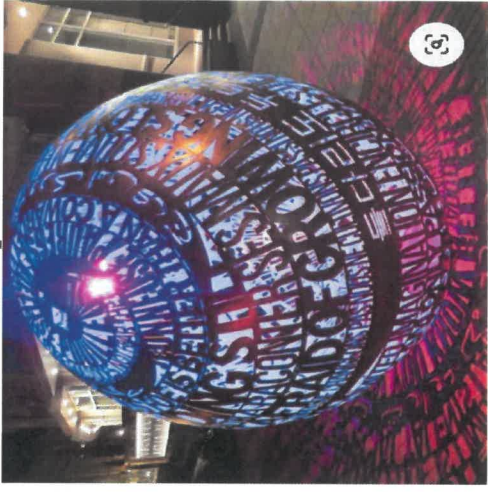
Proposed Materials and Lighting Concepts



Shadows cast on ground plane



Geometric form of tree



Internally lighted form



Ornamental grass



Flourescent Plexiglas colors

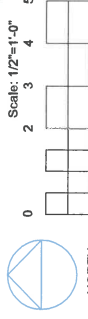


Me!

Light Valley Junction

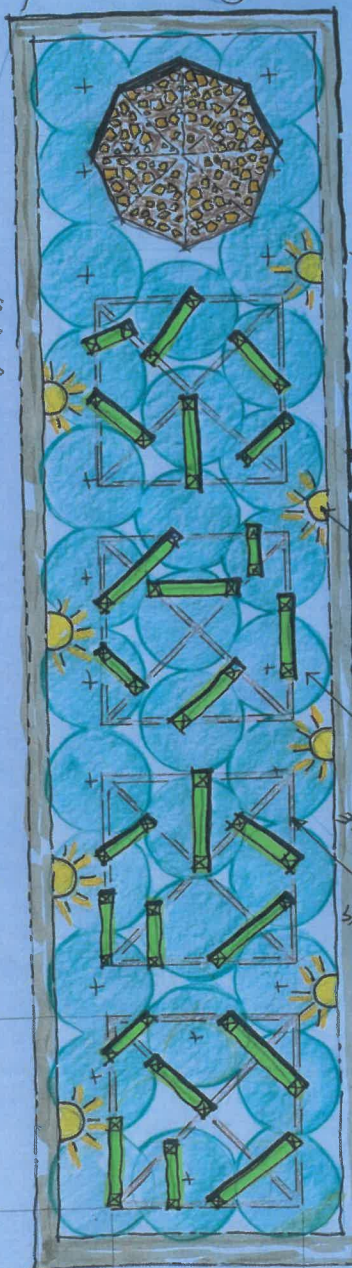
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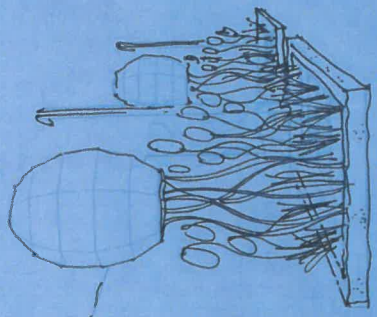


For the purpose of illustration only one of the two beds is shown

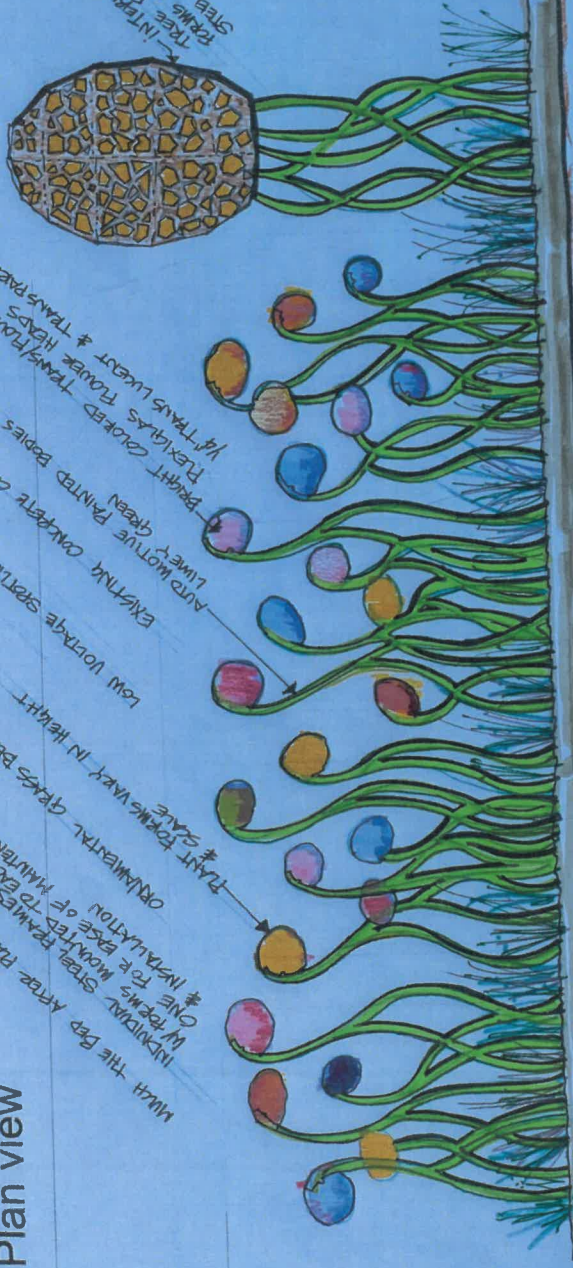
4'-6"



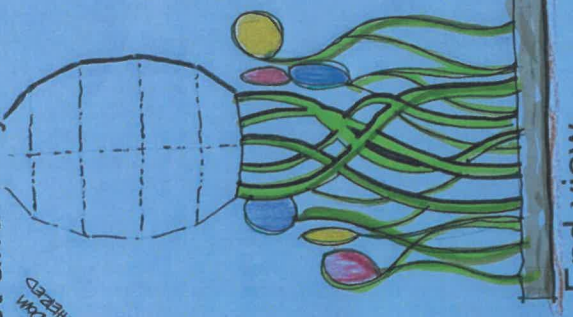
Plan view



Street and Alley view



Elevation view



End view

INDIVIDUAL STEEL FRAMES MOUNTED TO EACH OTHER FOR EASY INSTALLATION
 WITH THE BED AFTER PAINTING
 PLANT FORMS VARY IN HEIGHT
 PLANT FORMS VARY IN HEIGHT
 # SLATE
 ORNAMENTAL GRASS BEDS
 EXISTING CONCRETE CURB
 LIMEY GREEN
 BRIGHT COLORED TRANS FLOURE
 FLEXIBLES FLOURE HEADS
 1/4" TRANS LUGS & TRANS PRESENT
 TREE FORM WITH OAKEN STEEL FRAME
 TAKE CUT OUT & WEATHERED

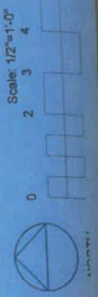
TRANS CHST SHADOWS LEFT AS WALLS SECURITY ON WALLS FOR NIGHT

Tim Adams Public Artist, Landscape Architect
 404 E. Second St., Webster City, IA
 515 832-1281 www.scl.land



Light Valley Junction

West Des Moines Public Arts Advisory Commission



**A RESOLUTION OF THE PLAN AND ZONING COMMISSION
NO. PZC-21-46**

WHEREAS, pursuant to the provisions of Title 9, Zoning of the West Des Moines Municipal Code, the applicant, the City of West Des Moines Parks and Recreation Department, requests approval of a Site Plan to install public art in the pedestrian way between 210 and 214 5th Street; and

WHEREAS, the Site Plan request complies with the findings stated in the applicable provisions of Title 9, the Comprehensive Plan and City Code.

NOW THEREFORE, the Plan and Zoning Commission of the City of West Des Moines recommends the City Council approve the Site Plan (SP-005159-2021), subject to compliance with all the conditions of approval as stated in the staff report, including conditions added at the meeting, and attached hereto as Exhibit "A", if applicable.

PASSED AND ADOPTED on June 14, 2021.

Erica Andersen, Chair
Plan and Zoning Commission

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting on June 14, 2021, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

ATTEST:

Recording Secretary

Prepared by: Bryce Johnson, City of West Des Moines Development Services Dept., PO Box 65320, West Des Moines, Iowa
50265-0320 515-222-3620

When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING A SITE PLAN TO ALLOW CONSTRUCTION OF A PUBLIC ART EXHIBIT

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, the City of West Des Moines Parks and Recreation Department, requests approval of Light Valley Junction Art Exhibit Site Plan for that property within the pedestrian way between 210 and 214 5th Street and legally described in attached Exhibit 'B' for the purpose of implementing public; and

WHEREAS, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, the Site Plan complies with findings stated in the applicable provisions of Title 9, Chapter 1, Subsection 8, the Comprehensive Plan and City Code; and

WHEREAS, on June 14, 2021, the Plan and Zoning Commission recommended to the City Council, by a X-X vote, approval of the Site Plan; and

WHEREAS, on this day the City Council held a duly noticed meeting to consider the application for the Site Plan.

NOW, THEREFORE, The City Council does approve the Valley Junction Art Exhibit Site Plan (SP-005159-2021), subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on TBD.

Steven K. Gaer, Mayor

ATTEST:

Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on TBD, by the following vote.

Exhibit A: Conditions of Approval

1. None.

Exhibit B: Legal Description

THE WEST 6 FEET OF NORTH ½ OF LOT 6 & SOUTH ½ OF LOT 6 BLOCK 10, VALLEY JUNCTION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA.