



# Historic West Des Moines Master Plan Steering Committee – 2021 Update

Wednesday, January 5, 2022 4:30 pm

## MINUTES

- I. Chair calls meeting to order – called to order at 4:36 pm
  - a. Attendance
    - i. Committee members
      1. Scott Hatfield
      2. Mitchell Callahan
      3. Nate Hon
      4. Meredith Wells
      5. Julie Eliason
      6. Scott Cutler
      7. Renee Hardman
      8. Mark Veiock
      9. Vicky Long Hill
      10. Steve Frevert
      11. Kevin Trevillyan
      12. Missing a person
      13. Cleo Underwood
      14. Vince Valdez
      15. Steph Trannel – via Teams
      16. Debbie Westphal Swander – via Teams
    - ii. Staff Members
      1. Clyde Evans

2. Brad Munford
    3. Christine Gordon
  - iii. Consultant
    1. Mike Hoffman – Teska – via Teams
    2. Erin Cigliano – Teska – via Teams
    3. Ed Torrez – Bauer Latoza Studio – via Teams
  - iv. Guests
    1. Nick Waage
    2. MJ Hoag
    3. Sarah Leblanc
    4. Mark Gremler
    5. Jenea Veazey – via Teams
- II. Committee Approves the Agenda – Motion by Nate Hon, seconded by Mitchell Callahan– all favor
- III. Approval of Minutes – December 8, 2021 – Change spelling of Renee Hardman’s name throughout minutes. Motion by Scott Hatfield, Julie Eliason – all in favor
- IV. Opening Statement is read for all in attendance – Read by Meredith Wells
- V. Citizen Forum
  - a. Nick Waage – 136 3<sup>rd</sup> Street – would have liked to have item VI removed from the agenda because it is not conducive with purpose of this committee. Julie Eliason responded she felt that was the directive of City Council. Brad Munford clarified that indeed it is the directive of City Council to review proposed changes during the moratorium.
- VI. Review and discuss proposed building modifications and site improvements for 401 Railroad Place – Mark Gremler, Gremler Financial Group – Mark presented – he recently purchased 401/403 Railroad Place – deteriorated and rotting siding, previous owners tried to patch and paint in fixes, it was determined to reside the entire building, new gutters, and new doors. Why hardy plank vs vinyl? Hardy plank is more expensive and harder to get.

- Renee Hardman says it's a no brainer considering the current condition of the building. Wants to get this done as soon as possible.
- Ralph Haskins – lumber prices have decreased, and he expects siding prices to decrease. He believes the siding is cheap and doesn't fit the look of the area. would prefer not a full glass door. He thinks the materials on this building should reflect the area and the investment being made to the park across the street. He thinks white/black is going to be loud near the park. Does not think these choices are thoughtful for this area.
- Scott Hatfield agrees that vinyl and the color choices are not consistent with the history of railroad buildings.
- Vince Valdez encourages him to look at the history of the building.
- Kevin Trevillyan reminded the owner of the history of the building – it was built as a train museum.
- Mark Gremler – has done research and there are train depots as white/black
- Clyde Evans – hears a consensus as a group – do not prefer vinyl siding – heard both sides on the color choice – Committee can put stipulations on their recommendation to Planning & Zoning
- Ralph Haskins – would like a rendering to see what the changes would look like on the building
- Meredith Wells – asked Mark Gremler to bring renderings with a couple of color combinations to consider
- Mark Gremler – Can he repair some of the holes and siding coming off in the meantime, while he waits?
- Nate Hon – Thanks Mark for coming to the community and talking to us
- Steve Frevert – Design consultation can be done through the foundation at no cost to owner
- Julie Eliason – Feels we are overstepping our boundary by telling Mark what colors he can use
- Debbie Westphal Swander – We need to expedite this conversation to move to other matters on the agenda
- Renee Hardman – thanks Mark for being involved in the process and wanting to make the building better. Does not agree that unilaterally black/white doesn't fit in.
- Meredith Wells – consensus to table this until the committee has more information

- Debbie Westphal Swander – Comments from the committee because we are at a pivotal place in the process of this committee
- Clyde Evans – staff will work with Mark to prepare the renderings and create a timeline to move this forward
- Vicky Long Hill – She is willing to have a special meeting to keep the process moving for Mark Gremler
- Steve Frevert – Does not think the renderings will take too long because it is not a complicated project, but he cannot say for sure until he talks to the design consultant
- All unanimous to postpone to a future meeting – not unanimous about the color or material

VII. Review results of Virtual Design Workshop and Visual Preference Survey – Teska – Mike Hoffman & Erin Cigliano

- Ed Torrez introduced himself
- Erin Cigliano reviewed the power point slides
  - Paused on Slide Built Form: Mixed Use Commercial- General Consensus
    - Nate Hon – would like to see knee walls and window height mentioned as they are a common element in liked buildings
    - Brad asked – is there a limit on color and materials?
      - Ralph Haskins – doesn't Jordan Creek have limitations on colors and materials? Why can't Valley Junction have similar requirements/restrictions?
      - Kevin Trevillyan – Reference Walmart that fit into the guidelines of Jordan Creek even though they didn't want to
      - Steve Frevert – Agrees we want to preserve history of buildings, we don't want to stop development, finding balance between the two thoughts. Currently have colorful storefronts and believes that is a good thing. He doesn't want to be the paint police.
    - Erin Cigliano – does want specific feedback. Color gets tricky but guidelines can encourage uses of color pallets
    - Mike Hoffman – expects guidelines to be specific to building materials, but more general on colors

- Renee Hardman – committee needs to be careful about the words that are used – we can disagree without calling it an argument
  - Ralph Haskins – next steps? Will Ed be providing draft design guidelines? If so, then this conversation is mute because it doesn't matter
  - Mike Hoffman – This input will be part of the design guidelines that are being drafted
  - Julie Eliason – contributing buildings vs. non-contributing buildings – how will these design guidelines be applied to the various buildings?
  - Debbie Westphal Swander – appreciates all the information from Teska; talking about individual buildings and the context of 5<sup>th</sup> Street and the central business district
  - Vicky Long Hill – Likes to see visual – would like to see a color scheme that is harmonious – would like to see various examples of color schemes - hard when we are discussing new and existing buildings
  - Meredith Wells – we have a variety of colors already in the district, we are an Art & Cultural District and that involves color
  - Erin Cigliano – The Guidelines will include many pictures and line drawings to show examples
  - Nick Waage – how do we write an ordinance to reduce or eliminate “fad” type architecture – architecture firm at 4<sup>th</sup> & Maple and 315 5<sup>th</sup> Street are examples of “fad” architecture
  - Julie Eliason – does not agree that it is fad architecture – how would we have applied guidelines to a place that doesn't have much design to start
  - Ed Torrez – Contributing and non-contributing – guidelines need to be in an area, but do not have to be limited to contributing or non-contributing. These Guidelines will apply to all buildings in the area. The guidelines will provide guidance and harmonize. The guidelines are tools. The guidelines need to be objective.
- Erin Cigliano continued through the presentation with Built Form: Transitional
    - Paused on Slide Built Form: Transitional - General Consensus

- Vicky Long Hill – We are the tale of two cities – west of 8<sup>th</sup> Street vs. east of 8<sup>th</sup> Street – legal non-conforming use – lack of enforcement - she is against mixed use in 100 blocks of 8<sup>th</sup>, 9<sup>th</sup>, and 10<sup>th</sup> Street
    - Mike Hoffman – the definition of the various areas will be discussed further tomorrow night
    - Clyde Evans – tomorrow night we discussed where exactly the design guidelines will apply
- Erin Cigliano continued through the presentation with Built Form: Railroad Avenue
  - Paused on Slide Built Form: Railroad – General Consensus
    - Meredith Wells – lots of traffic on Railroad Ave and wonder if a road diet is possible
    - Erin Cigliano – road diet goes beyond design guidelines but could be looked at
- Erin Cigliano continued through the presentation with Ground Floor
  - Paused on Slide Built Form: Ground Floor – General Consensus
    - Erin Cigliano - Recessed entries – are those preferred?
      - Steve Frevert – yes, he prefers that
      - Meredith Wells – yes she prefers that
      - Jenea Veazey – yes, prefers recessed
    - Ralph Haskins – walkways could be pop up areas for music, crafts, farmer’s market, one picture had metal artwork in that kind of area – would like to see more of that
- Erin Cigliano continued through the presentation with Streetscape
  - Paused on Slide Streetscape – General Consensus
    - Erin Cigliano – asked about the awnings on upper story windows – do we have those? The group thought Tavern Pizza has them. Erin Cigliano encouraged group to look for these kind of details as they are in the area
    - Meredith Wells – planters and benches in front of their buildings?? What about those and how does it relate to not disrupting walkability on sidewalks. Likes the bump outs to make it safer for people to cross
    - Erin Cigliano – we need to discuss how these elements fit into the guidelines

- Renee Hardman – likes all the signage, tell the story, and plaques in the area
  - Erin Cigliano continued through the presentation with Parking & Screening
    - Paused on Slide Parking & Screening - General Consensus
      - Steve Frevert – parking landscaping – there is a clear link between walkways and parking behind 5<sup>th</sup> Street
      - MJ Hoag – more bicycle access and parking
- VIII. Review results of parking evaluation – Teska – this item was tabled to tomorrow night (Jan. 6<sup>th</sup>)
- IX. 7:15 pm adjourn

#### Handouts

- Pictures of 401 Railroad and exhibits of proposed material changes
- Virtual Design Workshop and Visual Preference Survey handout
- Parking Utilization Study handout

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Master Plan on Website: <https://www.wdm.iowa.gov/government/community-economic-development/historic-west-des-moines-master-plan>

#### Future Meetings:

January 6, at 4:30 – Steering Committee Meeting – Human Services Building

January 26<sup>th</sup> at 4:30 – Steering Committee Meeting – Human Services Building

February 2<sup>nd</sup> at 4:30 – Steering Committee Meeting – Human Services Building

February 14<sup>th</sup> at 5:30 – Planning & Zoning Meeting – Design Guidelines to be presented

February 21<sup>st</sup> at 5:30 – City Council Meeting – Design Guidelines to be presented