



Historic West Des Moines Master Plan Steering Committee – 2021 Update

Wednesday, March 30, 2022, 4:30 pm

MINUTES

- I. Chair calls meeting to order – called to order at 4:34 pm
 - a. Attendance
 - i. Committee members
 1. Nate Hon
 2. Meredith Wells
 3. Ralph Haskins
 4. Mark Veiock
 5. Steve Frevert
 6. Cleo Underwood
 7. Scott Hatfield
 8. Scott Cutler
 9. Steph Trannel
 10. Katherine Harrington
 11. Kevin Trevilian
 12. Mitchell Callahan
 13. Vicky Long Hill
 14. Renae Johanningmeier
 15. Vince Valdez – via Teams
 16. Julie Eliason – via Teams
 17. Debbie Westphal Swander – via Teams
 - ii. Staff Members
 1. Brad Munford
 2. Christine Gordon

3. Clyde Evans

iii. Consultant

1. Mike Hoffman – Teska
2. Erin Cigliano – Teska - via Teams

iv. Guests

1. Victoria Veiock
2. MJ Hoag
3. Nick Waage
4. Kevin Goodlaxson
5. Jack Hon
6. Clyde Beveridge
7. Helen Rodish
8. Albert Salazar
9. Teena Shineflew
10. Gregory Allen
11. Abby Sharp
12. Cory Sharp
13. Tom Hyde
14. Kay Schiller – via Teams
15. Larry – via Teams

- II. Committee Approves the Agenda – Motion by Scott Hatfield, , Seconded by Steph Trannel – all in favor
- III. Approval of March 9, 2022, Minutes – motion by Steve Frevert, seconded by Steph Trannel – all in favor
- IV. Opening Statement is read for all in attendance – Read by Meredith Wells
- V. Citizen Forum
 - a. Clyde Evans –
 - i. He asked the Committee and guests to allow the consultants to complete their presentation before discussion and comments happen.
 - ii. Informed the committee that Scott Hatfield is being inducted into Valley High School Hall of Fame
- VI. Discussion of the Design Guidelines for the Railroad Avenue District – Teska
 - a. Mike Hoffman & Erin Cigliano presented the PowerPoint slides

- b. Meredith Wells – the renderings are helpful, shows the screenings. Shows how well they work
- c. Nate Hon – where did we get the 2/3 story from? Why is 3 story allowed in RA-2 and 2 story in RA-1? In RA-2, the commercial is only 1 story – so to jump to 3 story seems to much of a jump. Be mindful of what you’re doing to residences. People were surprised by the 3 story buildings on 5th Street.
 - i. Mike Hoffman – land economics - to make it work its needed to go up more than one story. It is a car oriented street. The more people provides more opportunities. RA-2 has more businesses which better support 3 story building
 - ii. Kevin Trevilian – if we allow it, then it will happen, and someone will build it
 - iii. Meredith Wells – be mindful of businesses as well. Rents are going up because cost of construction is going up.
 - iv. Mitchell Callahan – Not everyone was surprised by the 3 story buildings. There is a process to go through for approval of development. This is not just going to happen without further public input.
 - v. Steve Frevert – who is “they”? No one is going to force anyone to sell and remove housing. We are talking about what is allowed.
 - vi. Clyde Evans – The City cannot condemn a property and flip it to a developer. That is restricted by state code.
 - vii. Brad Mumford – the example property Teska prepared is currently VJC – currently allows up to 30 feet, so currently a developer can build up to 3 story. These ideas are not random or new
 - viii. Meredith Wells – Remember the visual preference survey showed the 3 story buildings are wanted
 - ix. Ralph Haskins – in this example Teska created a large amount of screening so that the residences would not even know there is commercial next to them
 - x. Kevin Trevilian – example shows 6-8 foot fence. Current code does not allow for that.
 - 1. Clyde Evans – we could write it into the PUD to require that height of fence.
 - xi. Debbie Westphal Swander – bothers me when this committee talks like fractions and not a community of people. We are to think about the welfare of the community of people, not just our individual groups. We need to think about the extremes of what could happen. What is Valley Junction?? Remember the mind map that Erin Cigliano did in one of the first meetings. That is what this is all about. What is essential to who we are?? It is important for us to try and understand where other people are coming from – understand their frame of reference, their story. With that, we can come to the center.

- xii. Mike Hoffman – at looking at the maximum you can get on a site – we did max it out base on parking.
- xiii. Meredith Wells – Need to think about the future of what we are. This is looking at what we want to be. Do we want to grow or stay the same?
- xiv. Debbie Westphal Swander – this is not about staying in the past or staying old – this is not about historic preservation – this is about our heritage and who we will evolve into. It’s a heritage thing and not a keep buildings old thing
- xv. Julie Eliason – for RA-1 & RA-2 does the step down rule apply here for adjacent properties. How are north from Railroad does these area go?
 - 1. Mike Hoffman – No, the step-down rule does not apply in these areas. RA-1 & RA-2 go north 4 lots.
- d. Nate Hon – How many businesses do we want? When will we say enough is enough? Next we go to transitional area, and how many businesses are we going to let in there. At one point do we say single-family affordable housing is more important than businesses
 - i. Vicki Long Hill – the first Master Plan made suggestions about infill lots and we should look more into those opportunities.
 - ii. Ralph Haskins – How many residential properties in the example area shown?
 - 1. Erin Cigliano – RA-1 has 16 properties and RA-2 has 3.
 - iii. Katherine Harrington – a good community is a mixture of all of this. Not just one thing; a combination of all of it and a balance of it all.
- e. Kathrine Harrington – MOTION – ready to make motion – Meredith Wells asked her to wait until we have public comment on RA-1 & RA-2
- f. Jack Hon – RA-1 & RA-1 – what about the alley in your example; you’ll have half an alley. In the drawing is a fire pit on the roof – is that allowed? People are making decisions about this area but are not around this area at all. All of this talk of businesses and not about the residences. Why are we allowing 3 story west of 7th Street? Think about what you’re doing – you’re affecting people’s lives. You’re messing with people’s lives. Maybe they like living down here where it is quieter. You’re bringing traffic, noise, parking problems. You’re forcing us to move out of the neighborhood. Fine to improve businesses along Railroad, but how many businesses do we really need? Stay with the 2 story.
 - i. Mike Hoffman – The half alley would be addressed in a PUD. It could be a gas fire pit.
 - ii. Vicky Long Hill – What would you like down here?
 - 1. Jack Hon – 2 story would be okay, but not 3 story if it’s not allowed on 5th Street.
- g. Nick Waage – Asked how many total houses in a block beyond what was counted in the tables. Looking at the development example at 8th & 7th – talking about setbacks for Caseys and possible

development. What about landscaping for noise abatement? The only way you're going to abate the noise is to have a berm. Nothing else will work. I hear noise from 5th Street. These proposed buildings will affect many more people than just the people you're showing on your little spreadsheet there. I've been here 35 years and I never thought I'd see 3 story buildings and cramming people into the area. Limit is to one story residential only. Two miles south you've got plenty of land to develop – Veterans Parkway West – you want to crowd people in, crowd them in down there.

- i. Erin Cigliano – The Design Guidelines get into more detail about the noise buffering requirements
- h. Debbie Westphal Swander – Nick brought up the topography –
- i. Helen Rodish – Currently my property is zoned light industrial – Helen presented her pictures. Gave history of development along Railroad Ave and issues with parking.
- j. Gregory Allen – are you zoning this as residential, commercial or mixed use? How did you come up with parking requirements if it is mixed use. Is it standard for parking? What about parking on 5th and 4th?
 - i. Mike Hoffman – Along Railroad is Mixed Use. The number is based on code. Yes it is standard parking requirements. The parking study shows there is sufficient parking.
 - ii. Steph Trannel – We are not changing the zoning for this area?
 - iii. Mike Hoffman – It is a mix of zoning and right now we are focused on the design guidelines and not the zoning.
 - iv. Nate Hon – If someone wants to put housing on commercial zoning so you have to go through hoops?
 - 1. Mike Hoffman – a rezoning would be needed
 - 2. Brad Munford – Went over the basics of the zoning currently in place
 - 3. Kevin Trevillyan – Areas in yellow are single family. We are looking at changing an area from single family to commercial.
 - 4. Brad Munford – in 2010, the Comprehensive Plan was updated to change the zoning from single family to medium density. If someone wanted to rezone it from single family to medium density, the Comprehensive Plan designation would make it easier to do that.
- k. Meredith Wells – Closed public comment on RA-1 & RA-2
- l. Katherine Harrington – Made a motion to limit 2 story in RA-1 and 3 story for RA-2, seconded by Steve Frevert**
 - i. Meredith Wells – Businesses were surveyed on this idea and mixed support.

- ii. Nate Hon – why didn't we do the step down here with the possibility of 3 story backing up to a single story
- iii. Steve Frevert – The parking lots serve as the buffer between the heights and uses of neighboring properties.
- iv. Debbie Westphal Swander – would ask for more time to review and discuss with people
- v. Meredith Wells – reminder of visual preference survey and that input.
- vi. Vicky Long Hill – Anderson/Renewal Building – how many stories is that? 2 ½ stories
- vii. Nate Hon – with the existing 30 feet rule – what is to that? Can anyone even do a 3 story building with the current requirements?
 - 1. Brad Munford – the maximum anything can go is 30 feet
 - 2. Mike Hoffman – it comes down to zoning

viii. Vote on Motion

- 1. Nate Hon - No
- 2. Meredith Wells - Yes
- 3. Ralph Haskins - Yes
- 4. Mark Veiock - Yes
- 5. Steve Frevert - Yes
- 6. Cleo Underwood - Yes
- 7. Scott Hatfield - Yes
- 8. Scott Cutler - Yes
- 9. Steph Trannel - Yes
- 10. Katherine Harrington - Yes
- 11. Kevin Trevillyan – does not vote
- 12. Mitchell Callahan - Yes
- 13. Vicky Long Hill - Abstain
- 14. Renae Johanningmeier - No
- 15. Vince Valdez – via Teams – not present for vote
- 16. Julie Eliason – via Teams - Abstain
- 17. Debbie Westphal Swander – via Teams – No
- 18. Summary – 10-yes, 3-no, 2-abstain – Motion carries**

m. Nate Hon – Made a motion to limit 2 story in RA-2, seconded by Mark Veiock.

- 1. Nate Hon - Yes
- 2. Meredith Wells - No
- 3. Ralph Haskins - No
- 4. Mark Veiock - Yes

5. Steve Frevert - No
6. Cleo Underwood - yes
7. Scott Hatfield - No
8. Scott Cutler - No
9. Steph Trannel - No
10. Katherine Harrington - No
11. Kevin Trevillyan – does not vote
12. Mitchell Callahan - No
13. Vicky Long Hill - Yes
14. Renae Johanningmeier - Yes
15. Vince Valdez – via Teams – not present for vote
16. Julie Eliason – via Teams - Yes
17. Debbie Westphal Swander – via Teams – Yes
- 18. Summary – 7-yes, 8-no, 0-abstain – Motion did not carry**

n. RA-3 Discussion

- i. Katherine Harrington – This could be a showcase area for our area
- ii. Meredith Wells – To have a hotel in the area would allow for people to stay who are visiting this area especially with the coming recreation area by Parks & Rec.
- iii. Steve Frevert – Not all of the RA-3 area is developable.
- iv. Steph Trannel – like the idea of having larger condo or townhouses for families to move into the area who maybe don't want a yard to take care – more housing options for more people
- v. Gregory Allen – Seems you are pretty set on a hotel; don't we have enough in town?
 1. Steph Trannel – There are plenty of hotels on the west side
- vi. Clyde Beveridge - Have anyone considered what would happen if it floods down here again? And don't say it won't happen again, because I have seen 4 in my lifetime. And the levy only holds the water inside. I don't think anything will help a 10" rain.
 1. Clyde Evans – yes there is a massive storm drainage in 1st Street and Grand Avenue with the intent to pump it over the levy. City purchased property at Vine and 14th Street to work as a drainage basin.
- vii. Helen Rodish – in the floods of 1993 – pumps behind QT – in 2008 during the flooding because the City forgot to turn on the pumps but once they were turned on, the flooding stopped. I don't think people understood what people voted on when you approved a 3 story building along Railroad Avenue. When you looked at my pictures you saw how the taller buildings stand out.

- viii. Jenea Veazey – Would like to see a hotel near my house that is nice. The Quality Inn on 8th Street is not very nice. The closest is Jordan Creek, Clive, etc – those are 15 minutes drive to my house. Would be nice to have a hotel close to business in VJ and the event in the area as well.
- ix. Renae Johanningmeier – I have a hotel that is only rented twice a week. It is underutilized.
- x. Kevin Goodlaxen – Add the language that the only developable area in RA3 is to the east of Meals for the Heartland and Valley Station.
- xi. Nate Hon – I would like the stories to be discusses in terms of feet and not just stories.
 - 1. Brad Munford – Zoning code is by feet
 - 2. Mike Hoffman – for the design guidelines – allow for the taller building if we are going to limit by the height – up to 60 feet to allow for rooftop patio
 - 3. Mark Veiock – asked how many of these 4 story roof top bars are in Des Moines?
 - a. Katherine Harrington – Republic
 - 4. Cleo Underwood – what is they want a taller ceiling on the top floor?
 - 5. Steph Trannel – I agree with allowing for 4 story or 60 feet whichever is greater
- xii. Julie Eliason – This is the area that has the most opportunity. The site will limit the size of building based on parking and such. Don't support putting maximums on this site.
- xiii. Vicky Long Hill – won't this flushed out in the development review
 - 1. Clyde Evans – yes this will be flushed out
- xiv. Debbie Westphal Swander – clarifying that we are talking about up to 60 foot building at the corner of 1st & Railroad for RA-3 .
- xv. Mitchell Callahan - Made a motion to limit maximum height in RA-3 is 60 feet or up to 4 stories, not to exceed 60 feet. Seconded by Cleo Underwood**
 - 1. Nate Hon - No
 - 2. Meredith Wells – Yes
 - 3. Ralph Haskins – Yes
 - 4. Mark Veiock - Yes
 - 5. Steve Frevert - Yes
 - 6. Cleo Underwood - Yes
 - 7. Scott Hatfield – not present for vote
 - 8. Scott Cutler - Yes
 - 9. Steph Trannel -Yes
 - 10. Katherine Harrington - Yes
 - 11. Kevin Trevillyan – does not vote
 - 12. Mitchell Callahan - Yes

13. Vicky Long Hill - Yes
14. Renae Johanningmeier - Yes
15. Vince Valdez – via Teams – not present for vote
16. Julie Eliason – via Teams - Yes
17. Debbie Westphal Swander – via Teams – No

18. Summary – 12-yes, 2-no, 0-abstain – Motion carries

- o. Mike Hoffman – would like to see an overall vote on the Design Guidelines for all of the RA area.
 - i. Renae Johanningmeier – Do we need to address the noise issues brought up by Nick Waage before we vote?
 1. Clyde Evans – current regulations require landscape buffering or 6’ fence which is not going to do much for noise.
 2. Brad Munford – to apply a suburban buffering requirement – how does that change the look of this area?
 3. Ralph Haskins – the proposed heights could help mitigate some of the noise on Railroad Avenue.
 4. Mitchell Callahan – Can insulated walls that reduce noise be built?
 5. Mike Hoffman – yes that is possible but very expensive.

ii. Steve Frevert – Motion to approve the Design Guidelines for all of Railroad Avenue Area.

Seconded by Vicky Long Hill

1. Nate Hon - No
2. Meredith Wells – Yes
3. Ralph Haskins – Yes
4. Mark Veiock - Yes
5. Steve Frevert - Yes
6. Cleo Underwood - Yes
7. Scott Hatfield – yes
8. Scott Cutler - Yes
9. Steph Trannel -Yes
10. Katherine Harrington - Yes
11. Kevin Trevillyan – does not vote
12. Mitchell Callahan - Yes
13. Vicky Long Hill - Yes
14. Renae Johanningmeier - no
15. Vince Valdez – via Teams – not present for vote
16. Julie Eliason – via Teams - Yes

17. Debbie Westphal Swander – via Teams – No

18. Summary – 12-yes, 3-no, 0-abstain – Motion Carries

VII. Discussion of the Design guidelines for the Transitional Area – Teska – Postponed to next meeting

VIII. Meeting adjourned at 7:33 pm

Handouts

- Power point slides dated March 30, 2022

Staff Contacts:

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

Project website: <https://historicwdm.com/>

Future Meetings:

April 20, 2022 at 4:30 – Steering Committee Meeting

May 9, 2022 at 5:30 – Planning & Zoning Meeting

May 23, 2022 at 5:30 – City Council Meeting

May 25, 2022 at 4:30 – Steering Committee Meeting