

2024 APPLICATION FOR URBAN DESIGN REVIEW BOARD
City of Des Moines, Iowa

Date Submitted: October 24, 2024

Project Information

PROJECT NAME & ADDRESS: Riverview Parking, LLC 200-216 East Court Avenue, Des Moines, IA

OWNER/DEVELOPER: Riverview Parking, LLC & Wells Family Limited Partnership

PROJECT MANAGER: Douglas Wells, AIA, Manager -- WFLP

CONSULTING ARCHITECT/DESIGNER AND FIRM: Wells + associates, PC and Wells Porter Design

WHO WILL COORDINATE WITH OED STAFF TO SUBMIT MATERIALS PRIOR TO THE MEETING?

Douglas Wells, Manger Riverview Parking LLC

CONTACT INFORMATION:

Phone: 515 321 5483 Fax: NA E-mail: dwells@wells-plus.com

Action Requested by Applicant:

Informational Presentation: Applicants are strongly encouraged to make an informational presentation with the URDB and representatives of city staff from the Office of Economic Development and Planning and Urban Design to obtain an initial reactions and direction before undertaking detailed design. This consultation is optional and best held between the conceptual and schematic design phase of the project. This informal session is intended to discuss design narrative and overall design intent, site context and constraints, site design including site layout, pedestrian connectivity, parking, ingress/egress, patios, trash location and service.

Final Approval and/or Recommendation: Applicant may obtain final approval and/or recommendation by presenting final project details. The project may have had an informational presentation with the Board prior to this final review/recommendation.

Scheduling - Circle which UDRB meeting

2024					
Jan		16	July	2	16
Feb	6	20	Aug	6	20
Mar	5	19	Sept	3	17
April	2	16	Oct	1	15
May	7	21	Nov	5	19
June	4	18	Dec	3	17

Staff Contacts:

Carrie Kruse 515-283-4012
CAKruse@dmgov.org
 Glory Parks 515-283-4036
GAParks@dmgov.org

Informational Presentation Scheduling: You may select a date above for review with the full UDRB and members of city staff at a regularly scheduled meeting -or- select this line to have a meeting scheduled with a subcommittee of the UDRB and city staff at a mutually agreeable date and time.

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Materials to be Submitted by Applicant

Submit materials for review by end of business on the 12th calendar day in advance of the meeting.

Please try to submit as much of the information as possible, as it is critical to the Board’s evaluation process. It is understood that certain project details may not be fully determined when a Board review is requested (final budget, schedule, materials, etc.). The goal is for the Board to review projects at a stage of development where there is opportunity for meaningful input into the design process.

<i>Submission Requirements</i> PDF digital version	<i>Type of Approval</i>	
	<i>Informational</i>	<i>Final Approval</i>
Location Map with Site Marked	X	X
Narrative Project Description: include developer/architect team, site context and constraints, site layout, ingress/egress details, location of parking, patios, trash service, and exterior materials descriptions and color scheme	X	
Narrative Project Description: include developer/architect team, site context and constraints, site layout, ingress/egress details, location of parking, patios, trash service, and exterior materials descriptions and color scheme, construction schedule, estimated costs, energy efficiency and high-performance components, other City design/use requirements ¹		X
Building Plan and Elevations	X (Sketch)	X
Contextual Site Info: include photos	X	X
Plan showing adjacent building(s)	X	X
Utility/HVAC locations and screening details		X
Samples of exterior building materials and color scheme		X
Landscape Plan		X
Proposed Signage		X
Lighting Plan/Details		X

¹ Design guidelines are available for Central Place, Guthrie Ave, Eastern Gateway and Western Gateway areas

Board Presentation

The applicant is encouraged to consider the use of various graphic presentation material including a location map, photographs, renderings/model, scale drawings of the proposal in context with adjacent buildings/uses/signs, etc., as may be deemed appropriate to describe the project. These materials may be presented using electronic media or standard boards.

The Board is very interested in the appearance and design quality of projects. Emphasis should be given to the site plan, landscape plan, lighting plan, building elevations, exterior building materials, color scheme and graphics.

Agendas are sent out prior to the meeting. Meetings are held at 7:30 am in the Richard A. Clark Municipal Service Center Board Room, 1551 E. ML King Jr. Parkway unless otherwise noted.

COURT AVENUE

Salvation Army

Salvation Army

Community Housing Initiative

Police Station

**RIVERVIEW PARKING LLC,
PROPOSED STRUCTURE
LOCATION**
200-216 EAST COURT AVENUE

BREAKFAST CLUB

ISG

RIVERVIEW BUILDING

COURT AVENUE

EAST 3RD Street

EAST 2ND ST.

US Federal Court

EAST 1ST ST.

Des Moines River

North





October 25, 2024

Dear Members of the Urban Design Review Board:

Thank you for the opportunity to present this potential project.

I represent the majority of the ownership of the Riverview Parking Site, 200-216 East Court Avenue. I also represent the ownership of the building next door to the west, The Riverview Building, 110 East Court Avenue. The two sites are related and support each other. My firm Wells + associates / Wells Porter Design is the project architect and designer. We are managing the project design, implementation, development, and ownership. We are working closely with the City of Des Moines Economic Development and JLL Commercial Real Estate, our brokers.

Riverview Building 110 East Court Avenue

The Riverview Building is the former Des Moines Federal Courthouse Annex, 109,000 square feet, which served the United States Federal Court System for approximately 30 years. The Federal Government moved out of the building on April 17, 2024. The Courts relocated to their new Federal Courthouse facility on the West riverbank of the Des Moines River downtown.

Now recently rezoned, the Riverview Building is set up to be a mixed-use office building with retail, restaurants, a coffee shop, and a private exercise facility on the first floor with floors 2, 3, and 4 being office use. We are in negotiations with several users that would significantly occupy the building and would bring 300-400 users to the site and downtown. Additionally, with this mixed-use development the riverfront would be enhanced and activated.

Since April 17, 2024, we have removed the entire interior of the Riverview Building and have an exceptionally clean open office shell ready for new downtown tenants with fantastic views of downtown, East Village, and the Capitol Building. The exterior of the building has



been cleaned and we are in the process of building a new lobby. Site refurbishment work is in the design phase. We intend to keep the exterior intact.

Parking Structure 200 – 216 East Court Avenue

Over the past two years I assembled the three parcels immediately east of the Riverview Building. The purpose of the land purchase was to provide structured parking for the Riverview Building. We must have adjacent, covered parking to attract the users and compete with the Western Suburbs to lease the building.

The design of the proposed parking structure is 249 stalls with electric vehicle plug in capability. We plan to keep the East Village Red Brick City concept intact.

The southernmost half of the proposed parking structure is level to Court Avenue as well as the ground floor level. In the future, as East Village continues to expand, the south parking ground level could become retail. The openings reflect a retail scale.

The parking structure is a precast concrete frame and deck which would be clad in the brick over structure in our initial concept sketch. While it is planned to house 249 cars, we are designing the foundations to accommodate 100 additional cars to create another story on the parking structure.

The site area is about 36,000 square feet. The proposed structure is about 78,000 square feet with 249 cars.

A handwritten signature in black ink that reads 'Douglas Wells'. The signature is written in a cursive style and is followed by a horizontal line.

Riverview Parking

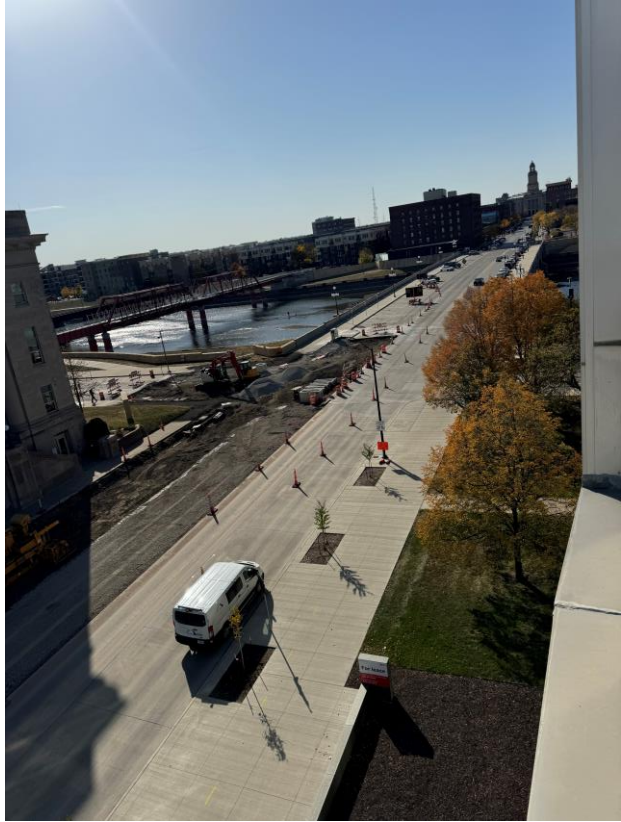


200-216 East Court Avenue
Looking East from Riverview Building Roof



Looking Southeast
Salvation Army Building

Looking Southwest
Toward Polk County Courthouse





Wells Porter Design

Looking Southwest Toward Police Station



Looking Northwest
Riverview Building Context



River Building East Elevation Context

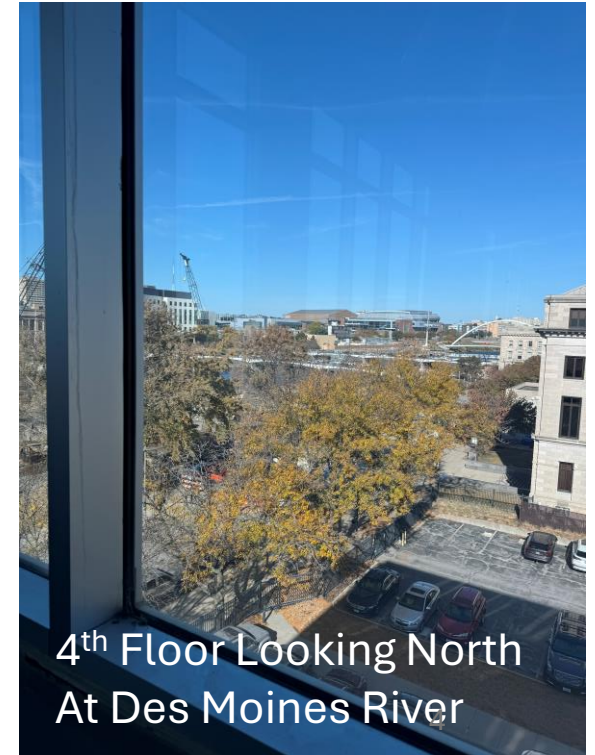
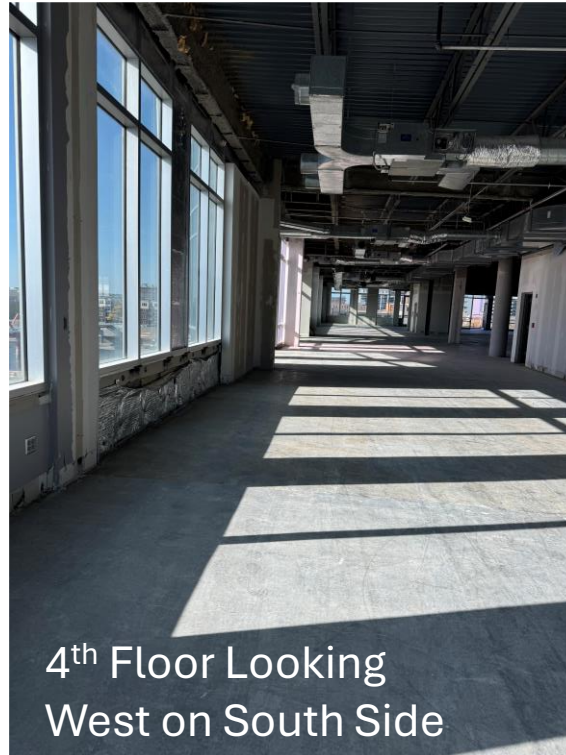
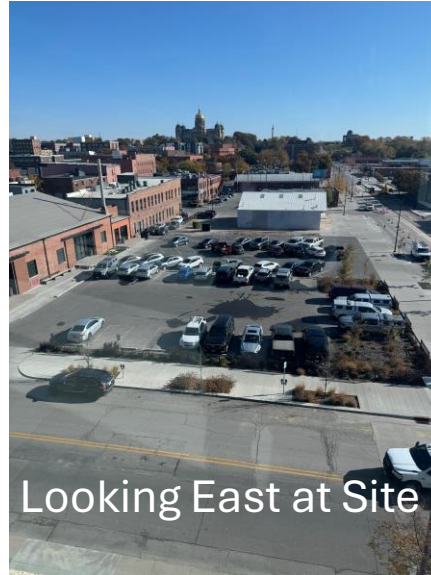


Looking Northwest
Riverview Building Context

Image from Riverview Building Balcony Looking Northwest



Image from Riverview Building
Looking West to River and
Polk County Courthouse



Images from Riverview Building Interior

Neighborhood Context Images



Image Looking North
on East 3rd

WWELLS
+associates
Wells Porter Design



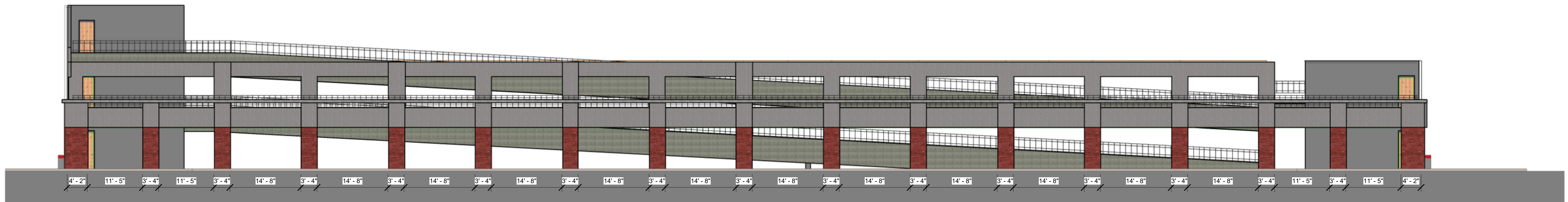
Riverview Building and
ISG Building Looking North Across Parcel



Image at East 3rd and Court



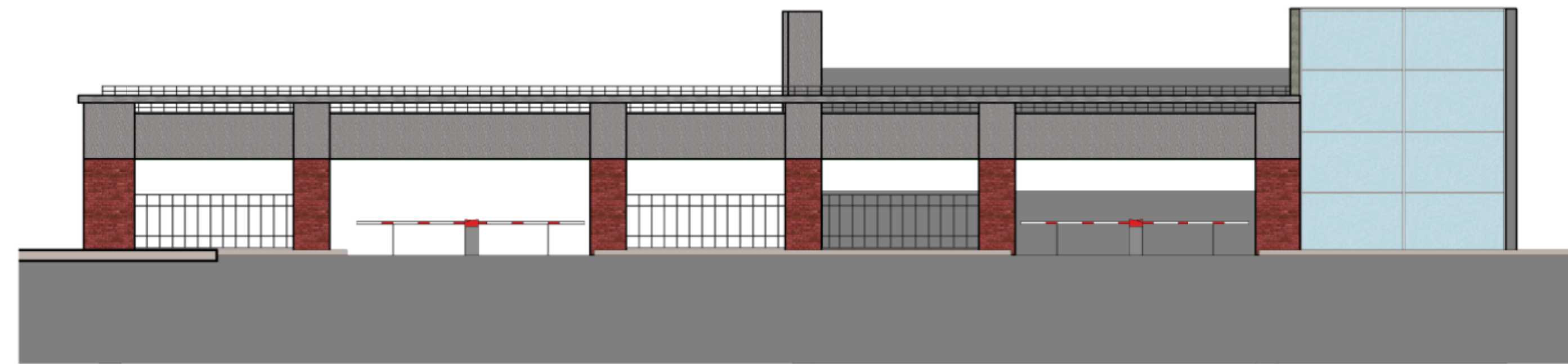
Image Looking North
at Center Block



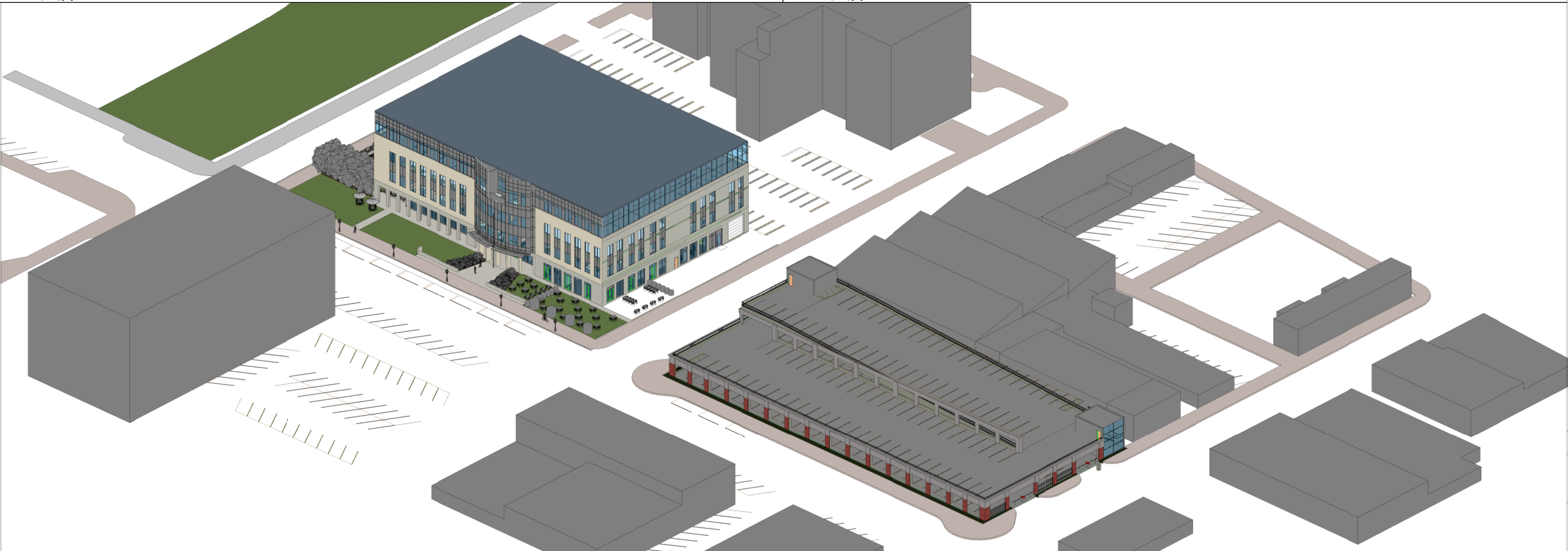
① SOUTH ELEVATION
1" = 10'-0"



② WEST ELEVATION
1" = 10'-0"



③ EAST ELEVATION
1" = 10'-0"





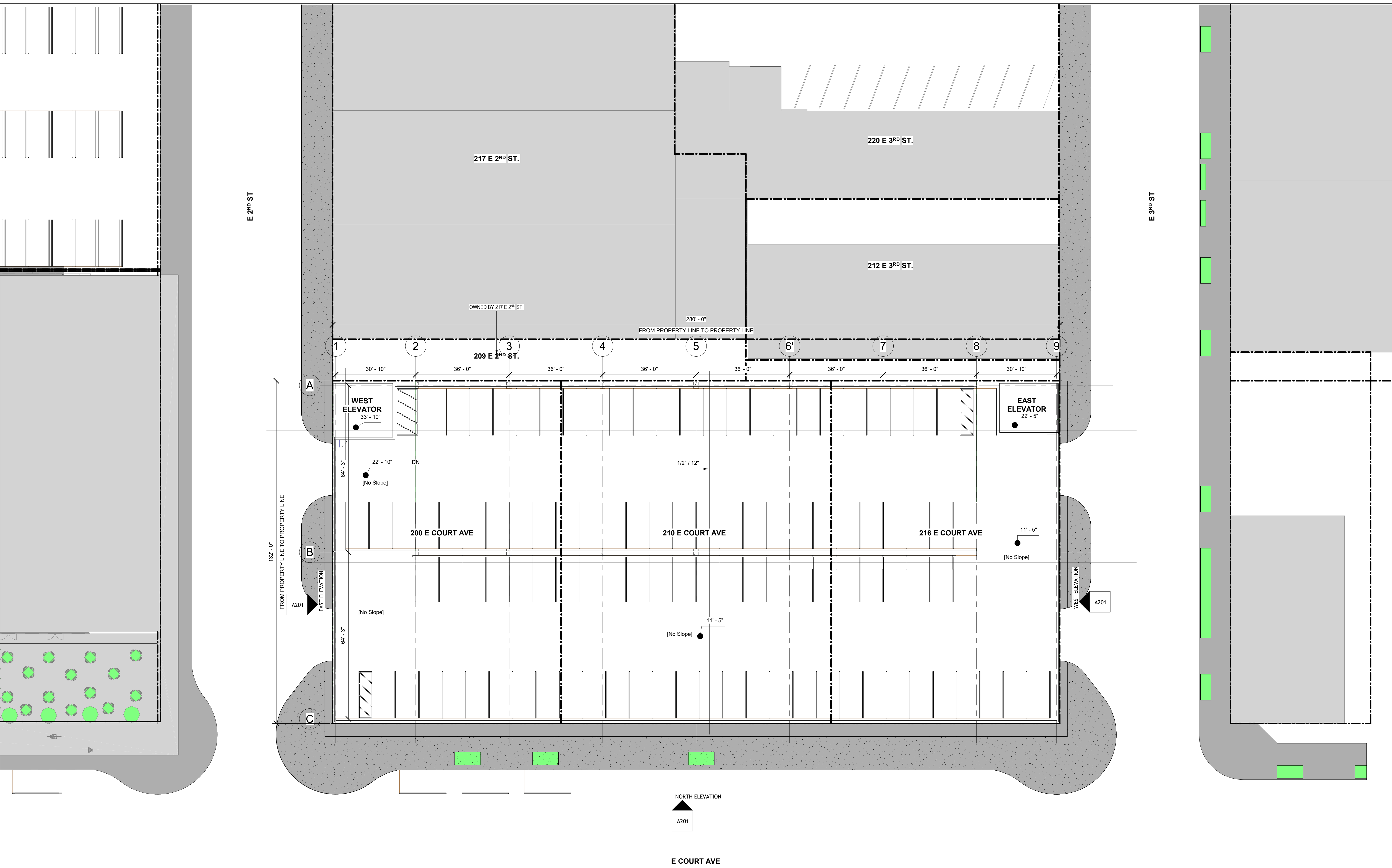
1 Expanded Site Plan
1" = 40'-0"

RIVERVIEW PARKING

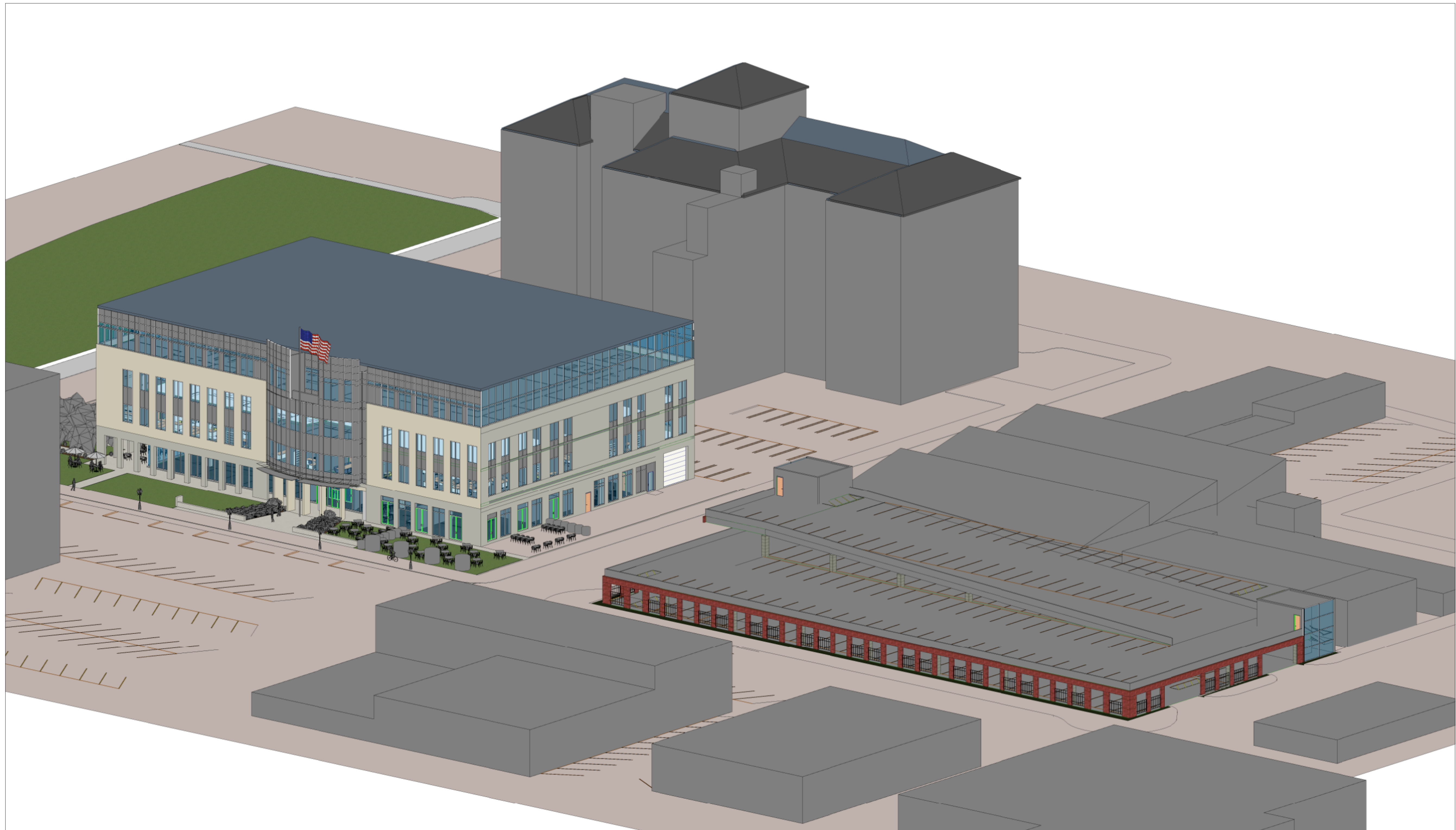
PROJECT NO:	22113.00
DATE ISSUED	
REVISIONS	

TITLE
EXPANDED SITE PLAN

SHEET
A99



1 Site Plan
1/16" = 1'-0"



RIVERVIEW PARKING

PROJECT NO:
22113.00

DATE ISSUED

REVISIONS

TITLE
3D VIEWS

SHEET

A801