

# DOWNTOWN DES MOINES DEVELOPMENT PROJECTS - June 2010

## Commercial, Office, Health Care and Retail

<i>Map ID</i>	<i>Project</i>	<i>Description</i>	<i>Est. Cost</i>	<i>Project Status</i>
1	Fitch Building 304 15 <sup>th</sup> St.	Renovation of existing building for offices and artist studios	\$750,000	Completed
2	Methodist Hospital – Cardiovascular Center	New wing for cardiovascular surgery and renovation of space for Blank Children's Hospital	\$19 million	Completion by 2008
3	1300 Walnut St.	Renovation of warehouse to offices	\$2+ million	Completed
4	Nationwide Corporation 1100 Walnut St.	336,000 sq. ft. bldg. and 2,500 space garage	\$137 million	Completed
4A	Nationwide Corporation	656,000 sq. ft. office space in two buildings and 1,500	\$142 million	In progress
4B	Gateway Campus Expansion	spaces in new garage		
5	Davis Brown Tower 10 <sup>th</sup> & Walnut Sts.	Retail on 1 and 2 <sup>nd</sup> floors (20,000 sq. ft.), 700 parking spaces and 4 floors office space (110,000 sq. ft.)	\$43 million	In progress
6	Wells Fargo Expansion	361,000 sq. ft office building	\$81 million	Completed
7	Wells Fargo Corporation	336,000 sq. ft office building; 1,575 space garage	\$70 million	Completed
8	EMC Parking Garage	Approximately 900-space garage	\$12.5 million	Completed
9	Temple for Performing Arts 1101 Locust St.	Rehabilitation of Masonic Temple building with ground floor retail and upper floor venues for performing arts	\$7.5 million	Completed
10	Suites of 800 Locust Hotel	Rehabilitation into 56 suite hotel	\$5.5 Million	Completed
11	Partnership Bldg./700 Locust St.	Renovation and improvement of existing building.	\$2 million	Completed
12	6 <sup>th</sup> & Grand Parking Ramp	300+ space private parking ramp to serve Liberty Bldg. & Equitable Bldg. residents	\$8 million	Completed

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13	Project Invision (216 6 <sup>th</sup> Ave.)	Renovation of older building for relocation of new company to Des Moines	\$500,000	Completed
14	Midland Office Building	Renovation of first floor retail and upper level offices	\$1+ million	Completed
15	Vaudeville Mews	Renovation of existing building for art house "indie" movies and live performances	\$252,000	Completed
16	4 <sup>th</sup> & Market/ Science Center Ramp	300 space private parking ramp for Court Ave. area and Science Center patrons	\$5 million	Completed

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17	Hessen Haus 100 4 <sup>th</sup> St.	Vacant building renovation near new Science Center	\$300,000	Completed
18	Kenyon Building 301 Grand Ave.	Rehab of 23,000 square feet for offices	\$2.2 million	Completed
19	510 3 <sup>rd</sup> St.	Renovation of 1916 building for business expansion	\$1.2 million	Completed
20	Mercy College of Health Sciences (928 6 <sup>th</sup> Ave.)	Improvement to Mercy Hospital's College of Health Sciences	\$4.5 million	Completed
21	Mercy Hospital	Ruan Neuroscience and Education Center and new perinatal and obstetric services wing plus renovations.	\$67 million	Completed
22	Mercy Plaza	New medical office building	\$25 million	In progress
23	Office Building (424 E. Grand Ave.)	Rehab of existing building and new building expansion for State of Iowa offices	\$8 million	Complete
24	300 East Locust Office Building	45,000 square foot office new building	\$5.5 million	Completed
25	Des Moines Police Credit Union	New credit union	\$5.7 million	Completed
			\$1 million	Completed

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	(423 E Court Ave.)			
26	Two Rivers Marketing (107 E. 5th St.)	Renovation of warehouse into office space	\$1+ million	Completed
27	Basil Prosperi's	Renovation of building to restaurant	\$50,000	Completed
28	Teachout Building (500 E. Locust St.)	Historic bldg. rehabilitation for commercial and office	\$1.4 million	Completed
29	Hohberger Building (502 E. Locust St.)	Historic building rehabilitation for commercial and office;	\$1.7 million	Completed
30	Gung Foo Tea (414 E. 6th St.)	Conversion of building to tea house	\$50,000	Completed
31	Scandia Bldg. (510 E. Locust St.)	Renovation with ground floor retail and upper level office	\$2+ million	Completed
32	601 East Locust St. Office Building	31,000 square foot office and retail new building	\$4 million	Completed
33	HealthCare South Surgery Center (717 Lyon St.)	Out-patient surgery center	\$5 million	Completed
34	In-Play 615 3rd St.	Restaurant and family entertainment center	\$10 million	Completed
40	Gateway Market 1900 High St.	Gourmet foods market with bakery	\$5 million	Completed
41	Wellmark 1100-1400 Grand Ave.	500,000 sq. ft. headquarters + 2,000 space parking ramp	\$194 million	In progress

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Map ID	Project	Description	Est. Cost	Project Status
42	Iowa Bar Association Headquarters 625 E. Court Ave.	Renovation of former train depot into offices	\$1.5 million	Completed
44	Principal Financial Day Care Facility /Parking Ramp 8th & Keo Way	30,000 sq. ft. child care center and parking ramp	\$11 million	Completed

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45	Marriott Hotel 700 Locust St.	Major renovation of restaurant, banquet spaces and rooms	\$13 million	Completed
46	1717 Ingersoll (former Stivers auto dealership)	Renovation of building into professional offices and retail space and addition to streetscape	\$3.4 million	Completed
47	Jimmy John's Sandwich Shop 422 E. Locust	Renovation of 1880 building	\$500,000	Completed
48	Law offices 310 E. Walnut St.	Renovation of 1922 building in to law offices	\$500,000	Completed
49	Smokey Row Coffee Shop 1910 Cottage Grove Rd.	Renovation of 1918 building with coffee shop and performing arts space	\$500,000	Completed
96	Ia. Assoc. of Community Colleges 855 E. Court Ave.	New construction of 7,000 sq. ft. office building . Building is located at the base of the popular Capitol Hill sledding area	\$2.1 million	Completed
97	Green & Main 800 19 <sup>th</sup> St.	Platinum-LEED mixed use renovation for ground floor commercial and upper level residential/office	\$2.6 million	In progress
98	Hyatt Place Hotel 418 6 <sup>th</sup> Ave.	95 room Hyatt Place Hotel on floors 4-9 of the Liberty Building	\$15 million	In progress

### Housing (includes Mixed Use Projects)

Map	Project	Description	Est. Cost	Status
A	Riverpoint West	300 acre mixed-use development with 500+ units of housing and 700,000+ sq. ft of commercial and office/flex space	\$180 Million	2008 start
B	Mowitz Apts. 1815 High St.	3 story affordable rental with 42 units with geothermal system and parking deck	\$5 million	Completed

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C	Alchemilla Rowhouses 16 <sup>th</sup> St	8 new rowhouses in historic Sherman Hill neighborhood.	\$5+ million	Completed
D	Olive St. Lofts 1717 Olive St.	30 loft-style condos in north end of historic Sherman Hill neighborhood	\$3 million	Completed
E	Ingersoll Square 1801-1955 High St.	138 condos, 75 apartments and 30,000 sq. ft. ground floor retail	\$30 million	In construction
F	Gateway Lofts 1719 Grand Ave.	80 loft-type condos with enclosed parking. About 5,000 sq. ft. ground level retail/commercial	\$14 million	Completed
G	Woodland Ave. Brickstones 1500 Woodland Ave.	54 unit residential new construction in Sherman Hill area	\$6 million	Completed
H	Arlington/Hallett Bldgs. 1301 Locust St.	Rehabilitation of two apartment buildings (52 units total) with ground-floor retail	\$2 Million	Completed
I	Mulberry Lofts (Harger Blish Bldg./ 112 11 <sup>th</sup> St.)	Conversion of warehouse into 47 condominium units.	\$7 million	Completed
J	10 <sup>th</sup> St. Lofts 110-112 10 <sup>th</sup> St.	Renovation of 2 early 20 <sup>th</sup> century warehouses to 94 housing units	\$8.5 million	Completed
K	111 City Lofts (EDS Building) 111 10 <sup>th</sup> St.	Conversion of warehouse/magazine distribution center to 65 condominium units.	\$18 million	Completed
L	Hubbell Tower 900 Walnut St.	Conversion of office building to 72 apartments	\$8.7 million	Completed
M	Hawthorn Hill 921 Pleasant St.	Rehab of 43 affordable housing units in National Register building known as Esther Hall	\$9+ Million	Completed
N	Youngers 801 Walnut St.	Rehab of former Youngers Department Store (about 288,000 sq. ft.)	\$40 + million	In planning

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O	Liberty Building 418 6 <sup>th</sup> Ave.	Renovation of local landmark building to 45 condo units on upper levels and office on lower levels	\$12.8 million	Completed
P	Equitable Building 604 Locust St.	Renovation of local landmark building for 40 condo units on upper levels and offices/retail on lower levels	\$35 million	Completed

### Housing (includes Mixed Use Projects)

<i>Map</i>	<i>Project</i>	<i>Description</i>	<i>Est. Cost</i>	<i>Project Status</i>
Q	Kirkwood Hotel 4 <sup>th</sup> & Walnut St.	Renovation of historic structure to 53 units with retail/commercial	\$14 million	Completed
R	Court Avenue Housing Court Ave. Lofts (Spaghetti Works) 312 Court Ave. Market Place Lofts (316 Court) 4 <sup>th</sup> St. Condos (150 4 <sup>th</sup> St.)	Commercial and residential project; renovation new construction 51 apartments in renovated building with 1 <sup>st</sup> floor restaurant  52 apartments with first floor retail (new construction) 40 condos (new construction) with underground parking	\$20 million	Completed  Completed
S	White Line Lofts 120 SW 5 <sup>th</sup> St.	64 condos in rehabbed warehouse building	\$15.4 million	Completed
T	Rumely Bldg. 104 SW 4 <sup>th</sup> St.	Rehab of former warehouse with 72 apts.	\$13 million	In progress
U	Brownstones on Grand 201 Grand Ave.	Construction of 43 townhomes	\$13 million	Completed

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V	Metro Lofts 350 Vine St.	105 apartments to be constructed directly west of Vine St. Lofts.	\$20 million	In progress
W	Water St. Brownstones/ & Vine St. Lofts	143 unit residential development (108 rental and 34 owner) along Des Moines River, south of Court Ave.	\$25 million	Completed
X	Tone Bldg. Lofts /104 SW 2 <sup>nd</sup> St.	Renovation of warehouse (8 units)	\$3+ million	Completed
Y	Fleming Building 604 Walnut St.	Conversion of 1909 historic Daniel Burnham-designed office building from to 111 apartment units.	\$15 million	Pending
AA	East Village Square 300 E. 4 <sup>th</sup> St.	Mixed use development with 109 apartments/ live-work apartments on 1 <sup>st</sup> floor	\$18 million	Completed
BB	Soho Development (400 E. Locust St.)	Mixed use with ground floor retail and upper level housing condos (31 condos) and structured parking	\$7 million	Completed
CC	Capitol Park Lofts/ McCoy Bldg. (500 E. Locust St.)	Historic building rehabilitation for commercial and residential uses (20 units)	\$3 million	Completed
DD	e5w (517 E. Walnut St.)	Retail/commercial on first floor with 30 upper level condos	\$6+million	Completed
EE	East Court Village 301 East Court Ave.	14 live/work condominiums with potential first floor retail	\$3.6 million	Completed
FF	Algonquin, Alegre & Amalfi Condos 1503 Pleasant St.	Renovation of 2 historic buildings and new constructing to create 22 condo units in historic Sherman Hill	\$4 million	Completed
GG	Village Place E. Locust/ E 5 <sup>th</sup> / E. Walnut	2 building residential/commercial development with 205 car parking structure	\$12.1 million	Completed
HH	e300 330 East Grand Ave.	Office and retail with 75 residential units in 6 story bldg./ geothermal system	\$13 million	Completed
KK	Hawkeye Transfer Lofts 328 SW 5 <sup>th</sup> Street	Retrofit of 7 story building into 57 units of affordable rental housing,	\$11 million	Completed

**DOWNTOWN DES MOINES DEVELOPMENT PROJECTS - June 2010**

**Housing (includes Mixed Use Projects)**

<i>Project</i>	<i>Description</i>	<i>Est. Cost</i>	<i>Project Status</i>
Crane Building 1440 Walnut St.	Conversion of National Register building into 31 units of affordable housing oriented to artists. h	\$5.3 million	In progress



# DOWNTOWN DES MOINES DEVELOPMENT PROJECTS - June 2010

## Civic Projects

<i>Map</i>	<i>Project</i>	<i>Description</i>	<i>Est. Cost</i>	<i>Project Status</i>
50	Hoyt Sherman Place 1501 Woodland Ave.	Renovation of historic building's performing arts and museum spaces	\$6.3 million	Completed
51	Western Gateway Park From 10 <sup>th</sup> -15 <sup>th</sup> St. between Grand Ave. and Locust St.	Joint public/private initiative to redevelop 5 blocks west downtown core as public space	\$16 million	Completed
51a	Pappajohn Sculpture Garden 13 <sup>th</sup> - 15 <sup>th</sup> St. between Grand Ave. and Locust St.	Placement of 16+ major sculptures, donated by Mary & John Pappajohn in park setting	\$35 million	Completed
52	Pappajohn Higher Education Center 1200 Grand Ave.	33,000 sq. ft. new facility for University of Iowa continuing education campus in De Moines	\$7.5 million	Completed
53	Central Library 1000 Grand Ave.	110,000 sq. ft. new central library with "green" roof, meeting rooms, underground parking and cafe	\$32.3 million	Completed
54	Walnut St. Downtown School	2 <sup>nd</sup> new downtown elementary school	\$5 Million	Completed
55	Orchard Place Guidance Center	Renovated facility for high school PACE program	\$2 Million	Completed
56	Federal Building	Renovation of exterior and interior	\$6 million	Completed
57	Science Center of Iowa 401 SW MLK Parkway	110,000 sq. ft. science center with IMAX theater, cafe and pre-school	\$60 million	Completed
58	Iowa Events Center	16,000 seat arena with new 100,000 square foot exhibit hall and renovation of Vet's Auditorium	\$217 Million	Completed
58a	HyVee Hall Expansion	Increase meeting room an large events spaces as part of Ia. Events Center	\$35 million	In planning

## DOWNTOWN DES MOINES DEVELOPMENT PROJECTS - JUNE 2010

59	World Food Prize 100 Locust St.	Renovation of former central library for World Food Prize headquarters	\$20+ Million	In progress
60	State of Iowa Parking Facility	870 car garage	\$14 million	Completed
61	State of Iowa Judicial Building 1200 East Court St.	125,000 square foot new building for State of Iowa courts system	\$30 million	Completed
62	State of Iowa Public Safety Department	Renovation of former record storage warehouse to public safety department headquarters.	Not known	Completed
63	Federal Courthouse Facilities	Replacement or expansion of existing courthouse facility	\$130 million	In planning
64	Capitol Terraces and Visitor Center east of East Locust St. streetscape	Renovation of 10 acres surrounding the State Capitol to public and garden spaces in several phases with new center for 50,000+ visitors annually to Capitol complex	\$2.3 million 1 <sup>st</sup> phase \$3 million	Completed  Later phases

# DOWNTOWN DES MOINES DEVELOPMENT PROJECTS - June 2010

## Public Infrastructure

<i>Map ID</i>	<i>Project</i>	<i>Description</i>	<i>Project Cost (estimated)</i>	<i>Construction Start</i>	<i>Project Status</i>
70	Woodland Ave from 13 <sup>th</sup> -19 <sup>th</sup> Sts.	Installation of traffic calming modifications at intersections	\$195,000	2004	Completed
71	11 <sup>th</sup> -12 <sup>th</sup> & 15th Street Corridors from MLK	Improvements to the 15 <sup>th</sup> St. corridor from MLK Jr Pkway to Ingersoll Ave. & connector from MLK Jr. Pkway at 11 <sup>th</sup> -12 <sup>th</sup> Sts. to Cherry St. intersection.	\$6 million	2002	Completed
72	15 <sup>th</sup> St. Medians from Woodland Ave. to Crocker St.	Installation of landscaped center median and provision of left-turn lanes	\$.5 million	Completed	Completed
73	10 <sup>th</sup> /12 <sup>th</sup> Sts from Keo Way to Pleasant Sts. Improvements	Improve circulation from western downtown	\$.5 million	2007	In progress
74	Powell Way Improvements	Improve Watson Powell Way from 2 <sup>nd</sup> Ave. to 7 <sup>th</sup> St.	\$.5 million	2002	Completed
75	Skywalk System Expansion	EMC Headquarters to Wells Fargo to Hotel Fort Des Moines to Allied/Nationwide	\$6.3 million	Completed	Completed
76	I-235 Reconstruction	Renovation and upgrade of 40 year-old interstate	\$469 million	2002	Completed
77	Martin Luther King, Jr. Parkway	Central Business District Loop roadway from SW 2 <sup>nd</sup> St. to Fleur Dr.	\$130.5 million	2000	Completed
78	3 <sup>rd</sup> St. Re-alignment	Reconstruction of 3 <sup>rd</sup> St. to provide for Iowa Events Center	\$2.03 million	2003	Completed

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79	8 <sup>th</sup> & Mulberry Parking Garage	Reconstruction and expansion of the public parking garage at 8 <sup>th</sup> & Mulberry	\$12.8 million	Summer 2004	Completed
75	Watson Powell Way from 2 <sup>nd</sup> -7 <sup>th</sup> Sts.	Conversion to two-way street	\$230,000	Design work in 2002	Completed
80	Hansen Triangle Park Grand and 2 <sup>nd</sup> Aves.	New park created as part of Principal Riverwalk	\$ .5 million	Fall 2006	Completed
82	East Locust Streetscape	New streetscape, light fixtures and street trees from Des Moines River to Capitol area	\$2.8 Million	Summer 2002	Completed
84	SE Connector	Connects MLK Parkway to SE 14 <sup>th</sup> St. (US Highways 65 & 69)	\$105 million	2008	2010 completion
90	Gray's Lake	Construction of new round-the lake trail and other amenities	\$6.5 Million	Completed	

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## Public Riverfront Improvements

Map ID	Project	Description	Estimated Cost	Project Status
91	Meredith Trail	Enhanced pedestrian trail between Gray's Lake and Principal Riverwalk along MLK Parkway	\$2 million	Completed
92	Principal Riverwalk	<p>Loop trail with plazas, promenades, bridges and other amenities on the Des Moines River's east and west banks extending from the Iowa Events Center to Sec Taylor Stadium with bicycle trail along the east/west portion of MLK Jr. Parkway and across the Raccoon River to Gray's Lake area. Specific projects include:</p> <ul style="list-style-type: none"> <li>■ Des Moines Union Bridge project - Conversion of railroad bridge to pedestrian bridge that links the east and west banks.</li> <li>■ Long Look Garden: Civic garden with terraced planter walls, formal landscaping and a grand staircase by City Hall.</li> <li>■ Hansen Triangle: landscaped community gathering place on Grand Ave./ west bank of Des Moines River</li> <li>■ Brenton Ice Skating Plaza: Riverfront plaza with ice skating rink from November to March, south of Armory Bldg.</li> <li>■ Pedestrian bridge north of Armory Building/Asian Gardens on east bank to 2<sup>nd</sup> Ave./ Iowa Events Center on west bank.</li> <li>■ YMCA-Court Ave. segment</li> <li>■ Court Ave. kiosk</li> </ul>	<p><del>\$2</del> million \$7.5 "</p>	Underway with completion in 2010
93	Principal Park and Sec Taylor	Addition and replacement of stadium seating, new picnic area, scoreboard replacement, riverfront plaza with fountain,	\$6.2 million	Completed

## DOWNTOWN DES MOINES DEVELOPMENT PROJECTS - June 2010

	Field			
		connections to Meredith and Riverwalk Trails		
94	Asian Gardens	Asian Gardens with Chinese pagoda located on east bank of Des Moines River south of Botanical Center	\$1.2 million	In progress
95	Botanical Center East River Dr.	Expansion of public gardens, educational greenhouses and update of Botanical Center	\$10 million	In planning
99	Transit Hub 6 <sup>th</sup> & Cherry Sts.	Mass transit center for metro-wide bus system	\$20 million	In planning

**TOTAL PROJECT COSTS: \$2.95 BILLION**