

Date June 11, 2012

APPROVAL OF MASTER PLAN BY GREATER DES MOINES BOTANICAL GARDEN FOR THE DES MOINES BOTANICAL CENTER

WHEREAS, on May 9, 2011, by Roll Call No. 11-0822, the City Council approved a Lease, Operation, Management and Maintenance Agreement with the Greater Des Moines Botanical Garden corporation ("GDMBG") in which the GDMBG agrees to be responsible, at its cost, for \$7,500,000 in improvements, including expanded gardens on the grounds of the Botanical Center, by June 1, 2015, and an endowment of \$2,000,000 for operational expenses at the Botanical Center and grounds, and \$500,000 for construction related costs and operating costs during and immediately after construction as consideration for rent, for an initial period of 25 years, with two 25 year renewal options at the option of the GDMBG, beginning on January 1, 2013 ("the Lease Agreement"); and

WHEREAS, per the Lease Agreement, such improvements must be constructed in accordance with a Master Plan approved by the City Council; and

WHEREAS, the GDMBG has developed a conceptual Master Plan, a copy of which is attached hereto, for construction of improvements in the Botanical Center and its grounds; and

WHEREAS, on April 17, 2012, the Urban Design and Review Board approved the proposed Master Plan; and

WHEREAS, on May 22, 2012, by Resolution No. 12-045, the Park and Recreation Board approved the proposed Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the attached conceptual Master Plan of the Des Moines Botanical Center and grounds is hereby accepted and approved.

(Council Communication 12-291) Moved by _____ to adopt.

APPROVED AS TO FORM:

Ann DiDonato
Ann DiDonato, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

MOTION CARRIED APPROVED

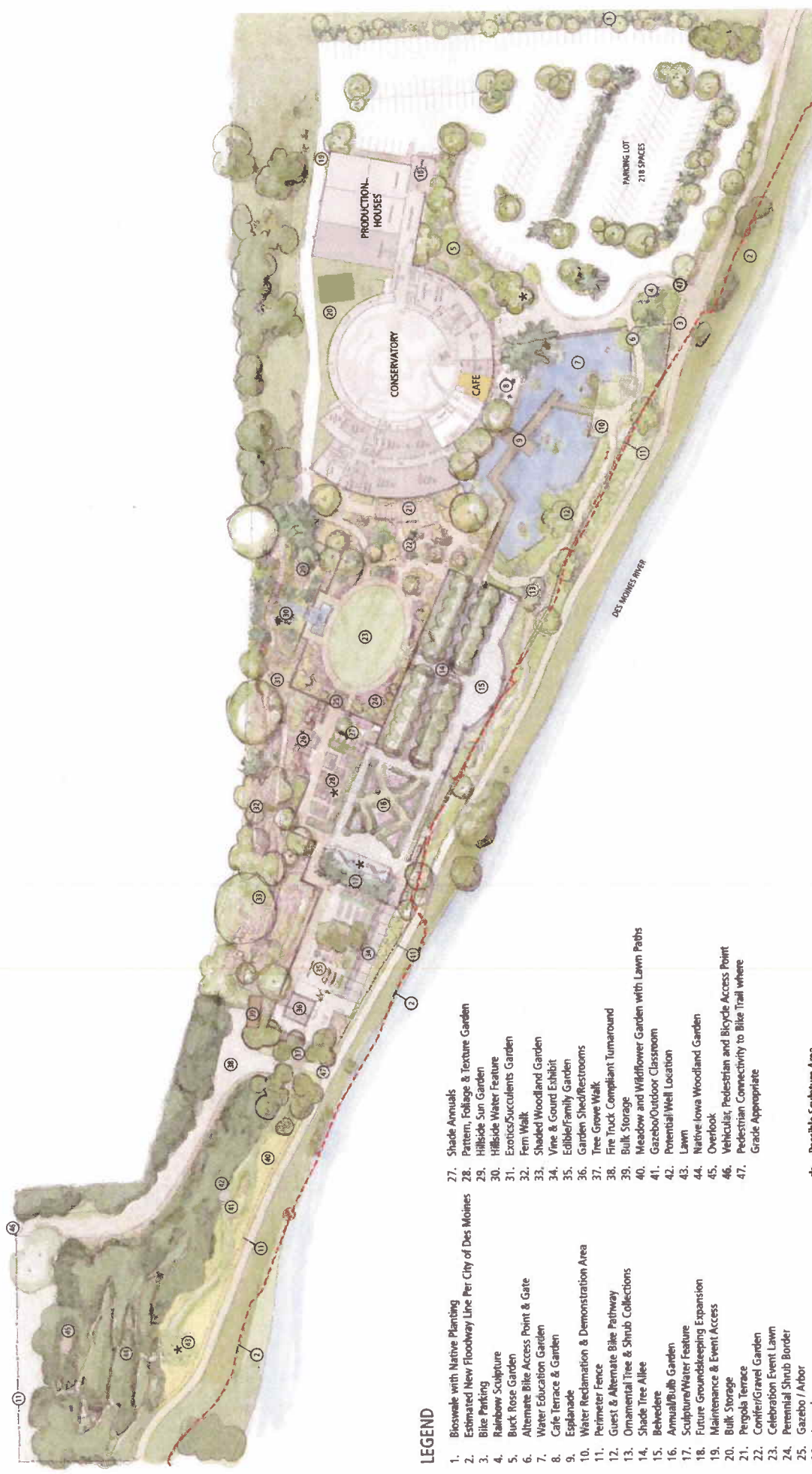
Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk



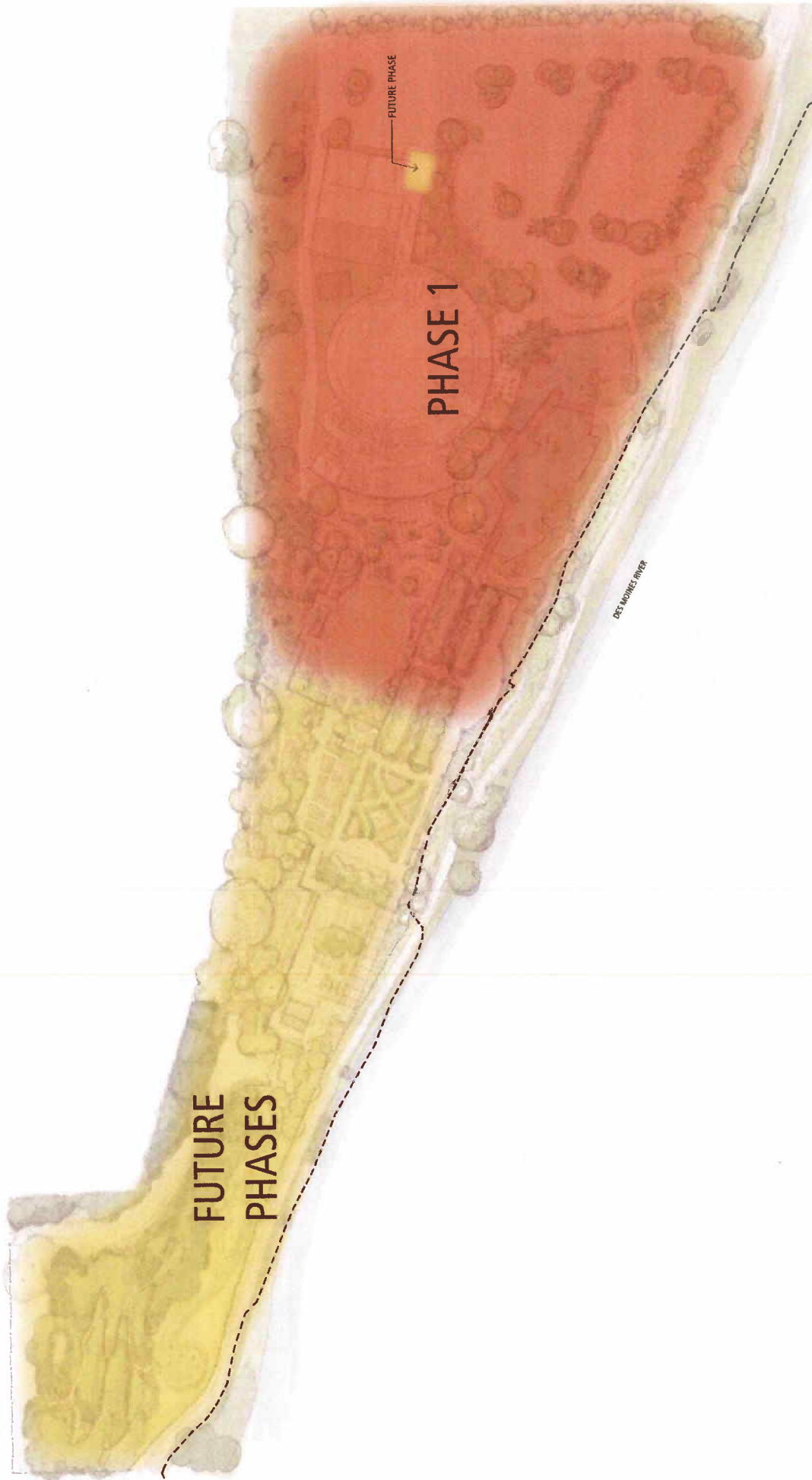
LEGEND

- 1. Bioswale with Native Planting
 - 2. Estimated New Floodway Line Per City of Des Moines
 - 3. Bike Parking
 - 4. Rainbow Sculpture
 - 5. Buck Rose Garden
 - 6. Alternate Bike Access Point & Gate
 - 7. Water Education Garden
 - 8. Cafe Terrace & Garden
 - 9. Esplanade
 - 10. Water Reclamation & Demonstration Area
 - 11. Perimeter Fence
 - 12. Guest & Alternate Bike Pathway
 - 13. Ornamental Tree & Shrub Collections
 - 14. Shade Tree Alle
 - 15. Belvedere
 - 16. Annual/Bulb Garden
 - 17. Sculpture/Water Feature
 - 18. Future Groundskeeping Expansion
 - 19. Maintenance & Event Access
 - 20. Bulk Storage
 - 21. Pergola Terrace
 - 22. Conifer/Gravel Garden
 - 23. Celebration Event Lawn
 - 24. Perennial Shrub Border
 - 25. Gazebo / Arbor
 - 26. Annuals
 - 27. Shade Annuals
 - 28. Pattern, Foliage & Texture Garden
 - 29. Hillside Sun Garden
 - 30. Hillside Water Feature
 - 31. Exotics/Succulents Garden
 - 32. Fern Walk
 - 33. Shaded/Woodland Garden
 - 34. Vine & Gourd Exhibit
 - 35. Edible/Family Garden
 - 36. Garden Shed/Restrooms
 - 37. Tree Grove Walk
 - 38. Fire Truck Compliant Turnaround
 - 39. Bulk Storage
 - 40. Meadow and Wildflower Garden with Lawn Paths
 - 41. Gazebo/Outdoor Classroom
 - 42. Potential Well Location
 - 43. Lawn
 - 44. Native Iowa Woodland Garden
 - 45. Overlook
 - 46. Vehicular, Pedestrian and Bicycle Access Point
 - 47. Pedestrian Connectivity to Bike Trail where Grade Appropriate
- * Possible Sculpture Area

MASTER PLAN
GREATER DES MOINES BOTANICAL GARDEN

MAY 2012





HOERR SCHAUDT
landscape architects



SCALE 1" = 30' 0"
APRIL 2012

MASTER PLAN - PHASING
GREATER DES MOINES BOTANICAL GARDEN

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HOERR SCHAUDT
landscape architects

SCALE 1" = 30'-0"
APRIL 2012

NOTES:

CITY OF DES MOINES INFORMED THE SURVEYOR THE RIGHT OF WAY FOR ROBERT D DAY DRIVE WAS VACATED WITHIN THE PROJECT AREA.

FLOODWAY/FLOODPLAIN NOTES:
EXISTING ZONE AE & FLOODWAY - FROM FEMA
THE LOCATION OF THE "EXISTING ZONE AE & FLOODWAY" LINE IS FROM ELEVATIONS SHOWN IN THE FLOOD INSURANCE STUDY FOR FLOOD INSURANCE RATE MAP (FIRM) 190227 0006 D REVISED SEPTEMBER 18, 1987. THIS IS THE CURRENT PUBLISHED INFORMATION FROM FEMA BUT SHOULD NOT BE USED SINCE THE ELEVATIONS ARE BEING REVISED.

ESTIMATED FUTURE BASE FLOOD ELEVATION AND FLOODWAY - FROM CITY OF DES MOINES
THE "ESTIMATED FUTURE BASE FLOOD ELEVATION AND FLOODWAY" IS AT ELEVATION 30.04. CITY OF DES MOINES DATUM AND WAS PROVIDED BY THE CITY. THIS BASE FLOOD ELEVATION REPRESENTS THE ESTIMATED FUTURE HEIGHT OF A FLOOD HAVING A ONE PERCENT CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. IT IS OFTEN CALLED THE "100-YEAR FLOOD OR BASE FLOOD. IN ADDITION, THE ELEVATION 30.04 IS THE FEMA REGULATORY FLOODWAY. BEING AREAS RESERVED FOR THE DISCHARGE OF THE BASE FLOOD. THESE TWO AREAS HAVE DEVELOPMENT RESTRICTIONS. THE BASE FLOOD ELEVATION IS THE REGULATORY REQUIREMENT FOR THE ELEVATION AND FLOOD PROOFING OF STRUCTURES. THE AREAS BELOW ELEVATION 30.04 ARE FURTHER RESTRICTED IN THAT FILL IS PROHIBITED WITHIN THE FLOODWAY UNLESS IT HAS BEEN DEMONSTRATED THAT IT WILL NOT RESULT IN AN INCREASE IN FLOOD LEVELS. THE CITY REQUIRES HABITABLE STRUCTURES TO BE AT LEAST 1 FOOT ABOVE THE BASE FLOOD ELEVATION. FILL AND STRUCTURES MAY BE PLACED DOWN TO THIS ELEVATION.

EXPECTED FUTURE HEIGHT OF LEVEE - FROM CITY OF DES MOINES
IT IS EXPECTED THAT FUTURE IMPROVEMENTS TO THE EXISTING LEVEE WOULD INCREASE THE LEVEE HEIGHT TO 3.5' ABOVE THE ESTIMATED BASE FLOOD ELEVATION WITH AREAS BEING WITHIN 100 FEET OF A RIVER BRIDGE BEING RAISED TO 4.5' ABOVE THE ESTIMATED BASE FLOOD ELEVATION. THOSE ELEVATIONS ARE 33.54 AND 34.54 RESPECTIVELY. THIS INCREASE ABOVE THE BASE FLOOD ELEVATION IS A SAFETY FACTOR CALLED FREEBOARD.

ZONE X - FROM FEMA
THE "ZONE X" LINE IS ALSO EXPECTED TO BE REVISED. ZONE X IS AN AREA OF MODERATE FLOOD HAZARD AND IS BETWEEN THE LIMITS OF THE BASE FLOOD AND THE 500-YEAR FLOOD. THE CITY AND FEMA HAVE NO DEVELOPMENT RESTRICTIONS WITHIN THESE AREAS IN REGARDS FOR FLOODING.

EXISTING ZONE AE & FLOODWAY LOCATION FROM ELEVATION OF FLOOD INSURANCE STUDY FOR FIRM 190227 0006 D REVISED SEPTEMBER 18, 1987.

ESTIMATED FUTURE BASE FLOOD ELEVATION AND FLOODWAY AT ELEVATION 30.04 AS PROVIDED BY THE CITY OF DES MOINES. FILL MAY NOT BE PLACED BELOW THIS ELEVATION.

ESTIMATED FUTURE BASE FLOOD ELEVATION OF 33.54' (WITH 3.5' OF FREEBOARD, 4.5' WITHIN 100' OF A RIVER BRIDGE). THIS ESTIMATED FLOOD ELEVATION LINE IS BASED ON GRADES POST CONSTRUCTION. THE CONSTRUCTION ACTIVITY WILL INCLUDE THE IMPORTATION OF FILL ABOVE THE 30.04 ELEVATION, TO BRING WARDWIS GARDEN ELEMENTS ABOVE THE ESTIMATED FREEBOARD ELEVATION.

ZONE X MAP LOCATION AS SHOWN ON FIRM 190227 0006 D REVISED SEPTEMBER 18, 1987. NO DEVELOPMENT RESTRICTIONS.

MASTER PLAN - FLOOD MAP
GREATER DES MOINES BOTANICAL GARDEN