

# Facilities Development Sequence

## Phase One (2010-2020)

- Key**
- A Replacement Building - 270,000 GSF
  - B Replacement Building - 300,000 GSF
  - 1 Build East Gardens to WWII Memorial
  - 2 Start North Gardens
  - 3 Improve Locust Street Pedestrian Crossing
  - P Parking Lots to Add/Redesign
  - Buildings to Remove
  - Existing Buildings



## Phase Two (2021-2030)

- Key**
- A Replacement Building - 270,000 GSF
  - B New Visitors Center
  - 1 Rebuild Court Avenue Bridge and Improve South Gardens
  - 2 Complete Grand Avenue Streetscape
  - 3 Expand East Gardens
  - 4 Complete West Capitol Terrace, Build Fountain
  - P Parking Lots to Add/Redesign
  - Buildings to Remove
  - Existing Buildings



## Phase Three (2031-2040)

- Key**
- A New Building - Legislator Support / Statewide Electeds - 100,000 GSF
  - B Replacement Building - 270,000 GSF
  - C Replacement Building - 270,000 GSF
  - 1 Continue North Garden Work
  - 2 Complete Court Avenue Streetscape
  - P Parking to Add/Redesign
  - Buildings to Remove
  - Existing Buildings



## Phase Four (2041-2050)

- Key**
- A New Building - 280,000 GSF
  - B Replacement Building - 280,000 GSF
  - C New Energy Plant
  - 1 Complete North Gardens to Interstate
  - 2 Complete East Gardens
  - 3 Complete Pedestrian Plaza
  - P Parking to Add/Redesign
  - Buildings to Remove
  - Existing Buildings



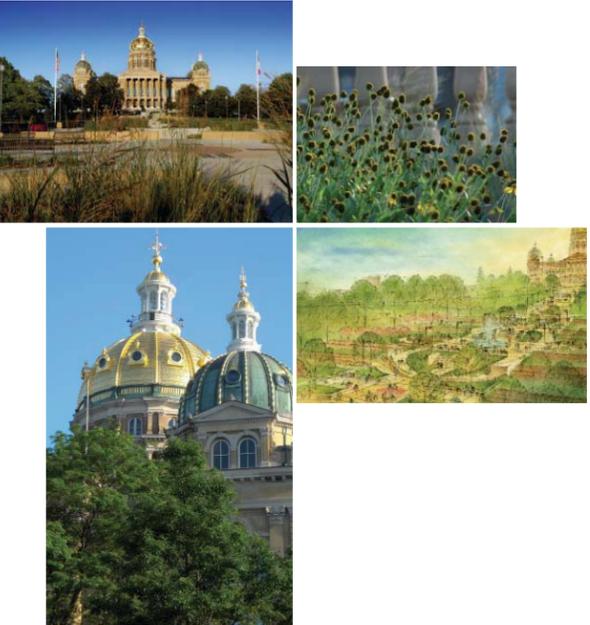
## Phase Five (2051-2060)

- Key**
- A New Building - 270,000 GSF
  - P Parking to Add/Redesign
  - Buildings to Remove
  - Existing Buildings



The public can access the 2010 Master Plan in its entirety from the Department of Administrative Services' website at: <http://das.gse.iowa.gov/statebldg/masterplan/>

State of Iowa Department of Administrative Services  
 & Capitol Planning Commission  
 Confluence  
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 Tilghman Group  
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## Iowa State Capitol Complex Master Plan : Executive Summary

January 2010

## Master Plan for the Capitol Complex



### Legend

- |                                 |                                       |   |
|---------------------------------|---------------------------------------|---|
| 1. Iowa State Capitol           | 15. Future Building                   | 31. Shattering Silence Monument                   |
| 2. Ola Babcock Miller Building  | 16. Future Building                   | 32. Proposed West Terrace                         |
| 3. Lucas Building               | 17. Future Building                   | 33. Iowa Workers Monument                         |
| 4. Judicial Building            | 18. Future Building                   | 34. WW II Memorial                                |
| 5. Hoover Building              | 19. Future Building                   | 35. Future Reflecting Pool                        |
| 6. Public Safety Building       | 20. Future Building                   | 36. Kasson Plaza                                  |
| 7. Historical Building          | 21. Future Parking Garage             | 37. Proposed Relocated Peace Officers Memorial    |
| 8. IUB / OCA Building           | 22. Future Parking Garage             | 38. Existing Soldiers and Sailors Memorial        |
| 9. Maintenance Buildings        | 23. Future Parking Garage             | 39. Proposed Significant Memorial Locations       |
| a. Facilities Management Center | 24. Future Trail Connection           | 40. Potential New Energy Plant                    |
| b. Central Energy Plant         | 25. West Capitol Terrace              | 41. Expanded Stewart Square (Not a State Project) |
| 10. Existing Parking Garage     | 26. Future North Mall                 |   |
| 11. Future Visitors Center      | 27. Future East Mall                  |   |
| 12. Future Building             | 28. Redeveloped South Mall            |   |
| 13. Future Building             | 29. Reconstructed Court Avenue Bridge |   |
| 14. Future Building             | 30. Japanese Bell                     |   |

### A Renewed Vision

A Master Plan that reaches 50 years into the future must look beyond immediate economic constraints. This plan recognizes that the actual timing of improvements will be influenced by future circumstances that cannot be anticipated. The intention is to trace a logical sequence of improvements that enable progressively greater fulfillment of the many functions of the Iowa Capitol Complex at every step.

The purpose of this update of the Master Plan for the Iowa Capitol Complex is to provide an overall vision of the buildings and grounds as they exist today, and as they might be matched over time to changing needs. A consistent set of goals has guided the planning process, assuring consistency in purpose as each aspect of the Complex is considered.

Since the last Master Plan was published in 2000, several significant improvements have been made, including completion of the Capitol Building restoration, creation of the West Capitol Terrace, construction of the Judicial Building, remodeling of the Records and Property Building and numerous other improvement projects. Other new influences include introduction of the Capitol shuttle and improvements to East Locust Street between the Capitol and the river. All of these affect the ways in which people use Capitol facilities, and each has contributed to a clearer view of how the Capitol will need to function in the years ahead.

In building the State Capitol Building, Iowa's early legislators made a powerful and eloquent statement about their vision for the state. Nothing less than the very best would do for Iowans. Today's leaders have renewed that pledge through a painstaking renovation of the Capitol Building and creation of a fitting place of public celebration and contemplation in the West Capitol Terrace. These underline that the entire Capitol Complex has a civic responsibility to distinguish itself as a place of public service.

### Purpose

The Master Plan is charged with enabling public policy makers and employees to:

- Provide greater accessibility to state government for all citizens
- Create a World Class site and relate the Capitol Complex community to adjacent neighborhoods and businesses
- Forge public and private partnerships for growth and progress among the state, the Capital City and its communities
- Achieve efficient cooperation between agencies
- Demonstrate dynamic relationships between the three branches of government: Executive, Legislative and Judicial
- Extend the reach of state government through enhancements in communications technology
- Lead responsible environmental behaviors by demonstrating sustainable design, materials and practices

### A Century of Change

Over the years, the functions and demands of state government have caused some state departments to expand into leased space elsewhere in greater Des Moines. This experience of growth and division suggests that efficiency in operation and communication benefit from locating state departments in proximity with one another. We also know that there are economic advantages in accommodating departments in sustainable, state-owned buildings.

The Master Plan recommends consolidation of divided departments in appropriate and cost-effective buildings close to the other state departments with which they regularly associate. However, leased property outside the Capitol Complex continues to make sense for some functions, providing the flexibility to expand or contract as needs dictate. In these ways, the Capitol can more efficiently serve a changing state population.

### A Vision for Accessible Government

The Capitol Building is foremost among the state's most distinct and visited treasures. As the seat of government, the Capitol and associated departments must be accessible and welcoming to every Iowan. Visitors should find the Capitol Complex easy to reach and navigate.

The Master Plan recommends expansion and reorganization of visitor and employee parking, implementation of a comprehensive way-finding and signage system, and re-establishment of quality design standards appropriate to a state institution. Principles of sustainable design start with buildings that are built to last, and designed to accept change. These values should be emphasized in all new and restored buildings on the Capitol Complex.

The connection between the East Village and the Capitol Building and grounds along Locust Street is an excellent example for how other parts of the Complex should seamlessly integrate with the surrounding community.



### A Vision for the Grounds

Much of the east-west traffic that travels past the Capitol will use I-235 and MLK Parkway, and will catch glimpses of the gilded Capitol dome as they speed by. However, Grand Avenue remains one of the few continuous east-west streets through the city, and it is from this vantage point that many people will see the Capitol Building at close quarters. New and replacement buildings will flank Grand Avenue. Views of the Capitol will be improved by restoration of the grounds around it, with parking removed to less conspicuous locations. Future expansion of the boundary will be restricted to property north of the Capitol between Grand Avenue and the freeway. Barriers to foot traffic between the Capitol grounds and adjacent communities will be minimized and better communication encouraged.

Gardens will radiate from the Capitol along its four cardinal axes preserving clear views of it from afar. Just as walkers are drawn from the Historical Building to the Capitol through West Capitol Terrace, so they will be able to stroll north as far as the freeway, east into Stewart Square and the Capitol East neighborhood, or south beyond Court Avenue. Improved transit around the Capitol grounds and into downtown Des Moines will contribute to accessibility for many without necessitating use of a car.



### Future Updates of the Master Plan

State government continues to change in ways that cannot be predicted many years in advance. The current Master Plan makes use of information that was not available a decade ago, and this accounts for changes in actions recommended for future improvement of Capitol facilities. Ten years hence, more unpredictable changes will have occurred and further course corrections will become necessary. Only by constant attention to changes in values and demands can Capitol facilities enable public policy makers and employees to serve Iowans appropriately and efficiently.



Besides being a great source of civic pride, the four malls, above, will also help tie together the entire Capitol Complex, provide much needed quality urban green space, and enhance the ecological footprint of the Complex through infiltrating stormwater and possibly incorporating underground geothermal wells to offset utility costs.



### Capitol Planning Commission Directives

- Provide a plan for the next 7-10 years with a 100-year vision
- Assume that the campus boundary will eventually extend from I-235 to the Railroad and from Penn. Ave. to East 14th Street
- Assume employment density will increase north of Grand Avenue
- Assume the West Terrace/Historical Building geography is the preferred visitors center gathering space
- Assume an aggressive transportation policy for energy efficiency and parking efficiency along with aggressive public, employee, and visitor transportation policies
- Aggressively pursue sustainable strategies