

## GOAL

A welcoming urban neighborhood center featuring a mixed-use development with a wellness hub on first floor and 3-4 floors of multifamily workforce housing above, transforming former parking lot into affordable, stable and quality housing with an emphasis on 3-4 bedroom units.



Oakridge Neighborhood Adjacent  
1.109 acres

## HOUSING TENANTS

Prioritize Iowa's 1 in 3 cost-burdened renters composed of educators, healthcare professionals, and small business owners.

## COMMERCIAL TENANTS

Integrate with trusted services to strengthen financial health, physical wellness, and career sustainability of tenants and others in the community.

Cafe, Juice Bar, and  
Other Starter Jobs



Wellness Spa,  
Braid Bar, Pipelines  
to Apprenticeships



Co-Working,  
Rotating Gallery Events,  
Financial Institution,  
Healthcare Institution

## PLAN ALIGNMENT

- City of Des Moines 2025-2029 Consolidated Plan
- Des Moines Citywide Housing Strategy
- Downtown DSM Future Forward
- Capital Crossroads

## LAND ACQUISITION

**CURRENT  
PHASE**

**\$917K**

## ESTIMATED COST

**\$15M - \$16M**

## A WIN-WIN OPPORTUNITY

The lot Oakridge is seeking to acquire is currently owned by Mainframe Studios. For Mainframe, the sale would generate critical resources to invest in operations and capital projects, secure their financial future, and provide the stability needed to fully realize their mission of supporting artists and creative entrepreneurs. By facilitating this sale, Mainframe is helping ensure that the land is used in a way that aligns with both organizations' missions and contributes to the vitality of the region.

For Oakridge Neighborhood, acquisition of this property enables the organization to build much needed workforce housing and add additional social service programming and amenities without having to dramatically increase staffing or infrastructure, contributing to its rich, strong legacy of impacting lives by creating opportunities for our youth, adults, and their families.

This is a rare double-impact opportunity:

- Oakridge Neighborhood gains the space to expand its proven programs and services in the future.
- Mainframe Studios secures its financial future to fully advance its mission and vision.

## SITE PLAN OPTIONS

**60% of Units  
Income Restricted**

**40% of Units  
3-4 Bedroom**