

**CITY COUNCIL
COMMUNICATION:**

03-266

AGENDA:

JUNE 9, 2003

SUBJECT:

FORMER STEW
HANSEN SITE
DEVELOPMENT
(MLK AND
INGERSOLL)

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

ITEM EX-1

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

SYNOPSIS —

On the June 9, 2003 Council agenda is a roll call directing staff to proceed with negotiations for the disposition and development of City-owned property at the northwest corner of Martin Luther King, Jr. Parkway (MLK) and Ingersoll. This property is the former Stew Hansen auto dealership. The proposed project is a medical office and housing development. The developer for the project is Knapp Properties, Inc. (Gerry Neugent, 5000 Westown Parkway, Suite 100, West Des Moines, IA 50266).

FISCAL IMPACT —

The sale of the property will result in a one-time revenue to the City. The sale price must be approved by Council.

RECOMMENDATION —

Council is asked to approve the resolution directing staff to proceed with negotiation for the disposition and development of the site.

BACKGROUND —

The planned use of the site is an 8,500± sq. ft. medical clinic to replace the existing Ingersoll Family Physicians facility at 3714 Ingersoll. The north portion of the site, along High Street, will include residential development. The master plan for this site is still under development and the final number of residential units has yet to be determined.

The conceptual plan for this proposed project was presented to the leaders of the Sherman Hill Neighborhood, Woodland Heights Neighborhood, and Ingersoll Area Association on June 5, 2003. The three groups expressed approval of the preliminary master plan, and the developer agreed to consult the neighborhood groups when finalizing the details of the project.

The City acquired this site as part of the MLK expansion. The offer to purchase this site for \$1,400,000 was approved by Council on July 23, 2001, Roll Call No. 01-2249.

	<p>Council must hold a public hearing in order to sell the property. Council will be asked to schedule the public hearing as soon as the necessary paper work is prepared.</p>
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