



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 03/07/05
No.: 05-102
Agenda Item Type: Resolution
No.:

Communication

Roll Call

Submitted by: Richard Clark, Deputy City Manager

SUBJECT—

Resolution Approving Revised Conceptual Development Plan for Soho Lofts (East Village Partners, LLC)

SYNOPSIS—

On the March 7, 2005 Council agenda is a roll call to approve the revised conceptual development plan for a mixed-use project at the corner of East 4th and East Locust Streets. The Developer for the project is East Village Partners, LLC (Tony DeAngelo, CEO & Manager, 13011 Woodlands Parkway, Clive, Iowa).

Since the approval of the conceptual development plan in April 2004, two material changes have occurred—thin brick will be used on the East Locust and East 4th Street façades and a flat roof with a cornice has replaced the mansard-style roof. The Urban Renewal Development Agreement requires that the City approve any material change to the Conceptual Development Plan.

FISCAL IMPACT—

This action has no fiscal impact.

RECOMMENDATION—

Approval

BACKGROUND—

On April 5, 2004 by Roll Call 04-720, the City Council approved the Urban Renewal Development Agreement with East Village Partners, LLC for the construction of Soho Lofts. Soho Lofts is a mixed-use development containing over 12,000 square feet for ground floor retail, 32 condominium units and 4 live/work rental units. By this action the Council also approved the Conceptual Development Plan for the project.

Since the approval of these plans, two material changes have occurred. The Urban Renewal Agreement requires that any material change must be reviewed and approved by the City. In summary, the material changes are as follow:

1. Use of Thin Brick on East Locust and East 4th Street elevations. The original conceptual development plan anticipated using standard sized brick on these two street elevations. For value engineering reasons, thin brick will now be utilized. The color and texture of the brick will remain the same.
2. Change of Mansard Roof to Flat Roof with Cornice: The original elevations showed a mansard-style roof treatment. This roof system was cost-prohibitive and has been replaced with a flat roof system with a cornice.

The Urban Design Review Board reviewed these changes at their March 1, 2005 meeting and recommended that Council approve the amendments to the Conceptual Development Plan.