

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: March 10, 2014
	Agenda Item No. 18 Roll Call No. <u>14-0382</u> Communication No. <u>14-103</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Approving Amended Conceptual Design Plans for Disposition Parcel No. 02-1A/Metro Center Urban Renewal Area (350 East Locust Street).

SYNOPSIS:

Recommend approval of revised conceptual design plans submitted by East Village Growth Partners, LLC (Tim Rypma, Manager, 2404 Forest Drive, Des Moines, IA 50312) relating to changes in the 4th and 5th floor layouts and exterior brick for construction of the mixed use building being constructed at 350 East Locust Street. The Urban Design Review Board recommended approval of the requested changes at its March 4, 2014 meeting.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

In late September 2013, City-owned property at 350 East Locust Street was sold to East Village Growth Partners (Tim Rypma, Representative) for the construction of a five-story, mixed use building with 1st and 5th floor commercial uses and residential on floors 2, 3, and 4.

As part of the development agreement between the City and the developer, the design plans for the project were reviewed by the Urban Design Review Board and approved by the City Council.

Since that time, several alterations from the approved plans have been made by the developer. These changes represent noteworthy changes that, if are acceptable to the City, should be incorporated as amendments to design plans to the development agreement.

These changes are:

- A. 5th Floor Changes: The 5th floor mezzanine has been removed which decreases the building height by about 9 feet and the 5th floor square footage by about 1,600 square feet. The developer indicated the major reasons for the removal of the mezzanine were the overall high constructions costs for this element and the difficulty of achieving the desired office space layout for the client who will be using this space.

In addition, the brick area between the 4th and 5th floors has expanded by about 18 inches to provide for required insulation and provide a parapet for the 5th floor so that the base of the glass will appear more secure to those on the roof area.

- B. Enclosure of 4th Floor Patio: The patio at the western end of the building at the 4th floor level was previously a larger sized-wooden panel. Replacement of this panel with a glass panel and railing opens the patio area and will provide better views.
- C. Exterior Brick: The brick proposed for use on the building is an “Ironstone” color (darkish browns and purples, some color variation between the individual bricks) with a flat finish in a 3 5/8” (d) x 3 5/8” (w) x 16” (l) dimension. The color and finish differ somewhat from the plans approved by this Board in late July. The height has changed from a “norman” brick to the “utility” brick; the brick length (16”) is the same as previously incorporated in the approved design plans.

The developer and architect (Khalid Khan of Neumann Monson) are advocating this brick as appropriate in color and texture to heighten the impact of the Cor-Ten steel elements. They believe the larger size flat-textured brick, with a dark gray mortar joint, will give the upper levels a simple, solid monolithic look that will emphasize the strong window rhythm appearance and be appropriate in its proportions with the adjacent building, East Village Square at 333 East Grand Avenue.

PREVIOUS COUNCIL ACTION(S):

Date: October 7, 2013

Roll Call Number: [13-1587](#)

Action: [On](#) vacation and conveyance of easement for use of air space over the north four feet of East Locust Street adjoining 350 E. Locust Street to East Village Growth Partners, LLC, \$1,000 and to continue to October 21, 2013. ([Council Communication No. 13-497](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: September 23, 2013

Roll Call Number: [13-1476](#)

Action: [Approving](#) Community Development Block Grant Disaster Recovery Loan and Contract Documents with East Village Growth Partners, LLC for development of Locust House at 350 East Locust (Tim Rypma, Manager), \$3,000,000. ([Council Communication No. 13-489](#)) Moved by Meyer to adopt. Motion Carried 6-1.

Date: September 23, 2013

Roll Call Number: [13-1475](#)

Action: [Approving](#) Conceptual Development Plan, Evidence of Financing and Execution of Special Warranty Deed to East Village Growth Partners, LLC for Disposition Parcel No. 02-1A in the Metro Center Urban Renewal Project. Moved by Meyer to adopt. Motion Carried 6-1.

Date: September 23, 2013

Roll Call Number: [13-1474](#)

Action: [Recommendation](#) from City Plan & Zoning Commission. Moved by Meyer to receive and file and refer to the Engineering Department, Real Estate Division. Motion Carried 6-1.

Date: September 23, 2013

Roll Call Number: [13-1473](#)

Action: [On](#) vacation and conveyance of easements for use of air space over the north four feet of East Locust Street adjoining 350 East Locust Street to East Village Growth Partners, LLC, \$1,000, (10-7-13). Moved by Meyer to adopt. Motion Carried 6-1.

Date: July 29, 2013

Roll Call Number: [13-1205](#)

Action: [First](#) Amendment to Urban Renewal Agreement for Sale of Land for Private Redevelopment with East Village Growth Partners, LLC – Development of Disposition Parcel No. 02-1A in Metro Center Urban Renewal Area (350 East Locust Street) to extend the time period for closing on the sale of the property. ([Council Communication No. 13-392](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: March 11, 2013

Roll Call Number: [13-0421](#)

Action: [On](#) Urban Renewal Agreement for the sale of land for private redevelopment with East Village Growth Partners, LLC to develop Disposition Parcel No. 02-1A in the Metro Center Urban Renewal Area, (north of East Locust and west of East 4th Street). ([Council Communication No. 13-120](#)) Moved by Meyer to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: March 4, 2014

Resolution Number: NA

Action: Recommended approval of developer-requested changes.

Board: Plan and Zoning Commission

Date: September 19, 2013

Resolution Number: 11-2013-1.15

Action: Recommend approval of a request from East Village Growth Partners, LLC (purchaser) represented by Tim Rypma (officer), the City of Des Moines (owner) for vacation of air rights over north four (4) feet of East Locust Street adjoining and to the south of the subject property located at 350 East Locust Street, subject to (1) any balcony constructed shall generally be in accordance with the submitted building elevations and site sketch, and (2) any balcony constructed shall have a rounded top railing and/or no ledge.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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