

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	April 21, 2014
	Agenda Item No.	37
	Roll Call No.	<u>14-0627</u>
	Communication No.	<u>14-181</u>
	Submitted by:	Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Approving Urban Renewal Development Agreement with Artisan Row LLC for a townhome and office renovation development at 1623 Grand Avenue.

SYNOPSIS:

Hubbell Realty Company (Rick Tollakson, President, 6900 Westown Parkway, West Des Moines, IA 50266) has proposed a \$7.3 million, 27 unit townhouse project on the former Iowa Paint property bound by Grand and Ingersoll Avenues and 16th and 17th Streets.

Additionally, the 5,400-square-foot commercial building on the NW corner of the site will remain. Hubbell has a letter of intent with a local design firm which intends to remodel the building for office use.

Site development costs associated with water main challenges and utility undergrounding have created an unexpected financial gap. The City Manager’s Office has negotiated an assistance package with Hubbell to cover the utility line undergrounding project. Photos depicting the current power line status are presented on the following page.

FISCAL IMPACT:

Amount: \$266,000 to be paid no earlier than July 1, 2015.

Funding Source: Metro Center Urban Renew District Tax Increment Funds. Recommended FY14-15 Budget, page 37, S371, S371CM99, new project account to be assigned.

ADDITIONAL INFORMATION:

The project is the first to add for-sale residential units in the downtown market since the completion of Hubbell's Brownstones projects at Second and Grand Avenue in 2011. Hubbell plans 27 two-story townhouses fronting all sides of the block, as well as bridging the gap between the Ingersoll and Sherman Hill neighborhoods and downtown. The 1,350-square-foot units will have 2-3 bedrooms, three (3) baths, two-car garages, and rooftop patios with pergolas.

The units are allocated among six (6) buildings on the block. The project is expected to be implemented in phases with the first units constructed on Ingersoll Avenue and continued clockwise around the site as sales volumes indicate demand for the housing. Commencement of the first phase of construction is expected in June 2014 with completion scheduled for early 2015.

The project will include installation of the Ingersoll streetscape along the north edge of the project and the Gateway streetscape along Grand Avenue. A bump-out will be added at the east corners of the site at Grand Avenue to reduce the roadway dimension consistent with other Grand Avenue redevelopment projects further to the west (Wellmark, Principal, etc.).

The site does not fall within the downtown utility undergrounding district, however staff requested that Hubbell consider this work as part of their project. The City previously assisted with power line undergrounding at the Gateway Lofts site immediately west of this site and undertaking the utility project now will allow for a much improved aesthetic at this entrance from Sherman Hill into downtown.



Current Power Line Status

PREVIOUS COUNCIL ACTION(S):

Date: March 24, 2014

Roll Call Number: [14-0483](#)

Action: [Preliminary](#) Terms of Agreement with Hubbell Realty Company for a For-Sale Housing Development at 1623 Grand Avenue. ([Council Communication No. 14-118](#)) Moved by Hensley to receive, file and approve the preliminary terms of agreement as set forth in Council Communication No. 14-118, and to direct the City Manager to proceed with negotiation of a formal agreement with Hubbell Realty Company consistent with the terms set forth in Council Communication No. 14-118. Motion Carried 7-0.

Date: January 27, 2014

Resolution Number: [14-0176](#), [14-0177](#), and [14-0178](#)

Action: On vacation and conveyance of a segment of Ingersoll Avenue right-of-way adjoining 525 17th Street to Artisan Row, LLC in exchange for a comparable parcel of land adjoining 1623 Grand Avenue. Moved by Hensley to adopt. Motion Carried 7-0.

(A) First consideration of ordinance above. Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

(B) Final consideration of ordinance above (waiver requested by the applicant), requires six votes. Moved by Hensley that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15,258](#). Motion Carried 7-0.

Date: January 13, 2014

Resolution Number: [14-0049](#)

Action: On vacation and conveyance of a segment of Ingersoll Avenue right-of-way adjoining 525 17th Street to Artisan Row, LLC in exchange for a comparable parcel of land adjoining 1623 Grand Avenue, (1-27-14). Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: April 15, 2014

Resolution Number: N/A

Action: Final approval of project design and financial assistance as presented. Motion Carried 6-0, Brian Clark abstained.

Board: Plan and Zoning

Date: December 5, 2013

Resolution Number: N/A

Action: Approved staff recommendation for approval of a Site Plan “Artisan Row” under design guidelines for multiple-family dwellings to allow development of 27 two-story row dwellings subject to the conditions. And approval for vacation of an irregular segment of Ingersoll Avenue right-of-way lying south of the travelled portion of the street between 16th Street and 17th Street, to incorporate within the proposed development site on that block subject to the provision of any necessary easements for existing utilities. Motion Carried 13-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Issuance of Certificate of Completion.

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