

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> December 21, 2015
	<b>Agenda Item No.</b> 27 <b>Roll Call No.</b> [ _____ ] <b>Communication No.</b> <u>15-647</u> <b>Submitted by:</b> Matthew A. Anderson, Assistant City Manager

**AGENDA HEADING:**

Resolution approving First Amendment to Urban Renewal Development Agreement with Artisan Row, LLC for the redevelopment of property in the 1600 block of Grand Avenue.

**SYNOPSIS:**

On April 21, 2014, by Roll Call No. 14-0484, City Council approved an Urban Renewal Development Agreement with Artisan Row, LLC (Steven Niebuhr, Senior Vice President, Hubbell Realty Company 6900 Westown Parkway West Des Moines, Iowa 50265) for a 27 unit for-sale townhome project north of Grand Avenue between 16<sup>th</sup> and 17<sup>th</sup> Streets.

Artisan Row, LLC, has requested City approval of a proposed First Amendment to the development agreement to make the following substantive changes:

- To reduce the required number of dwelling units to 26, in recognition that two (2) of the units were combined to create a larger unit; and
- To delay the deadline for completion of the improvements to May 31, 2016, in recognition of construction delays due to the weather and undergrounding of overhead utilities.

The proposed amendment is recommended for approval.

**FISCAL IMPACT: NONE**

**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. In addition to the residential units, a 5,000-square-foot commercial building on the site has become the corporate office for Confluence, a local design firm.

**PREVIOUS COUNCIL ACTION(S):**

Date: April 21, 2014

Roll Call Number: [14-0627](#)

Action: [Urban](#) Renewal Development Agreement with Artisan Row LLC, for the redevelopment of property in the vicinity of 1623 Grand Avenue and approving proposed Conceptual Development Plan. ([Council Communication No. 14-181](#)) Moved by Hensley to adopt. Motion Carried 7-0.

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 17<sup>th</sup> 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 17<sup>th</sup> 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 16<sup>th</sup> Street and 17<sup>th</sup> 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.

For more information on this and other agenda items, please call the City Clerk’s Office at 515-283-4209 or visit the Clerk’s Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk’s Office on Thursday afternoon preceding Monday’s Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk’s Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).