

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: January 11, 2016
	Agenda Item No. 16 Roll Call No. <u>16-0038</u> Communication No. <u>16-005</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Approval of Final Plat for Bridge District Plat 1.

SYNOPSIS:

Recommend approval of the final plat for Bridge District Plat 1, located in the vicinity of 711 E. 2nd Street. The owner and developer of the property is Bridge District Townhomes, LLC and Bridge District Verve, LLC, 6900 Westown Parkway, West Des Moines, IA 50266, Steve Niebuhr, Officer.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

This subdivision plat contains a total of 45 lots, including 44 lots intended for two (2) and 3-story townhomes and one (1) lot for a multi-family apartment building, with adjacent common space on 7.22-acres, on property that is zoned “D-R”, Downtown Riverfront.

Phase I of the project falls within the boundaries of Bridge District Plat 1, and consists of a two-part development project including; a 5-story, 128 unit market rate apartment building known as “The Verve”, and 44 two (2) and 3-story townhome development to be called “The Banks at Bridge District.” The development will also feature a small park that will contain a new art installation, and available access to the Principal Riverwalk, Women of Achievement Pedestrian Bridge, and access to the riverfront trail system.

Bridge District Plat 1 encompasses the first phase of development of the former “River Hills” area business park, and is located north of Des Moines Street, west of E. 4th Street, and south of Interstate 235. It is anticipated that additional phases and additional subdivision plats will be brought forward at a future date, as development activity picks up with this large redevelopment project that could someday house over 500 residential units on a total of 16-acres.



PREVIOUS COUNCIL ACTION(S):

Date: April 20, 2015

Roll Call Number: [15-0659](#)

Action: [Workforce](#) Housing Tax Credit (WHTC) benefit application to be submitted to the Iowa Economic Development Authority (IEDA) by Bridge District Verve, LLC for a new housing project at 700 E. 4th Street (5-story, 123 market-rate apartment units). ([Council Communication No. 15-212](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: August 6, 2015

Resolution Number: N/A

Action: Plan and Zoning Commission recommend approval of request from Bridge District Verve, LLC and Bridge District Townhomes, LLC for review and approval of a Preliminary Plat titled “Bridge District” on 7.22-acres of property located within the vicinity of 711 and 714 E. 2nd Street.

Will Page moved staff recommendation Part A) for approval of the submitted Preliminary Plat subject to compliance with all administrative review comments of the City's Permit and Development Center, and Part B) for approval of the submitted Site Plan subject to the following:

1. Compliance with all administrative review comments of the City's Permit and Development Center. (PDC comments include any requirements identified by the City Arborist and the City Traffic Engineer, as well as other City departments)
2. Review and approval of the finalized building elevations and materials by the Planning Administrator.
3. Provision of black KIM Archetype Street Light Fixtures.
4. All site lighting shall be directed downward and shielded from adjoining properties. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height. Private light poles and pole mounted light fixtures are to be similar in style to a black KIM archetype light fixture or of other similar esthetic quality as approved by the Planning Administrator.
5. All rooftop mechanical equipment shall be screened with material that is architecturally compatible with the building to the satisfaction of the Planning Administrator.
6. All utility meters, transformers, ground-mounted equipment, and other utilities shall be placed alongside or rear facades that are internal to the site.
7. All services lines to buildings and all utility lines in the adjoining right-of-way shall be located underground.
8. Compliance with Chapter 42, Article X of the City Code.
9. Review and approval of the finalized landscape plan by the Planning Administrator.

Motion Passed 7-0-4.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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