

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	February 22, 2016
	<b>Agenda Item No.</b>	<b>16</b>
	<b>Roll Call No.</b>	<b><u>16-0265</u></b>
	<b>Communication No.</b>	<b><u>16-080</u></b>
	<b>Submitted by:</b>	<b>Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

Reaffirming approval of Final Plat for Bridge District Plat 1.

**SYNOPSIS:**

Recommend reaffirming the approval of the final plat for Bridge District Plat 1, located in the vicinity of 711 E. 2<sup>nd</sup> 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:**

In accordance with Section 106-75(b) of the Des Moines Subdivision Ordinance, plat approval by the City Council is valid for a period of 30 days, upon which time reaffirmation of the approval is required prior to recording the plat. The previous January 11, 2016 City Council conditional approval of the subdivision has since lapsed, as required legal documents including the Title Opinion, and the Stormwater Facilities Management Agreement were not timely provided to the City. Amended documents have since been provided to the satisfaction of the Legal Department.

This subdivision plat contains a total of 45 lots, including 44 lots intended for two (2) and three (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 three (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, as well as 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. 4<sup>th</sup> 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: January 11, 2016

Roll Call Number: [16-0038](#)

Action: [Approving](#) final Subdivision Plat of Bridge District Plat 1 located in the vicinity of 711 E. 2nd Street. ([Council Communication No. 16-005](#)) 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. 2<sup>nd</sup> 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 conditions. Motion Passed 7-0-4.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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).