

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: May 22, 2017
	Agenda Item No. 30 Roll Call No. <u>17-873</u> Communication No. <u>17-452</u> Submitted by: Erin Olson-Douglas, Economic Development Director

AGENDA HEADING:

Resolution approving amendment to the conceptual development plan for the College Hill project located at 921 6th Avenue.

SYNOPSIS:

On June 27, 2016, the City Council approved final terms of a development agreement with College Hill Associates, L.P. (Ownership Entity) and Newbury Management Company (Developer) d/b/a Newbury Living (Frank Levy, President, Newbury Management Company, 3408 Woodland Avenue, Suite 504, West Des Moines, Iowa 50266) for the renovation of the College Hill Apartments (f/k/a Mercy Court Apartments located at 921 6th Avenue) and the construction of a new commercial office and classroom building on the same site.

In December 2016, the development team requested two (2) proposed changes to the exterior of the project that staff felt warranted an additional review by the Urban Design Review Board. On February 7, 2017, the Urban Design Review Board voted to approve the updated final design on the project contingent upon the developer’s work with staff to respond to a list of design concerns. The board had five (5) design related items that they recommended the team consider and work with staff on, of which four (4) have been successfully addressed with the proposed amended conceptual development plan. Additional details on recommendations from the Urban Design Review Board and the development team’s solutions to these recommendations are included below.

FISCAL IMPACT:

Amount: This amendment has no impact on the financial terms of the development agreement.

Funding Source: N/A

ADDITIONAL INFORMATION:

Final design was approved by the Urban Design Review Board pending the developer’s work with staff to respond to the following design concerns:

1. Remove brick from the retaining wall around front entrance and have a smooth concrete surface instead to better tie in with the existing building.
 - The project team has incorporated this into their project. The brick around the front patio portion of the project has been removed and project team has specified a

burnished concrete masonry veneer material to replace the brick around the retaining walls. The proposed material is a light gray concrete color with a larger scale than the proposed brick, which will help differentiate the patio from the balance of the new addition and helps achieve the board's goal of improving the new building's ability to blend in with the existing building.

2. Increase height of brick going around the base of the new building to a foot above the base of the classroom element.
 - The project team has incorporated this into their project. The height of the line demarcating the brick from the metal panels has been raised two (2) feet from its previous location.
3. If the retaining wall is less than 30 inches drop, consider removing the fencing/railing.
 - This recommendation was studied by the project team and it was determined that there are areas along the wall that exceed the 30 inches drop restriction. The fencing/railing will need to remain to comply with code.
4. Utilize larger scale panels on the northeast and southeast architectural elements.
 - The project team proposes to maintain the 1-foot tall smooth horizontal panel.
5. Utilize a lighter color on the northeast and southeast architectural elements.
 - The project team has incorporated this recommendation into their amended conceptual development plan and will utilize a lighter metallic color for these panels.

PREVIOUS COUNCIL ACTION(S):

Date: June 27, 2016

Roll Call Number: [16-1059](#)

Action: [Urban](#) Renewal Development Agreement with College Hill Associations, L.P., for the renovation of College Hill Apartments and the construction of a new commercial office building at 921 6th Avenue and approving Conceptual Development Plan. ([Council Communication No. 16-336](#))
Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: February 7, 2017

Action: Motion to approve the final design, subject to modifications (while working with staff) to respond to the comments and concerns of the Board by Reynolds. Seconded by Dietz-Kilen. Yes = 6; No = 0, Absent = 4, Abstain = 0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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