

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	September 11, 2017
	Agenda Item No.	33
	Roll Call No.	<u>17-1570</u>
	Communication No.	<u>17-645</u>
	Submitted by:	Erin Olson-Douglas, Economic Development Director

AGENDA HEADING:

First amendment to the Amended and Restated Urban Renewal Development Agreement with Hubbell Realty Company and Hubbell Terminal Corporation (d/b/a 510 SW 9th Street, LLC), acceptance of the revised Conceptual Development Plan, and approval of a Certificate of Completion for Phase II of the Cityville on 9th project.

SYNOPSIS:

This First Amendment to the Amended and Restated Urban Renewal Development Agreement with Hubbell Realty Company, Hubbell Terminal Corporation, and 510 SW 9th Street, LLC (Rick Tollakson, Officer, 6900 Westown Parkway, West Des Moines, IA 50266) adopts an amended conceptual development plan that responds to market conditions which reallocates the required improvements between three (3) phases of construction; with the total number of dwelling units increasing to 312, and the total amount of commercial space (inclusive of the tenant clubhouse) increasing to 64,462 square feet and the total number of parking spaces located within the first floor of buildings increasing to 84.

Phase II of the project has now been completed in substantial conformance with the approved Conceptual Development Plan and the Developer has requested issuance of the Certificate of Completion to memorialize its completion of all the required improvements on Phase II of the project.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Cityville on 9th is a newly constructed \$50 million mixed-use development built on a remediated brownfields site, located at 550 SW 9th Street. Upon completion, the three (3) phase project will have 312 dwelling units, with 64,462 square feet of ground floor commercial space, and is located on a 10.4-acre site on the southern fringe of downtown.
- On February 13, 2013, by Roll Call No. 13-0043, the City Council approved an Amended and Restated Urban Renewal Development Agreement with Hubbell Realty Company for City assistance for the Cityville redevelopment project containing at least 300 dwelling units and 55,000 square feet of commercial space, and approved the original Conceptual Development Plan.

- Phases I and II are completed and occupied, with Phase III wrapping up construction for a late 2017 occupancy.

PREVIOUS COUNCIL ACTION(S):

Date: December 5, 2016

Roll Call Number: [16-2071](#)

Action: [Consent](#) to Collateral Assignment of the Amended and Restated Urban Renewal Development Agreement for the Cityville on 9th project by Cityville on 9th III, LLC to West Bank. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: May 23, 2017

Resolution Number: N/A

Action: Voted 7-0 in support of a recommendation to make design revisions to Phase II of Cityville on 9th that replaced the photographic panels previously proposed for the first floor parking area with artistic panels, subject to conditions that; 1) Introduce color(s) to the decorative panels other than gray, 2) have an integrated landscape plantings between the building and sidewalk on Murphy Street and DART Way.

Board: Plan and Zoning Commission

Date: February 7, 2013

Resolution Number: N/A

Action: Voted 14-1 in support of a motion to recommend Approval of a request from Hubbell Realty Company for review and approval of an amendment to the Riverpoint Flex Office Park West Planned Unit Development (PUD) Conceptual Plan on property located at 510 Southwest 9th Street, to allow development of 10.5-acres of vacant land for development of nine (9) mixed-use four-story buildings with a total of 339 residential units on floors 2-4, 113,238 square feet of first floor commercial space (including 4,554 square feet of clubhouse) with an option of 106 first-floor parking spaces in lieu of 48,766 square feet of commercial space.

Board: Urban Design Review Board

Date: January 15, 2013

Resolution Number: N/A

Action: Motion by Clark for approval of Cityville on 9th conceptual design plan as presented with a condition that there are shrubs inserted along exposed parking lot areas to screen car bumpers and provide street tree relief along retail areas. Seconded by Hearn. Motion carried.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Issuance of Certificate of Completion on Phase III of the development upon project 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 Administration Building, 400 E. Court Avenue Ste.116. 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.