


## COUNCIL COMMUNICATION

	Number:	<b>19-451</b>	Meeting:	<b>October 14, 2019</b>
	Agenda Item:	<b>61</b>	Roll Call:	[ ]
	Submitted by:	<b>Matthew A. Anderson, Deputy City Manager</b>		

### AGENDA HEADING:

Resolution approving amended Conceptual Development Plan for Phase 2 of the development by Nelson Development 1, LLC of property at 418 East Grand Avenue.

### SYNOPSIS:

On July 23, 2018, the City Council approved the sale of property and redevelopment of two (2) City-owned surface parking lots at 418 East Grand Avenue and final terms of an urban renewal development agreement with Nelson Development 1, LLC (Michael Nelson, President, Nelson Development, 216 6<sup>th</sup> Avenue, No. 200, Des Moines, IA 50309).

The Phase 2 portion of the project consists of a 5-story, approximately 97,000-square-foot building with approximately 99 apartment units on levels 3-5 and approximately 33,000 square feet of leasable retail/office space on levels 1-2.

The development agreement requires that, as a condition precedent to closing on the Developer's acquisition from the City of the Phase 2 property, the Developer receive City approval of an amendment to the conceptual development plan for the Phase 2 improvements.

### FISCAL IMPACT:

Amount: Conceptual development plan amendment approval only, no change to financial terms.

Funding Source: N/A

### ADDITIONAL INFORMATION:

- A preliminary design review of the conceptual development plan occurred on July 16, 2019, with the Urban Design Review Board.
- On August 20, 2019, the amended conceptual development plan was presented to the Urban Design Review Board for a final design review. A consensus of the members present at the board meeting, recommended approval of the amended conceptual development plan as presented.

**PREVIOUS COUNCIL ACTION(S):**

Date: July 23, 2018

Roll Call Number: [18-1295](#) and [18-1296](#)

Action: Items regarding City-owned property at 418 E. Grand Avenue, in the Metro Center Urban Renewal Area, Nelson Development: ([Council Communication No. 18-379](#)):

- (A) On approval of Urban Renewal Development Agreement with Nelson Development 1, LLC, to purchase and develop property, and approving Conceptual Development Plan. Moved by Gatto to adopt. Motion Carried 7-0.
- (B) On approval of a Parking Lease Agreement for use of the parking ramp to be located at 418 E. Grand Avenue. Moved by Gatto to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Urban Design Review Board

Date: August 20, 2019

Resolution Number: N/A

Action: A consensus of the members present recommended approval of the final design as presented.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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