


COUNCIL COMMUNICATION

	Number:	19-495	Meeting:	November 18, 2019
	Agenda Item:	34	Roll Call:	19-1837
	Submitted by:	Erin Olson-Douglas, Economic Development Director		

AGENDA HEADING:

Resolution approving the First Amendment to the Urban Renewal Development Agreement with TWG Development, LLC d/b/a District at 6th, LLC for a new multi-family housing project under construction at 201 SE 6th Street.

SYNOPSIS:

Recommend approval of an amendment to an Urban Renewal Development agreement for the 213-unit multi-family housing project located at 201 SE 6th Street, known as “District at 6th” (Tony Knoble, President, 333 N. Pennsylvania, Suite 100, Indianapolis, IN 46204). The First Amendment to the development agreement allows for an additional 6-month extension for the completion of the project, modifying the completion date in the agreement from December 31, 2019 to June 1, 2020.

FISCAL IMPACT:

Amount: No changes to the financial terms of the development agreement are proposed with this amendment.

Funding Source: N/A

ADDITIONAL INFORMATION:

- District at 6th is a 4-story, 213-unit multi-family housing project with 2,500-square-feet of first-floor commercial retail space on four (4) floors over a full block of underground parking, located at 201 SE 6th Street in the Market District. The buildings are designed in a courtyard configuration with residential amenities, including a pool and landscaping located in the courtyard. A pedestrian street plaza on East Market Street will be a privately-owned open space with public access, serving as an amenity to other redevelopment in the area. Street-facing elevations are proposed to be constructed using primarily brick with large window openings and steel balconies.
- Several construction and weather-related delays put the project behind schedule, including an extensive “dewatering” process necessary to construct the underground parking structure, and a new public storm sewer main that is currently being installed in the pedestrian plaza located north of the development.

- The District at 6th project is well under construction and the development team anticipates the north building opening to residents in December of 2019 and the south building in February of 2020. Additional site improvements and landscaping may require final installation in the spring of 2020.

PREVIOUS COUNCIL ACTION(S):

Date: August 14, 2017

Roll Call Number: [17-1411](#), [17-1412](#), [17-1413](#), [17-1414](#), and [17-1415](#)

Action: [On](#) vacation of portions of SE 6th Street and SE 7th Street between vacated E. Market Street and vacated E. Elm Street and conveyance of building encroachment easements; and conveyance of a portion of previously vacated E. Market Street right-of-way between SE 6th Street and SE 7th Street all adjoining 201 SE 6th Street to District at 6th, LLC in exchange for a permanent easement for public ingress and egress over property owned by District at 6th, LLC. Moved by Gatto to adopt. Motion Carried 7-0.

- (A) [First](#) consideration of ordinance above. Moved by Gatto that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (B) [Final](#) consideration of ordinance above (waiver requested by the applicant), requires six votes. Moved by Gatto that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15,601](#). Motion Carried 7-0.
- (C) [Plan](#) and Zoning Commission recommendation. Moved by Gatto to receive and file the Communication from the Plan and Zoning Commission, and refer to the Engineering Department, Real Estate Division. Motion Carried 7-0.
- (D) [Urban](#) Renewal Development Agreement with District at 6th, LLC for the construction of a multi-family housing project at 201 SE 6th Street. ([Council Communication No. 17-575](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: July 25, 2017

Resolution Number: N/A

Action: A consensus of the members present recommended approval of the final design of the project noting Board comments and staff recommended modifications.

Board: Plan and Zoning Commission

Date: July 20, 2017

Resolution Number: N/A

Action: Approval of the staff recommendation by John “Jack” Hilmes for Part A) the vacation of the subsurface rights-of-way of the east 2-feet along SE 6th Street and the west 5-feet along SE 7th Street adjoining the subject property and reservation of any necessary easements for all existing utilities in place until such time that they are abandoned or are relocated and approval of Part B) the submitted Site Plan subject to 12 conditions all agreed to by the developer. Motion approved 10-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Approval of Certificate of Completion for the project.

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