


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-222	Meeting:	May 8, 2023
	Agenda Item:	27	Roll Call:	23-0651
	Submitted by:	Matthew A. Anderson, Deputy City Manager		

AGENDA HEADING:

Resolution approving the amendment to Southridge Conceptual Development Plan to identify and include two (2) new phases of development: AHEPA's 90-unit senior housing development on the former Montgomery Wards location and Native Bid's purchase of the former Younkers location for a retail/warehousing facility.

SYNOPSIS:

Both AHEPA and Native Bid are in the process of purchasing their respective locations (map included) and as such, each individual project area is required to be acknowledged through an update of the Southridge Master Conceptual Development Plan and undergo review by the Urban Design Review Board, per the Amended and Restated Urban Design Renewal Development Agreement between the City and Macerich Southridge Mall, LLC and Southridge Adjacent, LLC. Staff recommends approval of the updated Southridge Master Conceptual Development Plan.

FISCAL IMPACT:

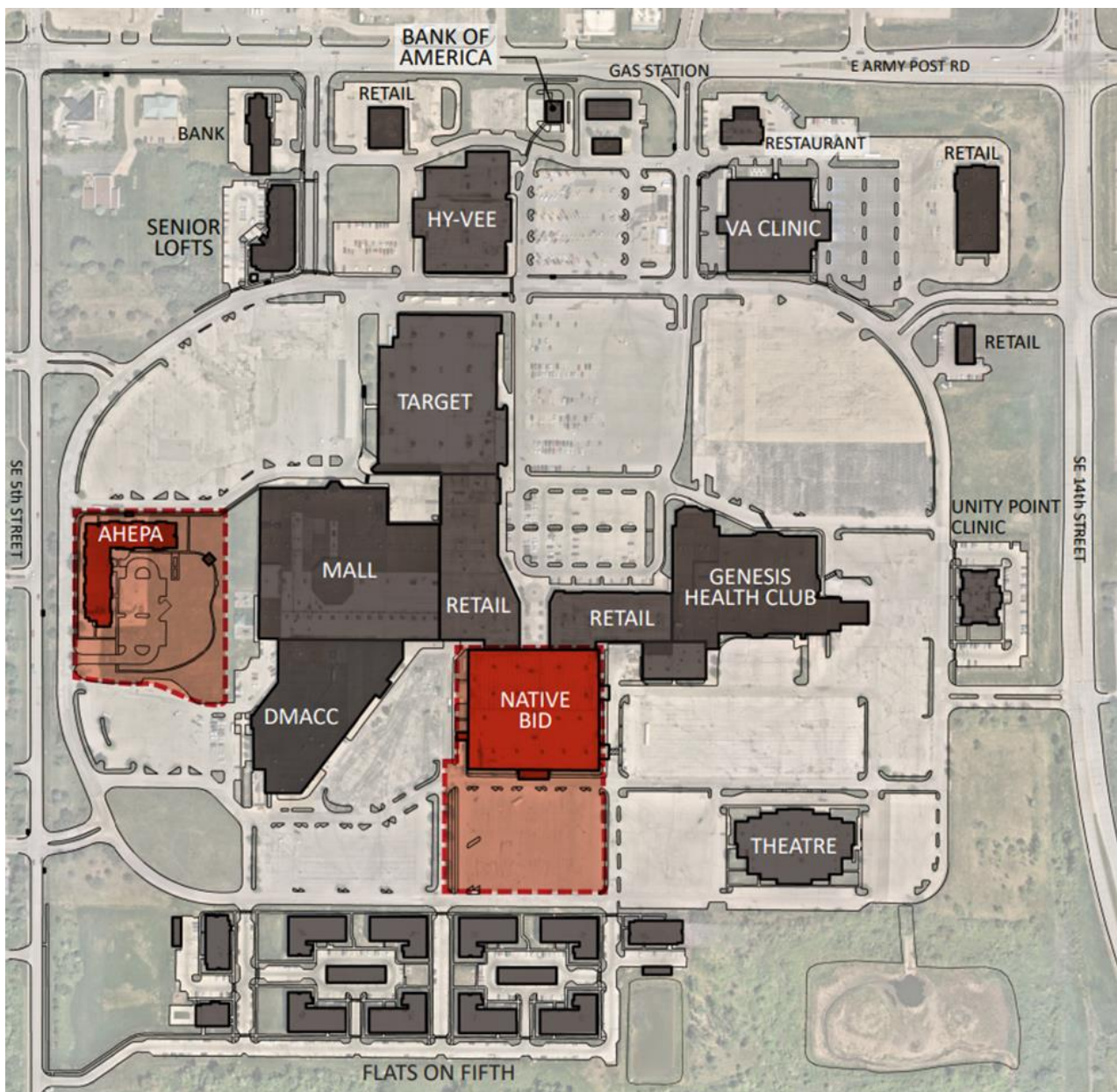
Approval of the amended Southridge Master Conceptual Development Plan has no impact on the financial assistance previously approved by the City Council. The Southridge Master Conceptual Development Plan now reflects the AHEPA and Native Bid projects as approved project phases in the master plan.

ADDITIONAL INFORMATION:

- AHEPA National Housing Corporation of Fishers, Indiana, is proposing the construction of a new \$13.7 million, 90-unit affordable income senior housing facility located on a 4.4-acre property currently addressed as 1111 East Army Post Road, identified as the vacant ground which was the former Montgomery Wards location on the west side of Southridge Mall.
- The proposed design is an "L" shaped structure with a center parking area and a large green space between the existing Southridge Mall and the new facility. This green space area will have a sitting patio, tenant gardens, gazebo, walking trail and pet stations.
- The developer will be seeking certification through either the Energy Star Multi-Family New Construction program or the Energy Star Certified Homes prescriptive standards. Materials with a life expectancy of at least 30 years are being used for the interior and exterior of the development.

- AHEPA National Housing Corporation is a non-profit developer of senior housing with chapter offices across the country. AHEPA owns and operates over 90 affordable senior housing projects in 19 states, with four (4) locations in Iowa: three (3) in Ankeny and one (1) in Johnston.
- Native Bid, LLC of Des Moines, Iowa, intends to purchase the former Younkers space and convert it to a retail and warehousing facility for their company. The space is approximately 105,000 square feet and had been vacant since 2018 prior to Native Bid leasing the space in 2022. Native Bid has two (2) locations with Des Moines being the first and Omaha, Nebraska, being the second location for the company.
- Native Bid, which has leased the space since November 2021, intends to purchase the 105,000 square foot former Younkers space and convert it into retail and warehousing for their operation.

Map



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Urban Design Board

Date: February 7, 2023

Resolution Number: N/A

Action: Recommend approval of Amended Conceptual Development Plan to include AHEPA National Housing Corporation and NativeBid as presented by Clark. Seconded by Nagle. Motion carried. Yes = 8, No = 0, Abstain = 0, Absent = 1.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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