

Date March 12, 2007

COMMUNICATION from the City Manager recommending that the City proceed with a developer initiated proposal from Hatch Development Group, represented by Jack Hatch, for the redevelopment of City-owned land at East 4th and E. Locust Streets.

(Council Communication No. 07-127)

MOVED by _____ to receive and file, and to direct the City Manager to continue negotiations with Hatch Development Group on the terms of a developer initiated proposal for further consideration by the City Council.

FORM APPROVED:

Roger K Brown

Roger K. Brown
Assistant City Attorney
C:\Rog\Eco Dev\E Village\EVS2\RC 07-03-12.doc

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|------|--------|
| COWNIE | | | | |
| COLEMAN | | | | |
| HENSLEY | | | | |
| KIERNAN | | | | |
| MAHAFFEY | | | | |
| MEYER | | | | |
| VLASSIS | | | | |
| TOTAL | | | | |

MOTION CARRIED

APPROVED

.....
Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

March 6, 2007

Mayor Frank Cownie and the City Council
City Hall
100 Robert D. Ray Avenue
Des Moines, IA

Dear Mayor and City Council:

It is with great pleasure that the Hatch Development Group LLC, (HDG), Summit Capital LLC, (Summit Capital) and GE Wattier Architecture Inc. present to you our project proposal for the parcel of land located on the northwest corner of East 4th and Locust streets.

The project will be named the Paseo and will be owned by HDG. HDG is owned by Jack Hatch and Summit Capital. Summit Capital is a limited liability corporation owned by Bruce Rastetter of Alden, Iowa. The project will be financed through an equity contribution from the owner, a City subsidy, and a mortgage.

The project will be a five story, mixed-use building with seven (7) ground floor commercial bays, 48 second floor and surface parking spaces and 39 condominium units on the third, fourth, and fifth floors.

The condominiums will be between 870 and 1200 sq. ft. and will range in costs from \$174,000 to \$240,000. We are targeting the first time home buyer and younger downtown workers who want to be part of a vibrant and exciting neighborhood.

Our new project will bring commercial and residential density and design distinction to a vital corner of the East Village. The project will be true to the Eastern Gateway design guidelines and will be a great contributor to the continued success of the neighborhood.

Our track record of development in the East Village, the proposed design, and the strong financial position of the project owners provide the best investment opportunity for the city. We ask for your support of our proposal.

Sincerely,



Jack Hatch
Hatch Development Group



HATCH DEVELOPMENT GROUP

696 Eighteenth Street
Des Moines, Iowa 50314

515-244-2941
fax 515-244-1800

www.hatchdevelopment.com

*A Community
Resource Company*

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NIC

NEIGHBORHOOD INVESTMENT CORPORATION
1620 Pleasant Street – Des Moines, Iowa 50314-1674
Telephone: (515) 288-0715

February 26, 2007

Hatch Development Group
696 19th Street
Des Moines, Iowa 50314

Re: Project Proposal for East 4th and East Locust

TO WHOM IT MAY CONCERN:

At the February 22, 2007 meeting of the Neighborhood Investment Corporation (NIC) Board, Mike Rossi of your group reviewed a concept plan for a new building to be built adjacent to NIC's 115-unit East Village Square mixed-use development at East 4th and East Grand Avenue. The proposed project will be located at East 4th Street and Locust Street.

After discussion of your proposed project, the NIC Board gave unanimous approval to the general concept shown and for the mixed use (retail and residential) that is proposed. The Board felt this project would be a very positive step in filling in the remainder of buildable space to the south of our building. The south side of East Village Square development was built with a solid wall face in anticipation of the construction of a pedestrian courtyard between the two buildings once the adjacent second building was built. With your proposed project, we look forward to this pedestrian courtyard becoming a reality.

The NIC Board further discussed possible site plan changes to accommodate a more integrated parking system for both buildings. The Board expressed its support for granting possible easements and/ or parking reconfiguration of some existing parking as long as the net number of NIC parking spaces remains the same or is greater than now.

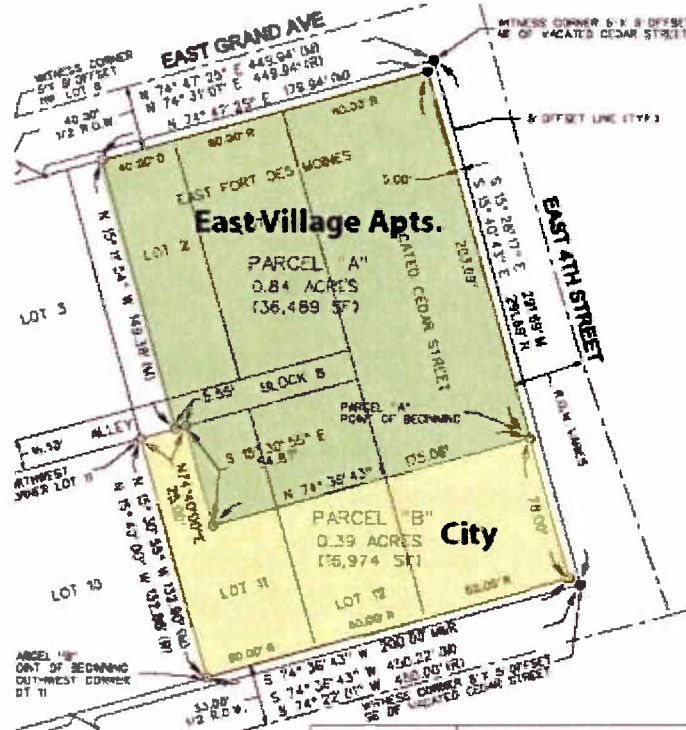
It is the unanimous conclusion of the NIC Board that your proposed project will enhance the image and attractiveness of this important block in the East Village redevelopment effort. We would greatly appreciate the favorable consideration and support of all reviewing bodies.


Robert W. Mickle, President


Carl Voss, Board Member

MAP:

The subject parcel is labeled "City" below.



Conceptual Development Plan Presented by Hatch Development Group:

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