

.....
Date..... May 8, 2006

RESOLUTION TO RECEIVE AND FILE A COMMUNICATION FROM THE URBAN DESIGN REVIEW BOARD AND APPROVE THE CONCEPTUAL DEVELOPMENT PLAN FOR THE COURT AVENUE LOFTS AND THE 4TH STREET CONDOS

WHEREAS, on August 9, 2004 by Roll Call No. 04-1693, the Council directed the City Manager to proceed with the solicitation of a developer-initiated proposal for the redevelopment of City-owned parcels of between 3rd and 4th Streets south of Court Avenue; and

WHEREAS, On September 13, 2004 by Roll Call 04-1971, the Council received and filed a developer-initiated proposal from Court Avenue Partners and approved a competitive process for the sale and redevelopment of the subject property; and

WHEREAS, On November 8, 2004 by Roll Call No. 04-2246, the Council approved an Urban Renewal Agreement for the development of 40 new condominium units with 67 underground parking spaces, 52 new apartment units, and 8,500 square feet of commercial space; and

WHEREAS, On March 20, 2006 by Roll Call No. 06-537, the Council approved a second amendment to the Development Agreement and authorized closing on the sale of City-owned property to Court Avenue Partners II, L.P.; and

WHEREAS, the Development Agreement provides that the project is to be developed in substantial compliance with a Conceptual Development Plan to be submitted by the Developer for approval by the City; and

WHEREAS, on April 4, 2006, the Urban Design Review Board, by unanimous consensus vote of the members present, recommended approval of the proposed Conceptual Development Plan for the project submitted by the Developer for the Court Avenue Lofts and 4th Street Condos; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the Conceptual Development Plan for the Court Avenue Lofts and 4th Street Condos, which is on file and available for public inspection in the office of the City Clerk, is hereby approved pursuant to Article 4 of the Urban Renewal Agreement.

(continued)

★ Roll Call Number

Agenda Item Number

35

.....
Date..... May 8, 2006

-2-

(Council Communication No. 06- 268)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown
Assistant City Attorney

C:\Rog\Eco Dev\Court Ave\Court Ave 3\Dev Agr\RC Approv Plan.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BROOKS				
COLEMAN				
HENSLEY				
MAHAFFEY				
KIERNAN				
VLASSIS				
TOTAL				

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.

MOTION CARRIED

APPROVED

.....Mayor

City Clerk

April 4, 2006

Re: Court Avenue Lofts / 4th Street Condos – Conceptual Development Plan Recommendation

To the Honorable Mayor and Members of City Council:

The Urban Design Review Board at its April 4, 2006 meeting, by unanimous consensus vote of the members present, recommends approval of the Conceptual Development Plan for Court Avenue Lofts and 4th Street Condos.

The Board also recommends the Community Development Director grant an exception to the Court Avenue tax abatement design guidelines for new construction, noting the total percentage of brick and the solid appearance of the precast on the base level is very close to meeting or exceeding the 75% requirement.

Sincerely,



Todd Garner, Chairperson
Urban Design Review Board

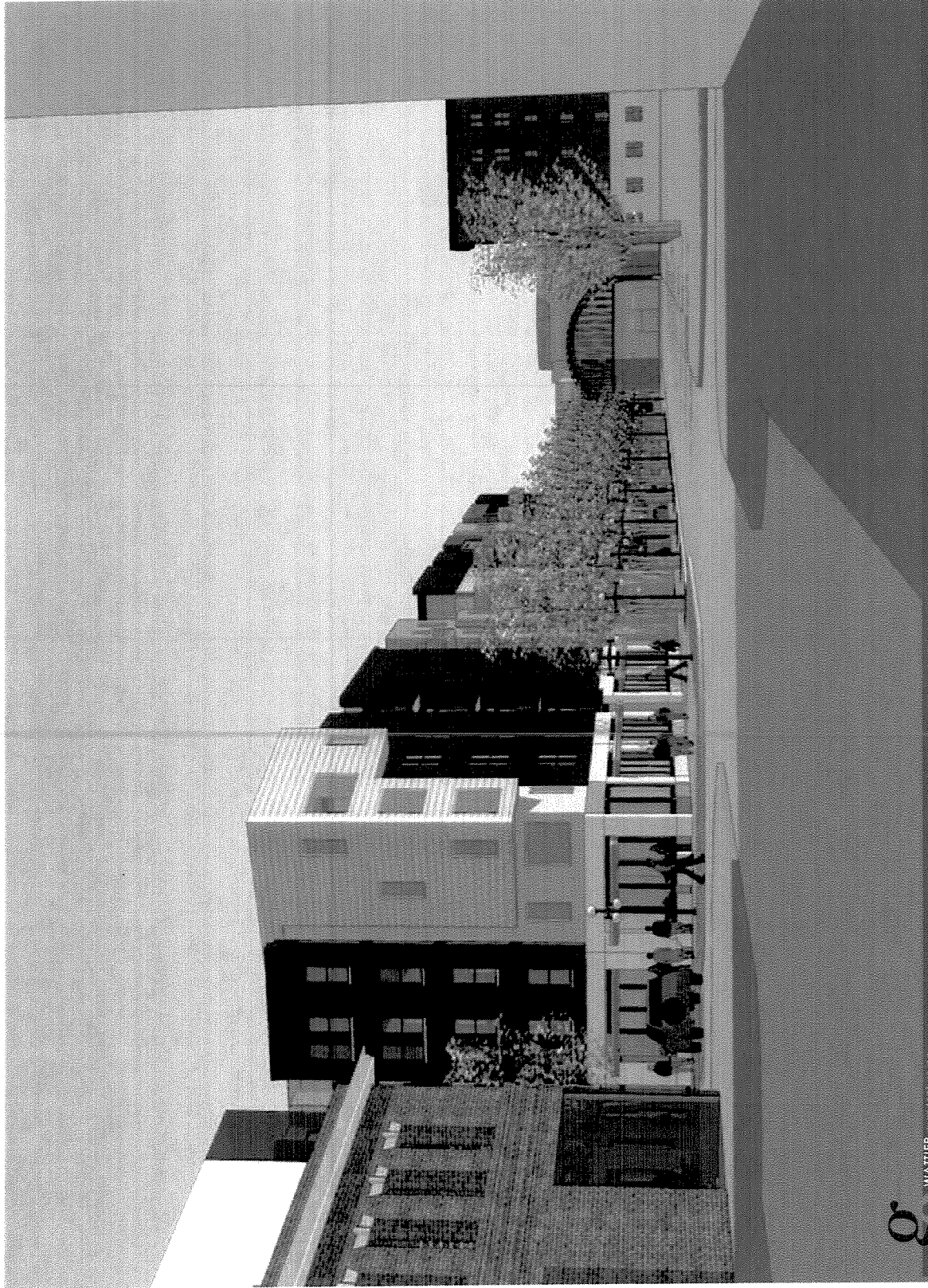


URBAN DESIGN REVIEW BOARD

CITY HALL
400 EAST FIRST ST.
DES MOINES, IOWA 50309-1891
(515) 283-4004

All American City 1949, 1976, 1981

CORNER



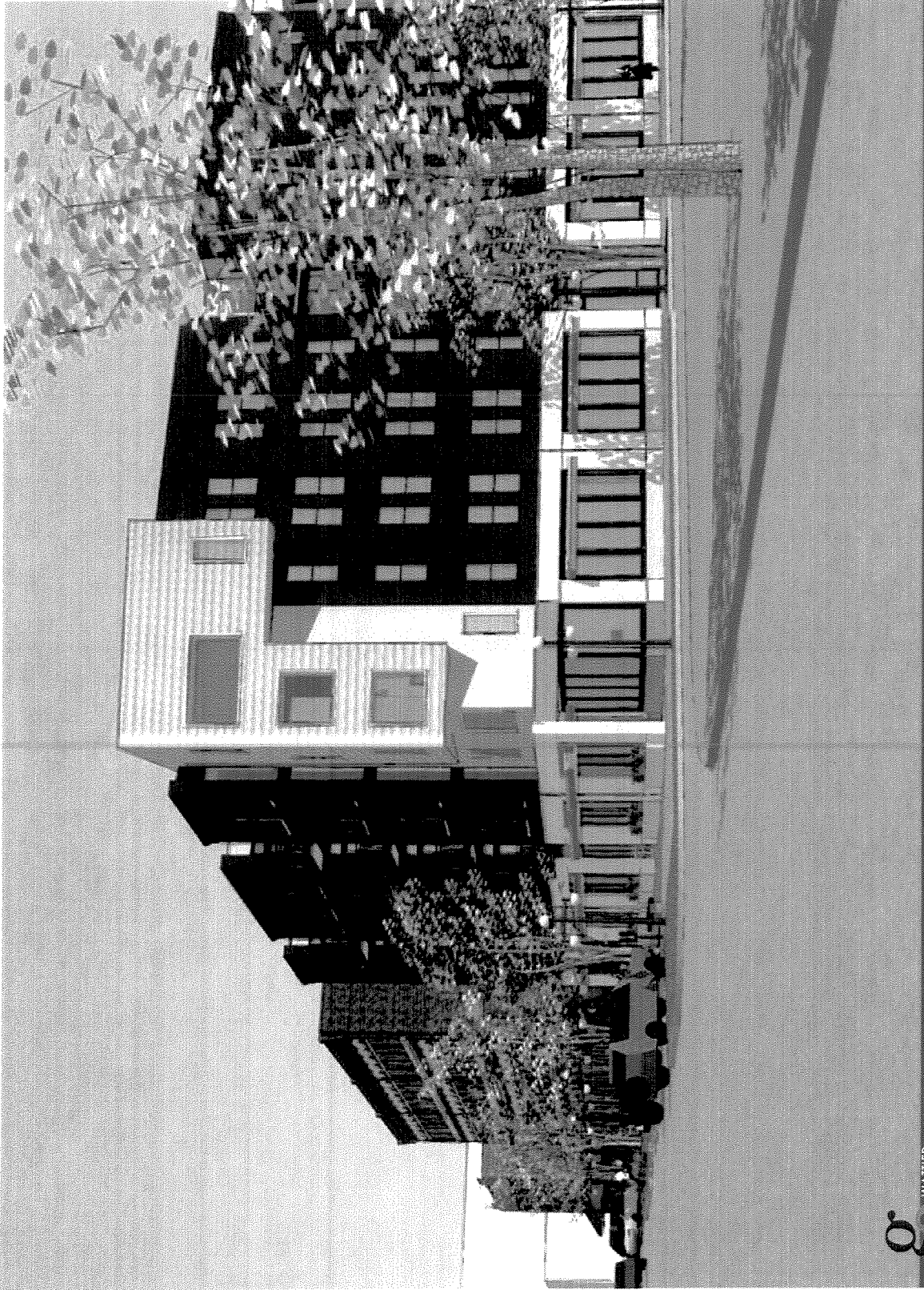
Court
Avenue
LOFTS
4TH STREET CONDOS

Hubbell
HUBBELL REALTY COMPANY
Always Breaking New Ground!

35

 G. WATNER
www.gewatner.com

CORNER



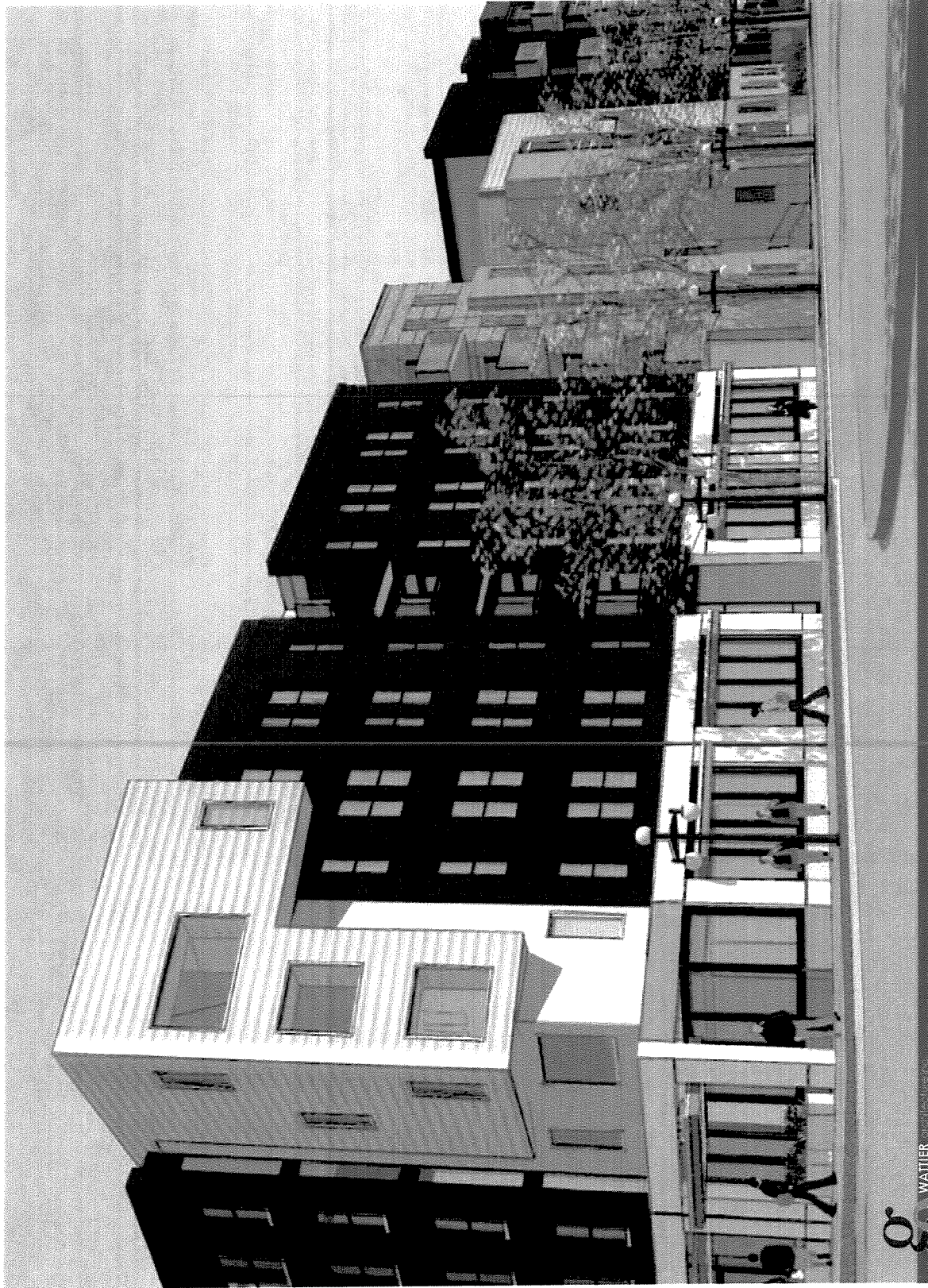
Court
Avenue
LOFTS
4TH STREET CONDOS

 WATTLER
www.gewatler.com

Hubbell
HUBBELL REALTY COMPANY
Always Breaking New Ground!

35

4TH STREET



Court
Avenue
LOFTS
4TH STREET CONDOS

WATTIER architects

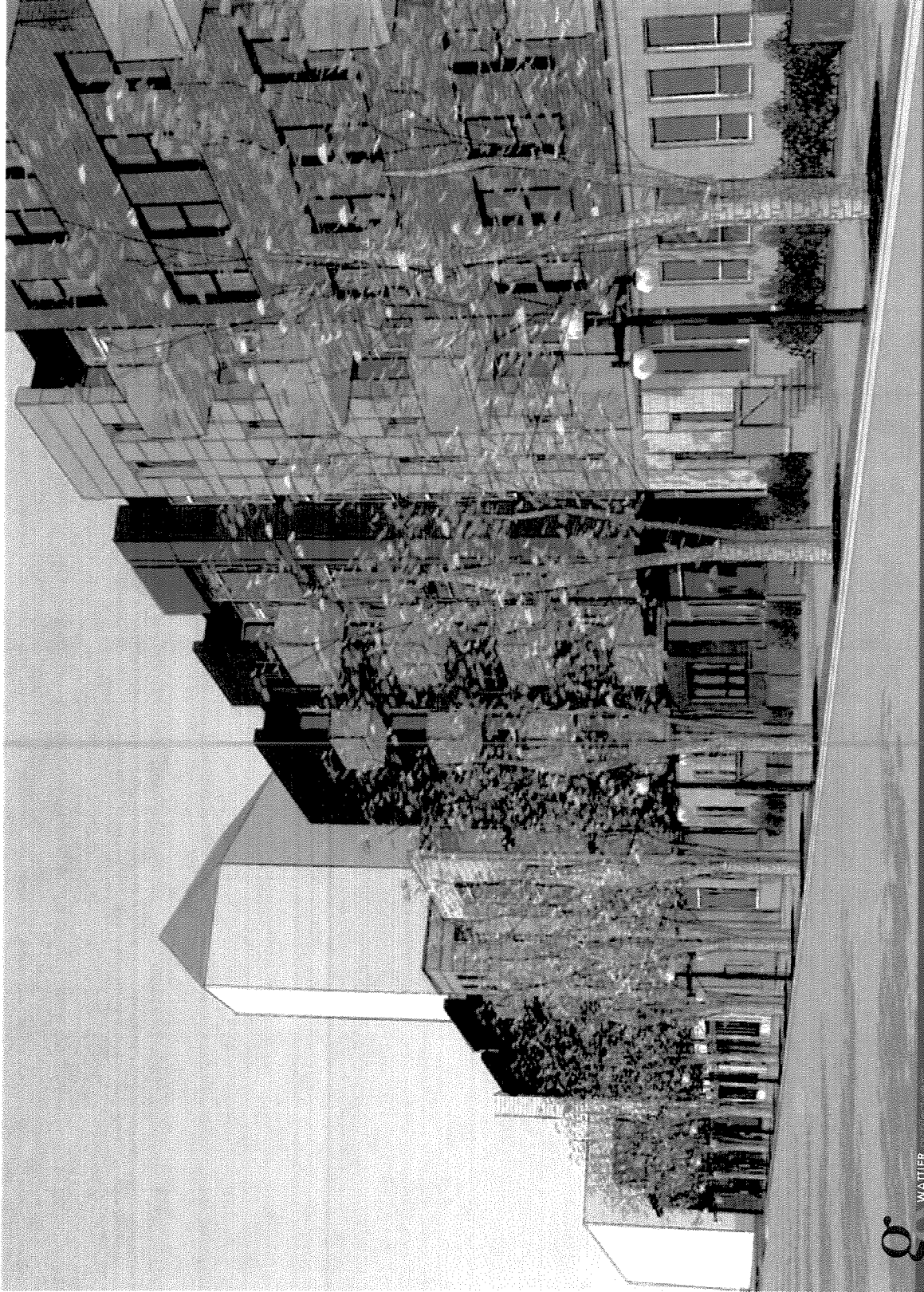
www.gewattier.com



Hubbell
HUBBELL REALTY COMPANY
Always Breaking New Ground!

35

4TH STREET



Court
Avenue
LOFTS
4TH STREET CONDOS

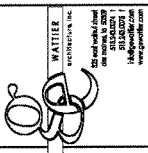


GEORGE WATNER REALTY
www.geowatner.com

Hubbell
HUBBELL REALTY COMPANY

Always Breaking New Ground!

35



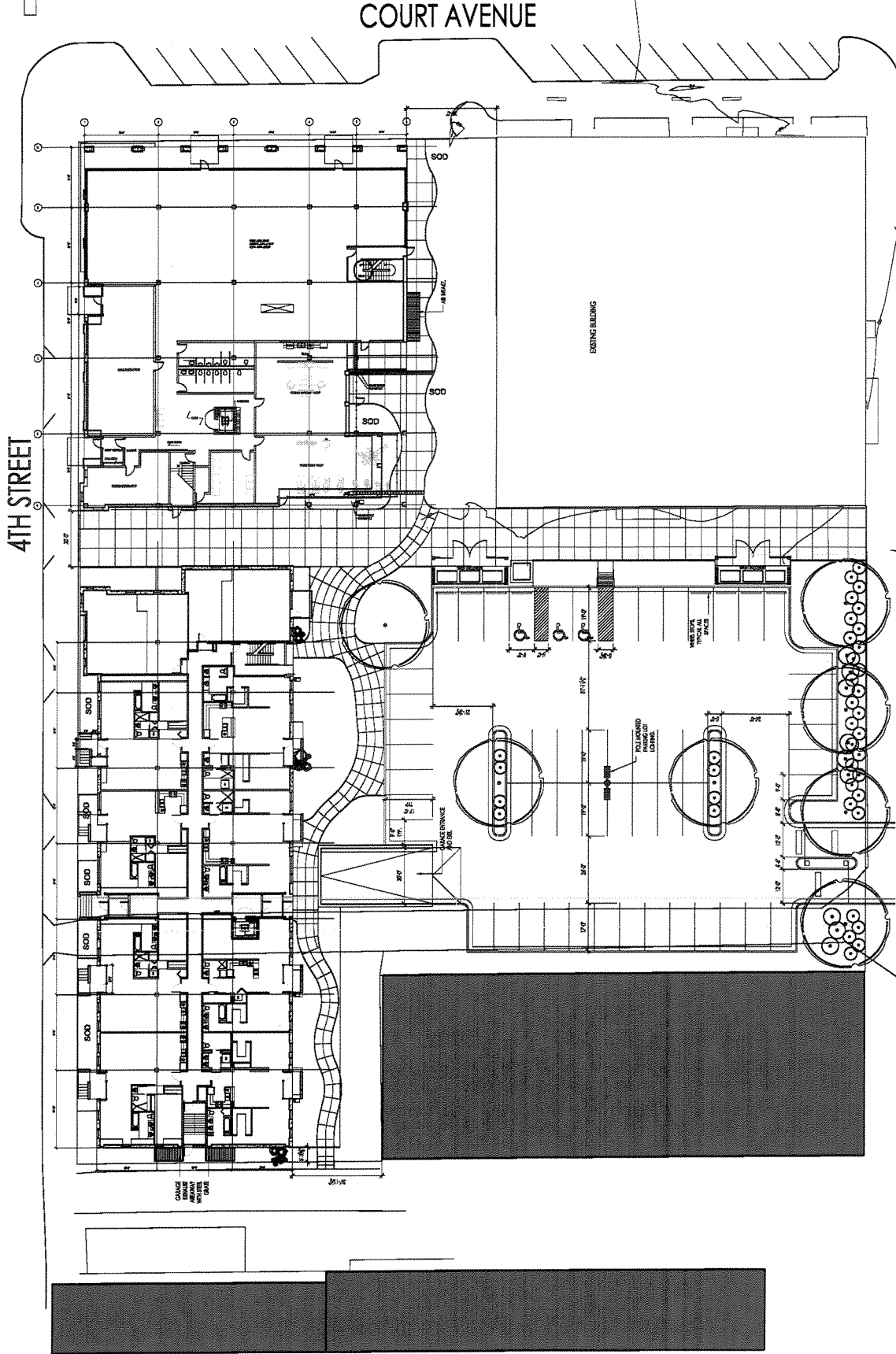
Des Moines, IA 50309
 4th & Court Apartments & Condominiums

DATE: 04.01.08
 DRAWN BY: LUDWIG
 CHECKED BY: LUDWIG

Sheet Name
 Site Plan

Sheet Number
 A1.0

35



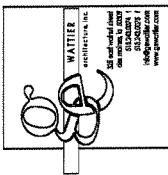
- SITE PLAN NOTES:
1. REFER TO PLAN 1.0 FOR MATERIALS, LOCATIONS AND QUANTITIES.
 2. SEE T.I. FOR CONTOUR AND ELEVATION DATA.



First Floor Site Plan



A1.0



4th & Court Apartments & Condominiums
Des Moines, IA 50309

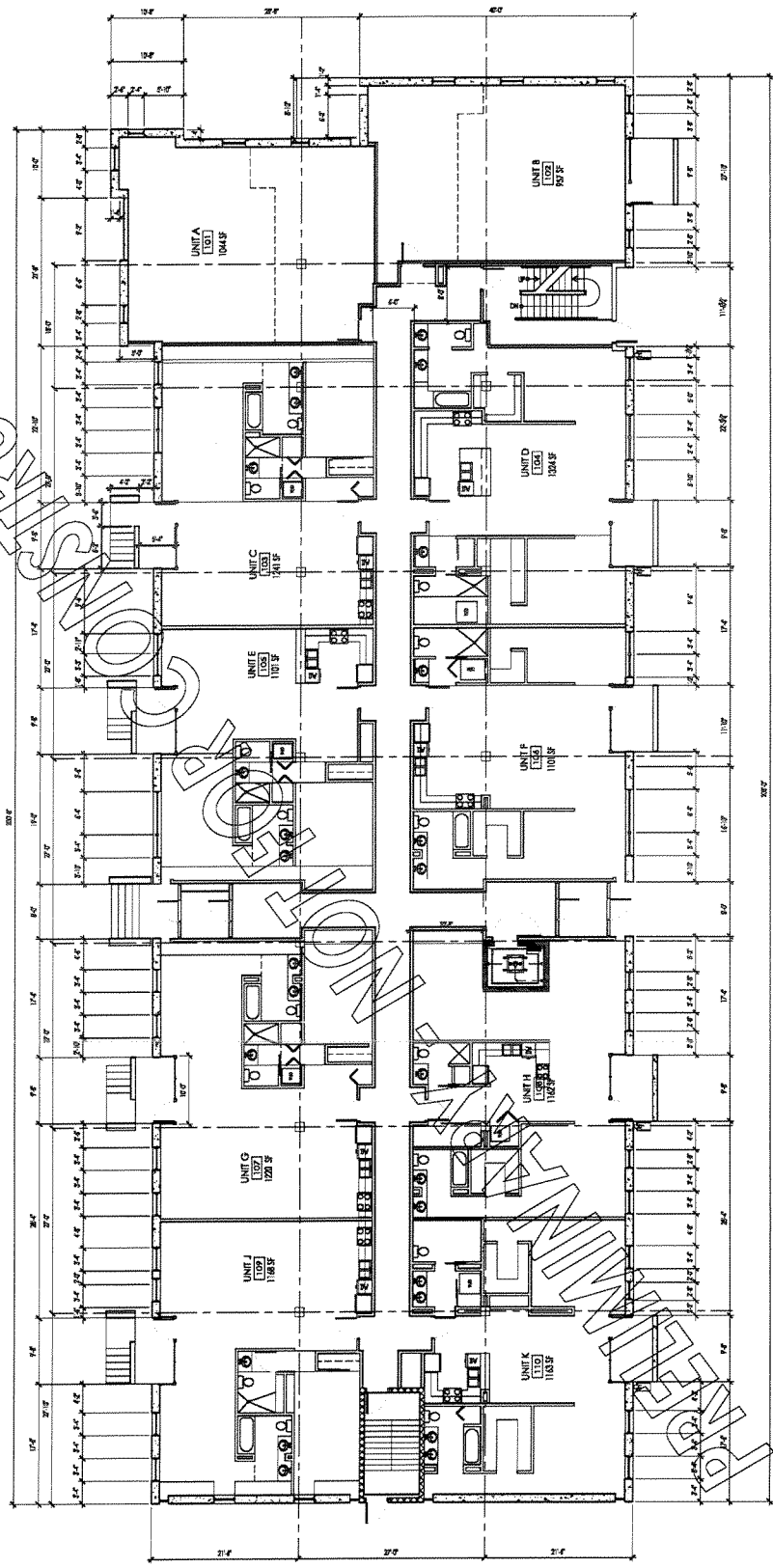
DATE: 05/14/08
DESIGNED BY: UDRB
DRAWN BY: UDRB

Sheet Name
Condo Building
First Floor

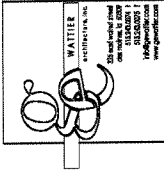
Sheet Number
A2.2.1

- NOTES**
1. SEE NOTES ON OTHER SHEETS
 2. FINISHES
 3. FLOORING
 4. WALLS
 5. CEILING
 6. DOOR SCHEDULE
 7. WINDOW SCHEDULE
 8. MILLWORK
 9. LIGHTING
 10. MECHANICAL
 11. ELECTRICAL
 12. PLUMBING
 13. PAVEMENT
 14. EXTERIOR FINISHES
 15. EXTERIOR WALLS
 16. EXTERIOR ROOFING
 17. EXTERIOR STAIRS
 18. EXTERIOR RAMP
 19. EXTERIOR ELEVATOR
 20. EXTERIOR SIGNAGE
 21. EXTERIOR LIGHTING
 22. EXTERIOR FENCES
 23. EXTERIOR LANDSCAPE
 24. EXTERIOR UTILITIES
 25. EXTERIOR SECURITY
 26. EXTERIOR ACCESSORIES
 27. EXTERIOR PAINT
 28. EXTERIOR STAIN
 29. EXTERIOR GLASS
 30. EXTERIOR METAL
 31. EXTERIOR WOOD
 32. EXTERIOR CONCRETE
 33. EXTERIOR BRICK
 34. EXTERIOR TILE
 35. EXTERIOR STONE
 36. EXTERIOR GRANITE
 37. EXTERIOR MARBLE
 38. EXTERIOR SLATE
 39. EXTERIOR SCHIST
 40. EXTERIOR QUARTZITE
 41. EXTERIOR GNEISS
 42. EXTERIOR SOAPSTONE
 43. EXTERIOR SLATE
 44. EXTERIOR MARBLE
 45. EXTERIOR GRANITE
 46. EXTERIOR QUARTZITE
 47. EXTERIOR GNEISS
 48. EXTERIOR SOAPSTONE
 49. EXTERIOR SLATE
 50. EXTERIOR MARBLE
 51. EXTERIOR GRANITE
 52. EXTERIOR QUARTZITE
 53. EXTERIOR GNEISS
 54. EXTERIOR SOAPSTONE
 55. EXTERIOR SLATE
 56. EXTERIOR MARBLE
 57. EXTERIOR GRANITE
 58. EXTERIOR QUARTZITE
 59. EXTERIOR GNEISS
 60. EXTERIOR SOAPSTONE

VERTICAL ASSEMBLIES	
<p>1. EXTERIOR WALL</p> <p>2. FLOOR FINISH</p> <p>3. FLOOR JOIST</p> <p>4. FLOOR TRUSS</p> <p>5. FLOOR GIRDER</p> <p>6. FLOOR BEAM</p> <p>7. FLOOR SLAB</p> <p>8. FLOOR PANEL</p> <p>9. FLOOR PANEL</p> <p>10. FLOOR PANEL</p> <p>11. FLOOR PANEL</p> <p>12. FLOOR PANEL</p> <p>13. FLOOR PANEL</p> <p>14. FLOOR PANEL</p> <p>15. FLOOR PANEL</p> <p>16. FLOOR PANEL</p> <p>17. FLOOR PANEL</p> <p>18. FLOOR PANEL</p> <p>19. FLOOR PANEL</p> <p>20. FLOOR PANEL</p> <p>21. FLOOR PANEL</p> <p>22. FLOOR PANEL</p> <p>23. FLOOR PANEL</p> <p>24. FLOOR PANEL</p> <p>25. FLOOR PANEL</p> <p>26. FLOOR PANEL</p> <p>27. FLOOR PANEL</p> <p>28. FLOOR PANEL</p> <p>29. FLOOR PANEL</p> <p>30. FLOOR PANEL</p> <p>31. FLOOR PANEL</p> <p>32. FLOOR PANEL</p> <p>33. FLOOR PANEL</p> <p>34. FLOOR PANEL</p> <p>35. FLOOR PANEL</p> <p>36. FLOOR PANEL</p> <p>37. FLOOR PANEL</p> <p>38. FLOOR PANEL</p> <p>39. FLOOR PANEL</p> <p>40. FLOOR PANEL</p> <p>41. FLOOR PANEL</p> <p>42. FLOOR PANEL</p> <p>43. FLOOR PANEL</p> <p>44. FLOOR PANEL</p> <p>45. FLOOR PANEL</p> <p>46. FLOOR PANEL</p> <p>47. FLOOR PANEL</p> <p>48. FLOOR PANEL</p> <p>49. FLOOR PANEL</p> <p>50. FLOOR PANEL</p> <p>51. FLOOR PANEL</p> <p>52. FLOOR PANEL</p> <p>53. FLOOR PANEL</p> <p>54. FLOOR PANEL</p> <p>55. FLOOR PANEL</p> <p>56. FLOOR PANEL</p> <p>57. FLOOR PANEL</p> <p>58. FLOOR PANEL</p> <p>59. FLOOR PANEL</p> <p>60. FLOOR PANEL</p>	<p>1. EXTERIOR WALL</p> <p>2. FLOOR FINISH</p> <p>3. FLOOR JOIST</p> <p>4. FLOOR TRUSS</p> <p>5. FLOOR GIRDER</p> <p>6. FLOOR BEAM</p> <p>7. FLOOR SLAB</p> <p>8. FLOOR PANEL</p> <p>9. FLOOR PANEL</p> <p>10. FLOOR PANEL</p> <p>11. FLOOR PANEL</p> <p>12. FLOOR PANEL</p> <p>13. FLOOR PANEL</p> <p>14. FLOOR PANEL</p> <p>15. FLOOR PANEL</p> <p>16. FLOOR PANEL</p> <p>17. FLOOR PANEL</p> <p>18. FLOOR PANEL</p> <p>19. FLOOR PANEL</p> <p>20. FLOOR PANEL</p> <p>21. FLOOR PANEL</p> <p>22. FLOOR PANEL</p> <p>23. FLOOR PANEL</p> <p>24. FLOOR PANEL</p> <p>25. FLOOR PANEL</p> <p>26. FLOOR PANEL</p> <p>27. FLOOR PANEL</p> <p>28. FLOOR PANEL</p> <p>29. FLOOR PANEL</p> <p>30. FLOOR PANEL</p> <p>31. FLOOR PANEL</p> <p>32. FLOOR PANEL</p> <p>33. FLOOR PANEL</p> <p>34. FLOOR PANEL</p> <p>35. FLOOR PANEL</p> <p>36. FLOOR PANEL</p> <p>37. FLOOR PANEL</p> <p>38. FLOOR PANEL</p> <p>39. FLOOR PANEL</p> <p>40. FLOOR PANEL</p> <p>41. FLOOR PANEL</p> <p>42. FLOOR PANEL</p> <p>43. FLOOR PANEL</p> <p>44. FLOOR PANEL</p> <p>45. FLOOR PANEL</p> <p>46. FLOOR PANEL</p> <p>47. FLOOR PANEL</p> <p>48. FLOOR PANEL</p> <p>49. FLOOR PANEL</p> <p>50. FLOOR PANEL</p> <p>51. FLOOR PANEL</p> <p>52. FLOOR PANEL</p> <p>53. FLOOR PANEL</p> <p>54. FLOOR PANEL</p> <p>55. FLOOR PANEL</p> <p>56. FLOOR PANEL</p> <p>57. FLOOR PANEL</p> <p>58. FLOOR PANEL</p> <p>59. FLOOR PANEL</p> <p>60. FLOOR PANEL</p>
HORIZONTAL ASSEMBLIES	
<p>1. EXTERIOR WALL</p> <p>2. FLOOR FINISH</p> <p>3. FLOOR JOIST</p> <p>4. FLOOR TRUSS</p> <p>5. FLOOR GIRDER</p> <p>6. FLOOR BEAM</p> <p>7. FLOOR SLAB</p> <p>8. FLOOR PANEL</p> <p>9. FLOOR PANEL</p> <p>10. FLOOR PANEL</p> <p>11. FLOOR PANEL</p> <p>12. FLOOR PANEL</p> <p>13. FLOOR PANEL</p> <p>14. FLOOR PANEL</p> <p>15. FLOOR PANEL</p> <p>16. FLOOR PANEL</p> <p>17. FLOOR PANEL</p> <p>18. FLOOR PANEL</p> <p>19. FLOOR PANEL</p> <p>20. FLOOR PANEL</p> <p>21. FLOOR PANEL</p> <p>22. FLOOR PANEL</p> <p>23. FLOOR PANEL</p> <p>24. FLOOR PANEL</p> <p>25. FLOOR PANEL</p> <p>26. FLOOR PANEL</p> <p>27. FLOOR PANEL</p> <p>28. FLOOR PANEL</p> <p>29. FLOOR PANEL</p> <p>30. FLOOR PANEL</p> <p>31. FLOOR PANEL</p> <p>32. FLOOR PANEL</p> <p>33. FLOOR PANEL</p> <p>34. FLOOR PANEL</p> <p>35. FLOOR PANEL</p> <p>36. FLOOR PANEL</p> <p>37. FLOOR PANEL</p> <p>38. FLOOR PANEL</p> <p>39. FLOOR PANEL</p> <p>40. FLOOR PANEL</p> <p>41. FLOOR PANEL</p> <p>42. FLOOR PANEL</p> <p>43. FLOOR PANEL</p> <p>44. FLOOR PANEL</p> <p>45. FLOOR PANEL</p> <p>46. FLOOR PANEL</p> <p>47. FLOOR PANEL</p> <p>48. FLOOR PANEL</p> <p>49. FLOOR PANEL</p> <p>50. FLOOR PANEL</p> <p>51. FLOOR PANEL</p> <p>52. FLOOR PANEL</p> <p>53. FLOOR PANEL</p> <p>54. FLOOR PANEL</p> <p>55. FLOOR PANEL</p> <p>56. FLOOR PANEL</p> <p>57. FLOOR PANEL</p> <p>58. FLOOR PANEL</p> <p>59. FLOOR PANEL</p> <p>60. FLOOR PANEL</p>	<p>1. EXTERIOR WALL</p> <p>2. FLOOR FINISH</p> <p>3. FLOOR JOIST</p> <p>4. FLOOR TRUSS</p> <p>5. FLOOR GIRDER</p> <p>6. FLOOR BEAM</p> <p>7. FLOOR SLAB</p> <p>8. FLOOR PANEL</p> <p>9. FLOOR PANEL</p> <p>10. FLOOR PANEL</p> <p>11. FLOOR PANEL</p> <p>12. FLOOR PANEL</p> <p>13. FLOOR PANEL</p> <p>14. FLOOR PANEL</p> <p>15. FLOOR PANEL</p> <p>16. FLOOR PANEL</p> <p>17. FLOOR PANEL</p> <p>18. FLOOR PANEL</p> <p>19. FLOOR PANEL</p> <p>20. FLOOR PANEL</p> <p>21. FLOOR PANEL</p> <p>22. FLOOR PANEL</p> <p>23. FLOOR PANEL</p> <p>24. FLOOR PANEL</p> <p>25. FLOOR PANEL</p> <p>26. FLOOR PANEL</p> <p>27. FLOOR PANEL</p> <p>28. FLOOR PANEL</p> <p>29. FLOOR PANEL</p> <p>30. FLOOR PANEL</p> <p>31. FLOOR PANEL</p> <p>32. FLOOR PANEL</p> <p>33. FLOOR PANEL</p> <p>34. FLOOR PANEL</p> <p>35. FLOOR PANEL</p> <p>36. FLOOR PANEL</p> <p>37. FLOOR PANEL</p> <p>38. FLOOR PANEL</p> <p>39. FLOOR PANEL</p> <p>40. FLOOR PANEL</p> <p>41. FLOOR PANEL</p> <p>42. FLOOR PANEL</p> <p>43. FLOOR PANEL</p> <p>44. FLOOR PANEL</p> <p>45. FLOOR PANEL</p> <p>46. FLOOR PANEL</p> <p>47. FLOOR PANEL</p> <p>48. FLOOR PANEL</p> <p>49. FLOOR PANEL</p> <p>50. FLOOR PANEL</p> <p>51. FLOOR PANEL</p> <p>52. FLOOR PANEL</p> <p>53. FLOOR PANEL</p> <p>54. FLOOR PANEL</p> <p>55. FLOOR PANEL</p> <p>56. FLOOR PANEL</p> <p>57. FLOOR PANEL</p> <p>58. FLOOR PANEL</p> <p>59. FLOOR PANEL</p> <p>60. FLOOR PANEL</p>



First Floor Plan
SCALE: 1/8" = 1'-0"



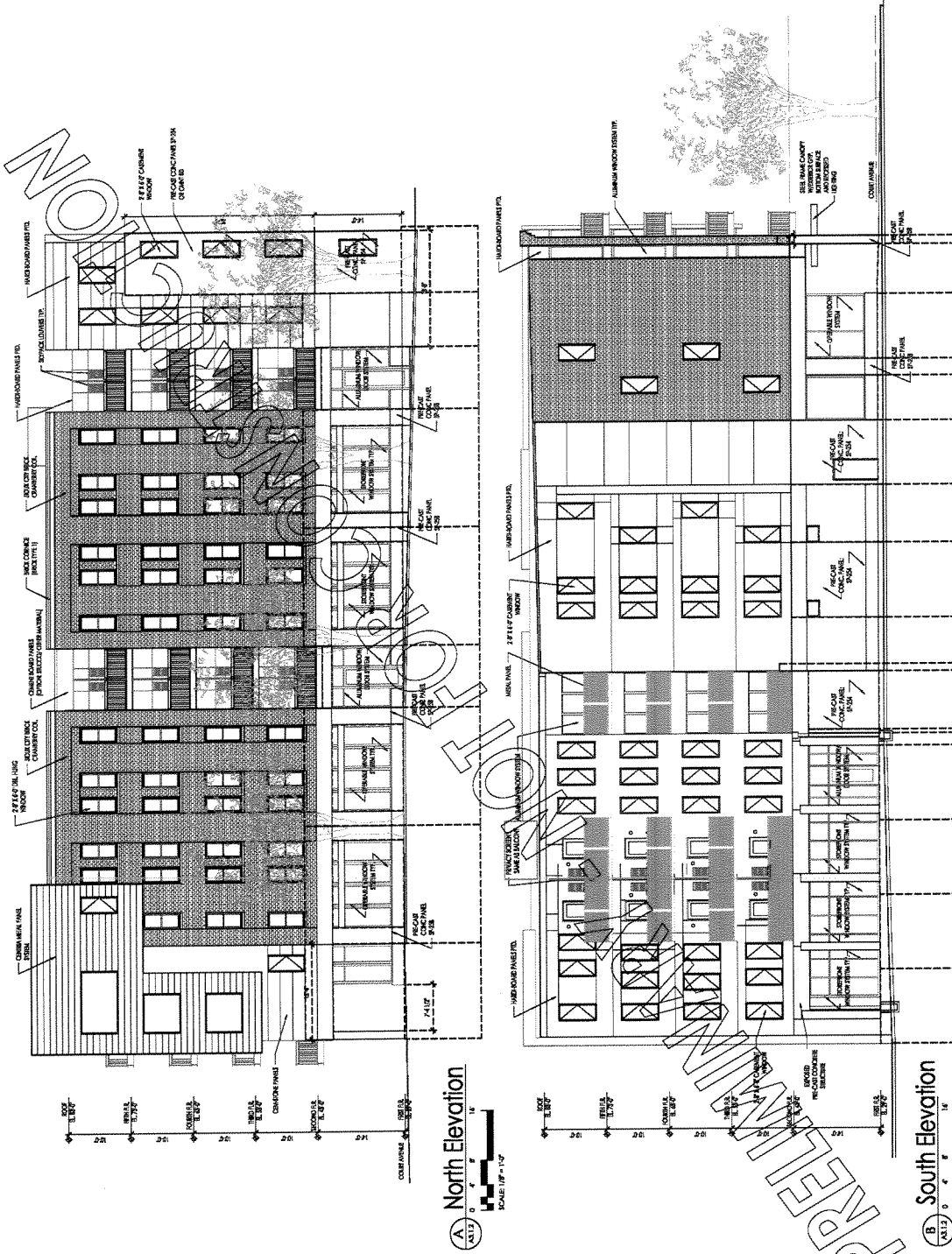
4th & Court Apartments & Condominiums
Des Moines, IA 50309

Date: 08.14.08
She Plan: U00B
04.04.08

Sheet Name
Apartment
Elevations

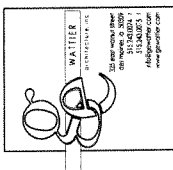
Sheet Number
A3.1.2

35



A North Elevation
SCALE: 1/8" = 1'-0"

B South Elevation
SCALE: 1/8" = 1'-0"



4th & Court Apartments & Condominiums

Des Moines, IA 50309

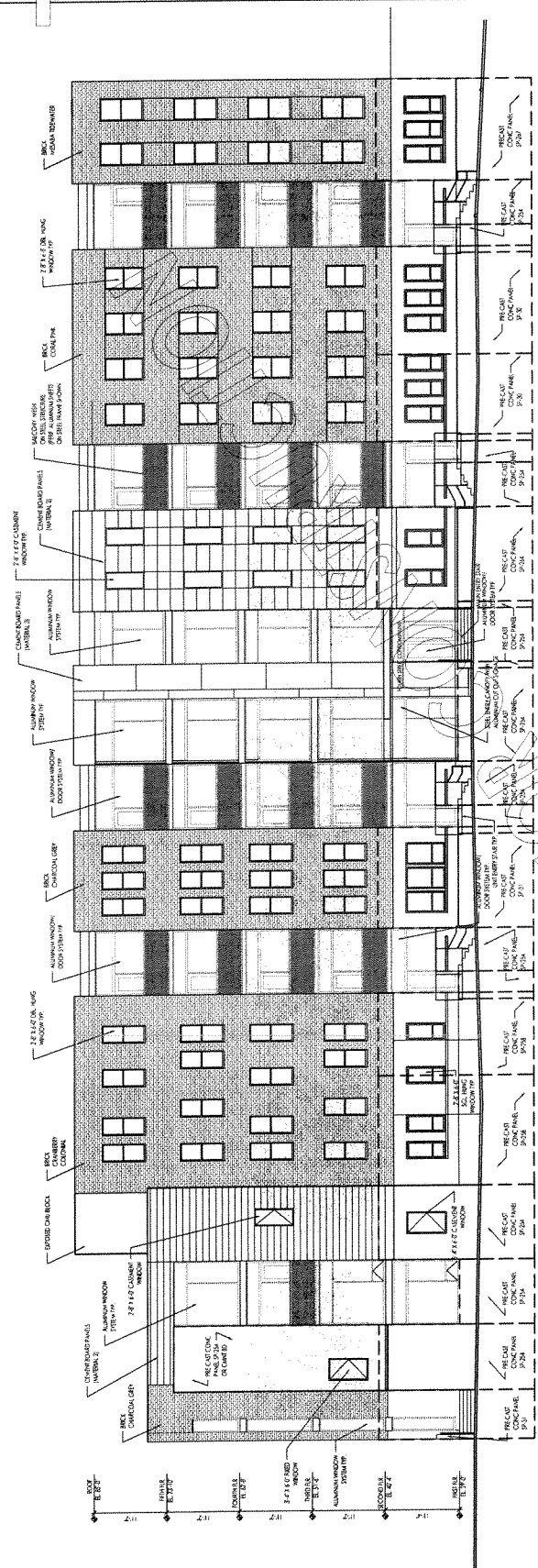
DATE: 03.14.06
03.14.06
06.01.06

TITLE: Site Plan
URBS
URBS

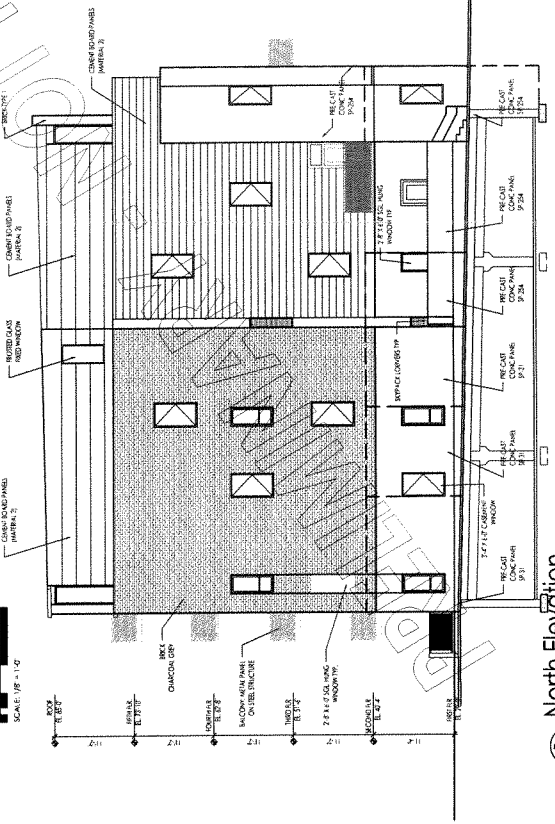
Sheet Name
Condo
Elevations

Sheet Number
A3.2.1

35

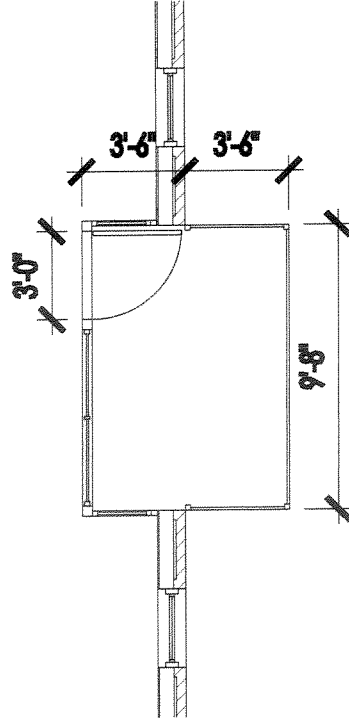
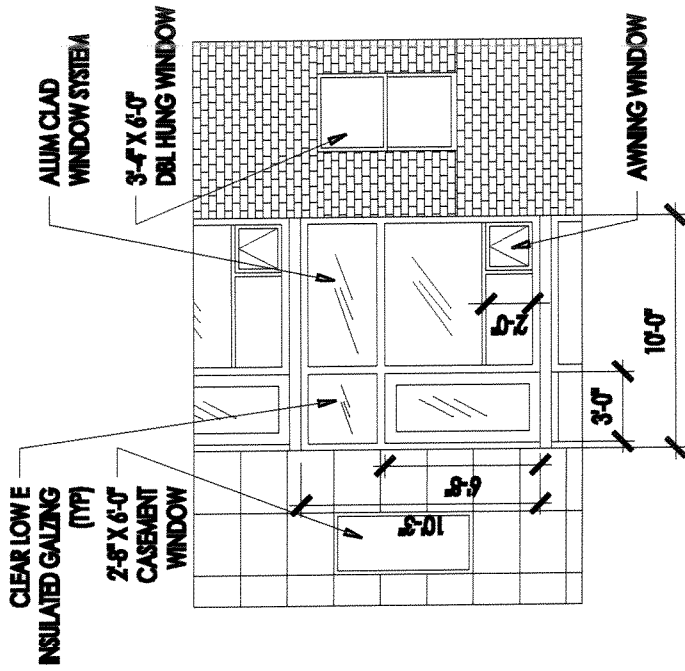


A West Elevation
SCALE: 1/8" = 1'-0"



B North Elevation
SCALE: 1/8" = 1'-0"

BALCONIES

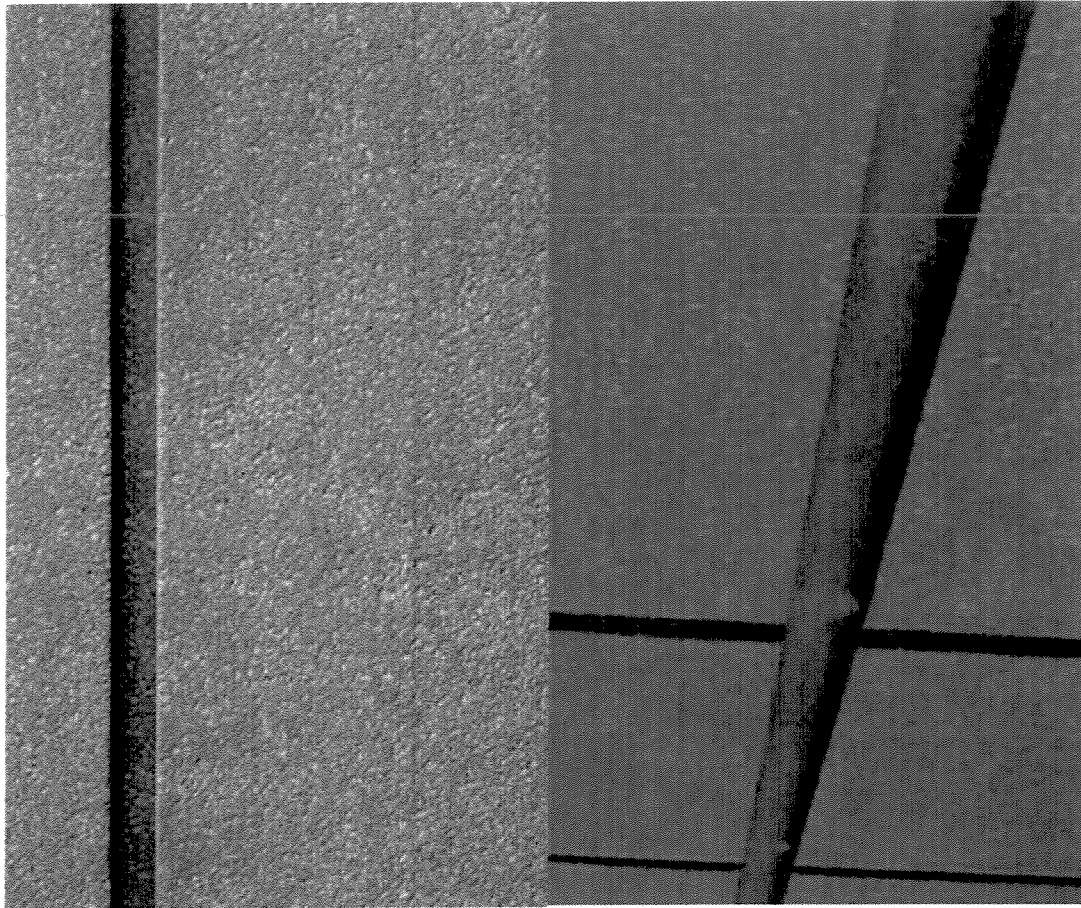


Court Avenue LOFTS
4TH STREET CONDOS

Hubbell
HUBBELL REALTY COMPANY
Always Breaking New Ground!

35

PRE-CAST DETAILS



Court
Avenue
LOFTS
4TH STREET CONDOS

Hubbell
HUBBELL REALTY COMPANY
Always Breaking New Ground!

35

COURT AVE / 4TH STREET MATERIAL ANALYSIS

March 21, 2006

35

ELEV MATERIAL AREA (SF) TOTAL (SF % OF TOTAL)

4TH & COURT APARTMENTS

COURT AVE. (N)			
	BRICK	2555	56%
	PRECAST	657	14%
	CMNT BD	770	17%
	METAL	596	13%
TOTAL		4578	100%

4TH ST (W)			
	BRICK	2513	45%
	PRECAST	1204	22%
	CMNT BD	1322	24%
	METAL	498	9%
TOTAL		5537	100%

ALLEY (S)			
	BRICK	0	0%
	PRECAST	1484	28%
	CMNT BD	3700	71%
	METAL	50	1%
TOTAL		5234	100%

ALLEY (E)			
	BRICK	1087	21%
	PRECAST	1032	20%
	CMNT BD	2884	57%
	METAL	59	1%
TOTAL		5062	100%

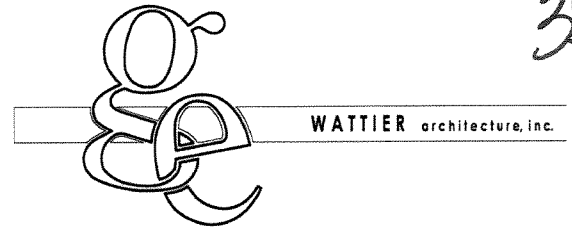
4TH ST CONDOMINIUMS

4TH ST. (W)			
	BRICK	4059	52%
	PRECAST	1910	24%
	CMNT BD	728	9%
	METAL	1099	14%
TOTAL		7796	100%

ALLEY. (N) SOLIDS =			
	BRICK	1365	34%
	PRECAST	1171	29%
	CMNT BD	600	15%
	METAL	884	22%
TOTAL		4020	100%

3RD ST. (E)			
	BRICK	688	9%
	PRECAST	1439	19%
	CMNT BD	4723	64%
	METAL	572	8%
TOTAL		7422	100%

ALLEY (S)			
	BRICK	1160	34%
	PRECAST	783	23%
	CMNT BD	1389	40%
	METAL	109	3%
TOTAL		3441	100%



* OPAQUE AREA NOT INCLUDING WINDOW AREAS

**WALL AREA INCLUDING WINDOWS

NOTE: THESE CALCULATIONS MAY CHANGE AS THE DESIGN MATURES. THESE AREAS SHOULD NOT BE USED FOR COST ESTIMATION PURPOSES.