

★ Roll Call Number

07-_____

Agenda Item Number

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Date November 19, 2007

COMMUNICATION from Hansen Commercial Development, Inc. regarding the proposed development of an office and retail project at the location currently utilized as City Hall and Embassy Suites parking lots (Disposition Parcel no. 07-01) and construction of a City-owned parking garage to be located at the block bounded by East Locust, East Walnut, East 2nd and East 3rd Streets (former location of Bud Mulcahy Jeep)

MOVED by _____ to receive, file and direct the City Manager to proceed with negotiation and document preparation for submittal of a developer-initiated competitive urban renewal development proposal from Hansen Commercial Development, Inc. for Disposition Parcel no. 07-01; to authorize the City Manager to revise the scope of services between the City of Des Moines and Brooks Borg Skiles Architecture Engineering LLC for the City Hall – East Village Parking Analysis and Design, Roll Call 06-1306, reflecting the potential new location of a City-owned parking structure; and to authorize the City Manager to commence negotiations for acquisition of all property interests in the block bounded by East Locust, East Walnut, East 2nd and East 3rd Streets.

APPROVED AS TO FORM:



Lawrence R. McDowell, Deputy City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLASSIS				
MEYER				
TOTAL				
MOTION CARRIED			APPROVED	

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.

Mayor

City Clerk

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October 24, 2007

Mr. Rick Clark, City Manager
City of Des Moines, Iowa
400 Robert D. Ray Drive
Des Moines, Iowa 50309

Re: East Village Development Concept

Dear Rick:

We have attached to this letter a summary of our concept for development of the property in the East Village which we discussed. As we mentioned, Hansen Commercial Development is enthused about this site and excited about the possibility of bringing an exciting concept to life for the East Village and Riverwalk area.

Please feel free to share this with those you feel might have an interest. If you and the City have the inclination, Hansen will be glad to submit this concept as a developer driven RFP. Please let us know if you have any questions or need us to discuss this with anyone else at the City.

We will appreciate any and all support you and the City can provide as we pursue this endeavor.

Sincerely,
Hansen Commercial Development

A handwritten signature in cursive script that reads "Mike Carroll".

Mike Carroll, Vice President

Development Proposal Summary

For

Mulcahy Property / City Surface Parking

October 24, 2007

Statement of Purpose:

This proposal encompasses a comprehensive development of the property bounded by Grand Avenue and Locust Avenue between Robert D. Ray Drive and East Second Street shown on sheet one as the "Office Site" (current City Surface Parking) in conjunction with the property bounded by Locust Avenue and Walnut Avenue between East Second Street and East Third Street shown on sheet one as the "Parking Site" (former Mulcahy Jeep Property now owned by Hansen).

Developer of Record:

Hansen Commercial Development, Inc.
5665 Greendale Road, Suite A
Johnston, Iowa 50131

Phone: (515) 270-1117
FAX: (515) 270-3829

Primary Contact: Mike Carroll, Vice President
Contact Phone: (515) 491-0265
Contact FAX: (515) 270-3829
Contact e-mail: mikec@hansencompany.com

Development Proposal Summary:

- Hansen Commercial Development, Inc. proposes to convey the "Parking Site" property, currently owned by Hansen to the City of Des Moines in exchange for the "Office Site" property, currently owned by the City.
- The phased development on the "Office Site" as shown on the attached documents would consist of retail on the ground floor of all buildings fronting on Locust Street, East Second Street, Grand Avenue, and the plaza space. Additional retail would be provided in the three single story kiosks along Robert D. Ray Drive. This would provide approximately 25,000 S.F. of retail for the entire completed development.
- The upper levels of the multiple buildings on the "Office Site" would provide a total once fully developed of up to approximately 125,000 S.F. of commercial office space. Building Number 4 has been identified as a potential location for future City office space. All development will be designed and constructed with attention to green and sustainable design with the goal of LEED certification.

- The plaza space and the ample setbacks along Locust and Grand will provide a very attractive and welcoming public space for events and street level dining and entertainment, intended to be an inviting entrance from the Principal Riverwalk area, the Brenton Ice Skating Plaza, and City Hall into the East Village.

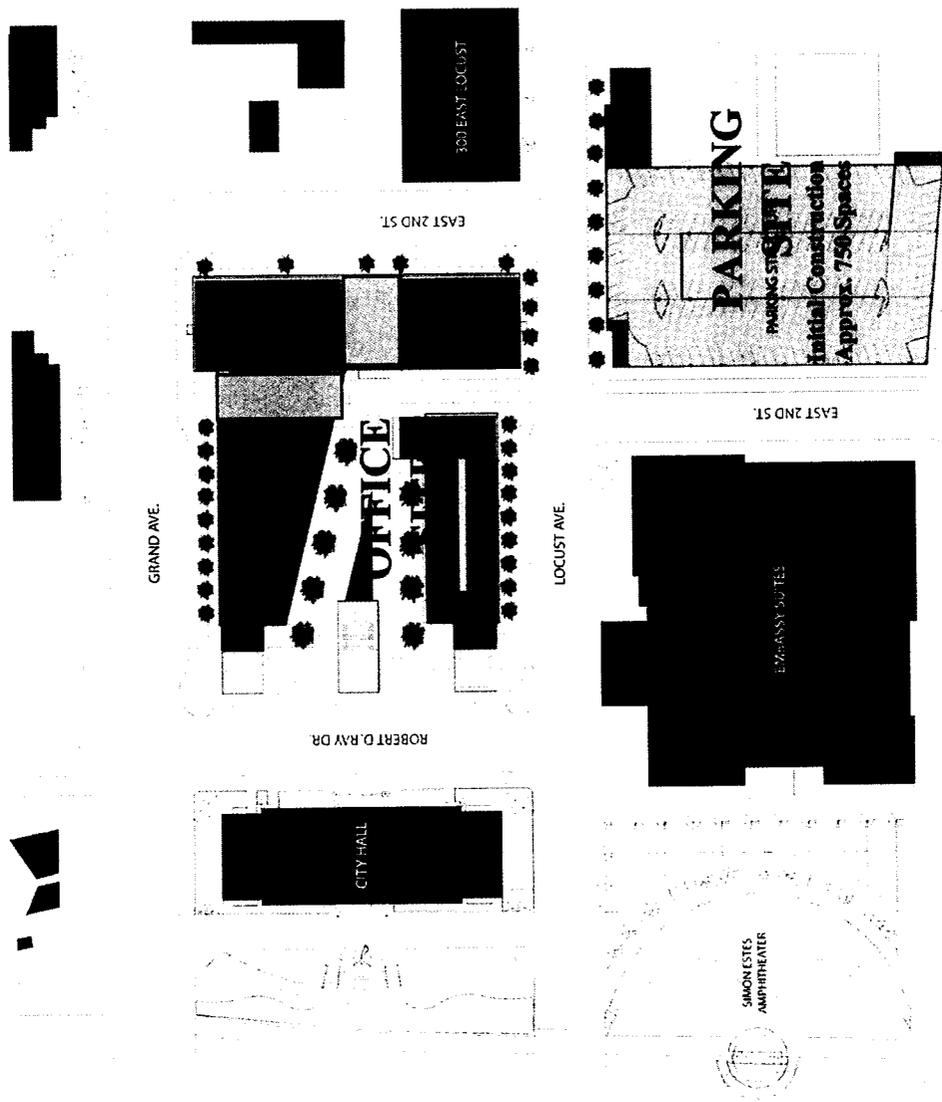
Development Timeline:

- Once the “Office Site” property is conveyed to Hansen, design and construction of the structured parking facility could begin on the “Parking Site”.
- Design of the “Office Site” would begin immediately upon conveyance of the “Office Site” to Hansen. It is anticipated that phased construction would take from two to four years depending on commercial and retail interest in the location.
- During phased construction of the “Office Site”, all undeveloped space would be maintained as open finished green space until the next phase of development begins.

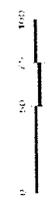
Estimated Development Value:

- Office / Retail: Approximately \$30,000,000.00 to \$35,000,000.00

SITE PLAN



substance



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