



Date June 8, 2015

APPROVAL OF CONCEPTUAL DEVELOPMENT PLAN FOR THE REDEVELOPMENT OF 420 COURT AVENUE WITH A HY-VEE GROCERY STORE, APARTMENTS AND PARKING RAMP

WHEREAS, on April 6, 2015, by Roll Call No. 15-0629, the City Council approved an *Urban Renewal Agreement for Sale of Land for Private Redevelopment* with 420 Court Avenue, LLC, represented by Peter Hosch with Hy-Vee, and Gerard Neugent with Knapp Properties, for the sale of the City-owned parcels at 420 Court Avenue for redevelopment with:

- A 108,000 square foot mixed use building with approximately 35,000 square feet on the ground level devoted to a full service Hy-Vee grocery store with a restaurant, and 82 market rate apartments in the upper three floors;
- A one-story parking deck with at approximately 100 parking spaces on the upper level;
- Surface parking with approximately 100 parking spaces; and,
- Landscape and streetscape improvements,

all to be constructed and maintained in conformance with a Conceptual Development Plan that is subject to later approval by the City Council; and,

WHEREAS, a Conceptual Development Plan has now been prepared for the project and is on file and available for inspection in the City Clerk's office; and,

WHEREAS, the Conceptual Development Plan has been reviewed by the Urban Design Review Board and on April 21, 2015, the members of the Board voted 4-3 in support of a motion to accept the Plan as presented and to allow the City Staff to work with the development team to finalize the following:

- continued development of urban edges
 - loading dock area – add more street trees along 5th Street
 - further development of surface parking area and landscape/wall edge at 4th Street
- review of the signage
- consideration of development of east and west terminations of green link located by the southern boundary of the property by adding functionality to the structures

WHEREAS, to obtain financing necessary for the completion of the project, it has become necessary for 8 of the apartment units to be restricted to being affordable to individuals or families having an income below 80% of the HUD established Area Median Income.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, as follows:

1. The proposed Conceptual Development Plan for the redevelopment of 420 Court Avenue is hereby approved.



Date June 8, 2015

- 2. The Office of Economic Development is hereby further directed to continue work with the Developer in the implementation of the Conceptual Development Plan to further address the concerns expressed by the Urban Design Review Board.
- 3. The imposition of a restriction requiring that up to 8 of the apartment units be affordable to individuals and families having an income below 80% of the Area Medium Income is hereby approved.

(Council Communication No. 15- 283)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown, Assistant City Attorney
U:\Rog Docs\Eco Dev\420 Court\RC Approve Plan.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
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

420 Court Ave.

SCHEMATIC DESIGN – UPDATE

04.21.2015

KNAPP PROPERTIES / HY-VEE / OPN ARCHITECTS

33

Program Overview

4 LEVELS

GROSS SQUARE FOOTAGE: 110,500 GSF

HY-VEE SQUARE FOOTAGE: 35,000 SF

SURFACE LOT OF 110 STALLS

AN ELEVATED PARKING STRUCTURE FOR RESIDENTIAL AND HYVEE EMPLOYEE PARKING OF 105 STALLS

82 RESIDENTIAL UNITS CONSISTING OF THE FOLLOWING TYPES:

- EFFICIENCY UNITS (21)
- 1 BEDROOM UNITS (53)
- 2 BEDROOM UNITS (6)
- 2 LEVEL, 2 BEDROOM PENTHOUSE UNITS (2)

Our Focus Has Been...

Alignment of the following:

- **Site Items:**

- Green Link
- 4th Street Landscape – Urban Edge and Standards
- Loading Dock Screening and Integration into Architecture
- 5th Street Island Consideration
- Grade at sidewalks and entrance sequence around the building

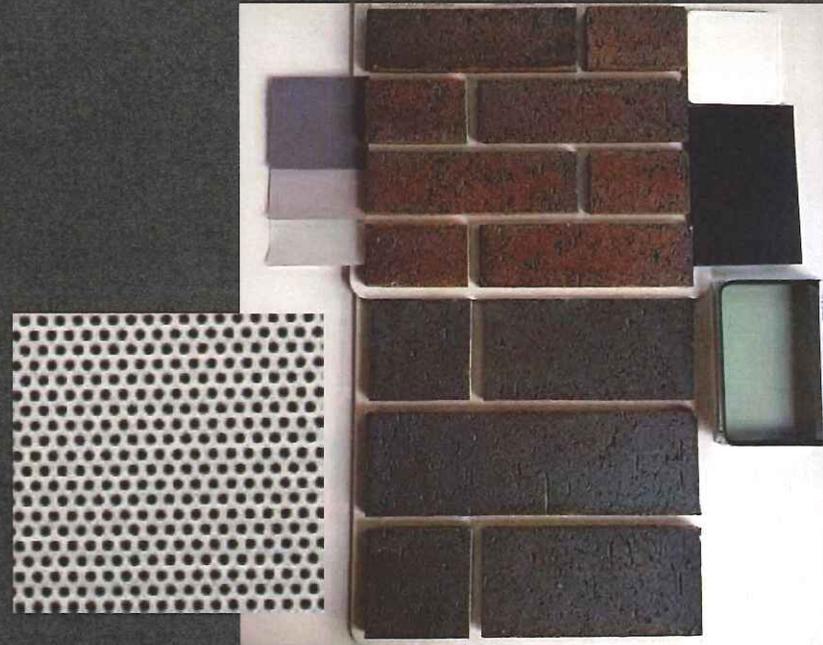
- **Building Items:**

- 5th Street Corner – Transparency into Building
- Ground Floor Program Analysis – Square Footage of Grocery versus Restaurant
- Pedestrian experience at sidewalk
- Exterior Materials

Materials

Materials of a 21st Century building in a historic neighborhood/district

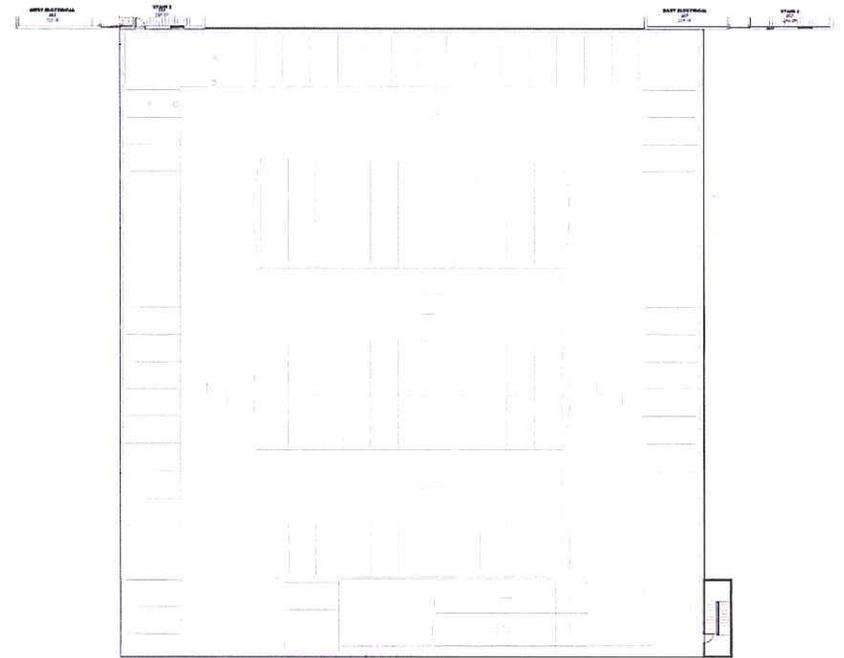
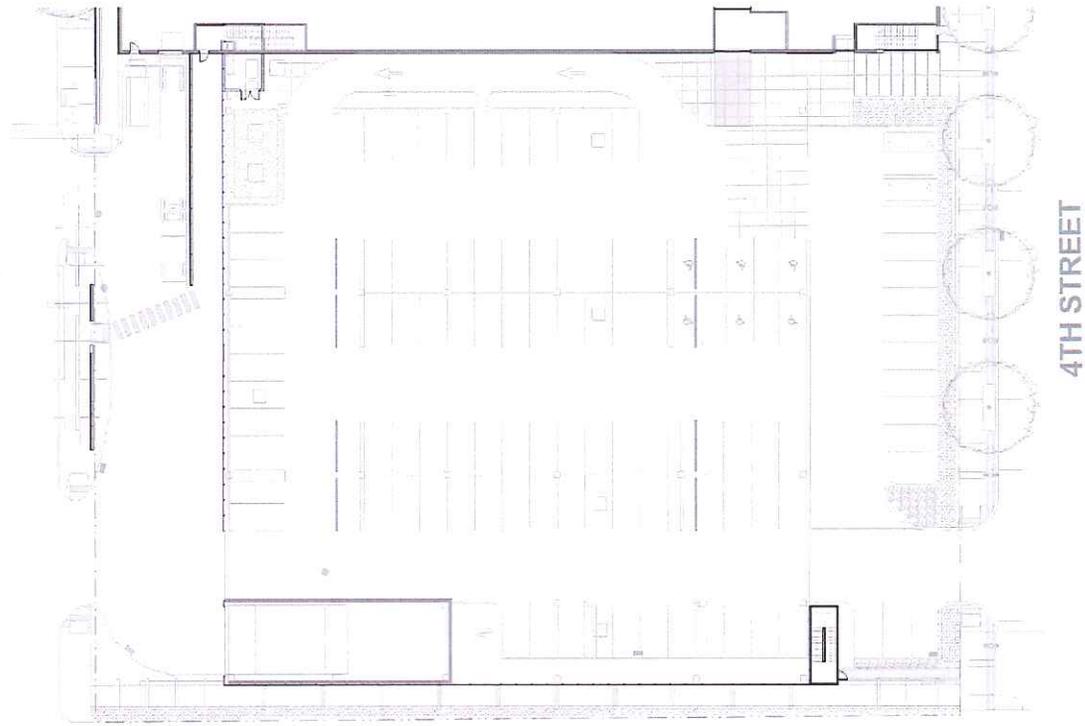
- Brick
- Fiber Cement Panels
- Perforated Metal
- Glass
- Metal Panels



Sustainable Strategies

Strategies include:

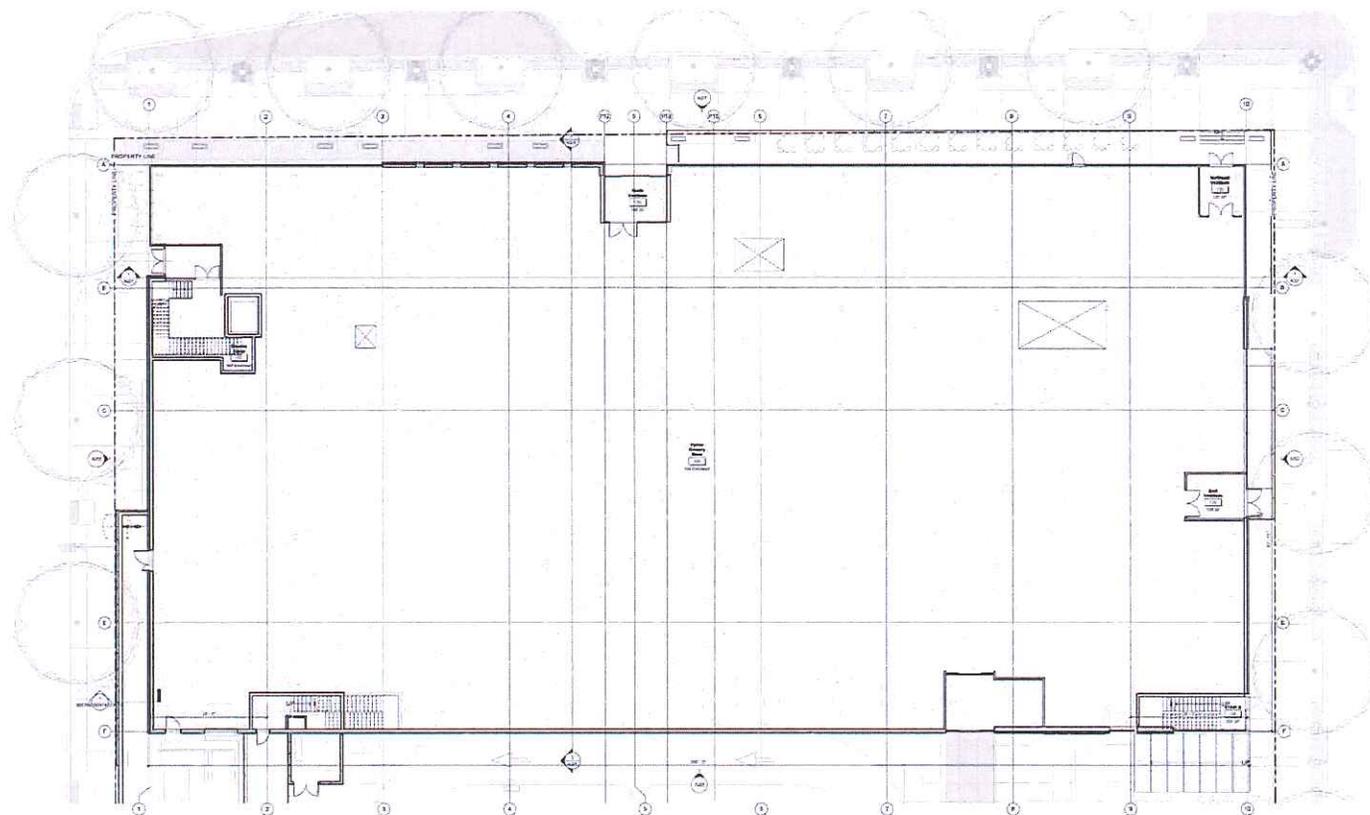
- Energy Efficient Mechanical Units
- Energy Efficient Lighting
- Efficient Plumbing Fixtures
- Natural Ventilation in Units / Operable Windows
- Some Regionally Sourced Materials / Materials with Recycled Content
- Energy Efficient Building Envelope
- Urban Density and Walkable Neighborhoods
- Proximity to DART, Bike Rental, and Downtown Bike Network
- Low VOC Interior Finishes
- Maximizing Daylighting



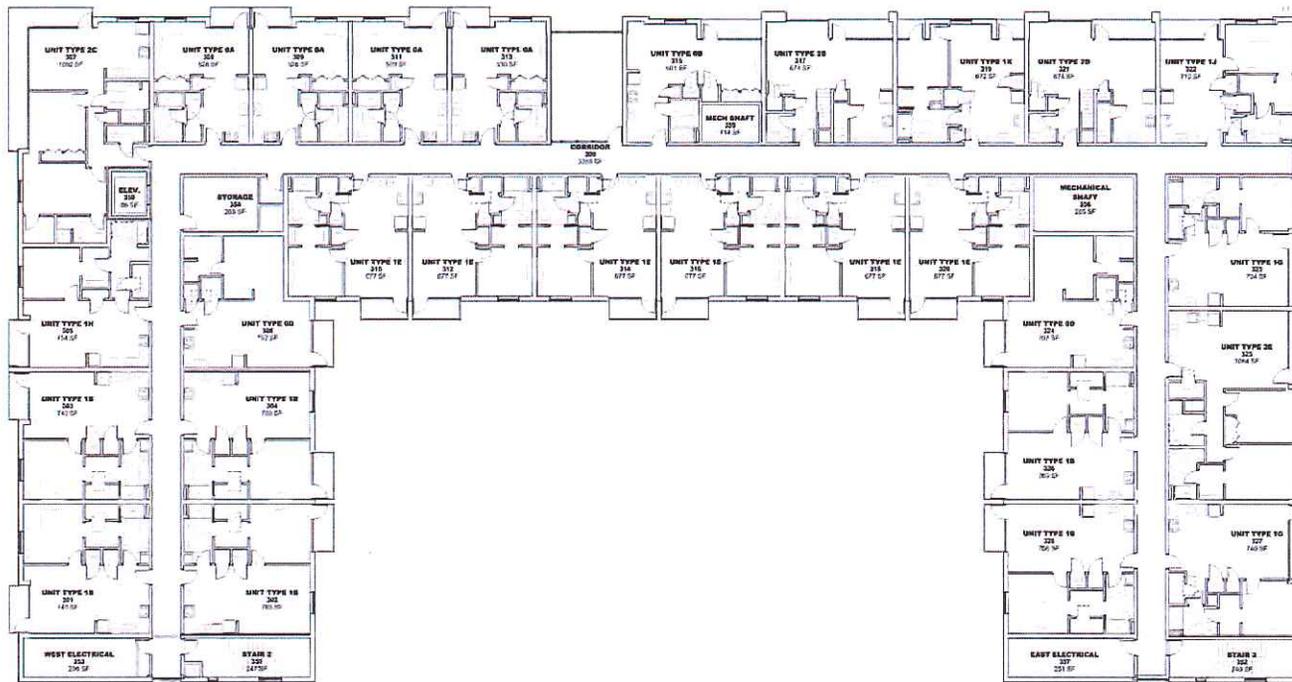
PARKING PLAN

110 STALLS @ ABOVE GROUND PARKING

107 STALLS @ ELEVATED DECK



GROUND FLOOR PLAN



LEVEL 3 & 4 FLOOR PLANS



AXONOMETRIC FROM NE



AXONOMETRIC FROM NW



AXONOMETRIC FROM SW

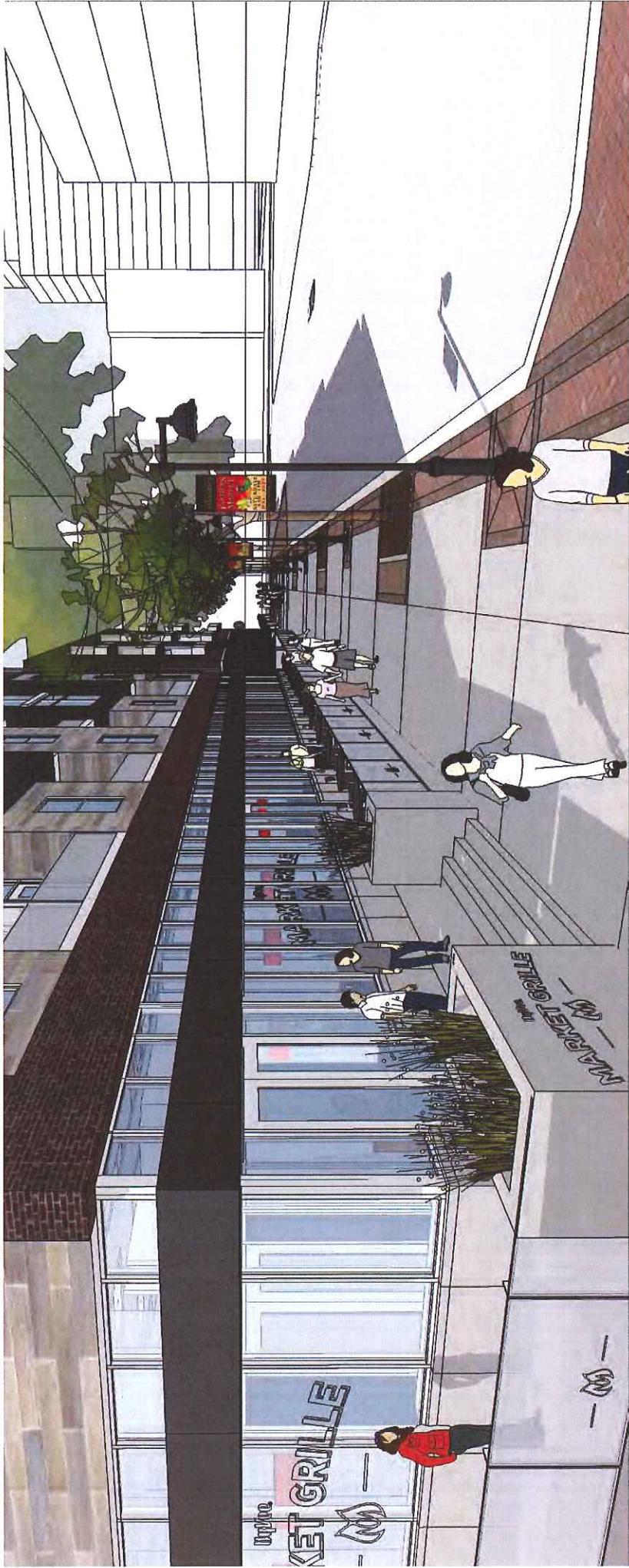


AXONOMETRIC FROM SE



VIEW TOWARD COURTHOUSE

FROM COURT AVE



MARKET GRILLE OUTDOOR SEATING

FROM 4TH STREET AND COURT AVE



MARKET GRILLE OUTDOOR SEATING

ALONG COURT AVE



HY-VEE ENTRY

FROM 4TH STREET



HY-VEE ENTRY

ALONG 4TH STREET



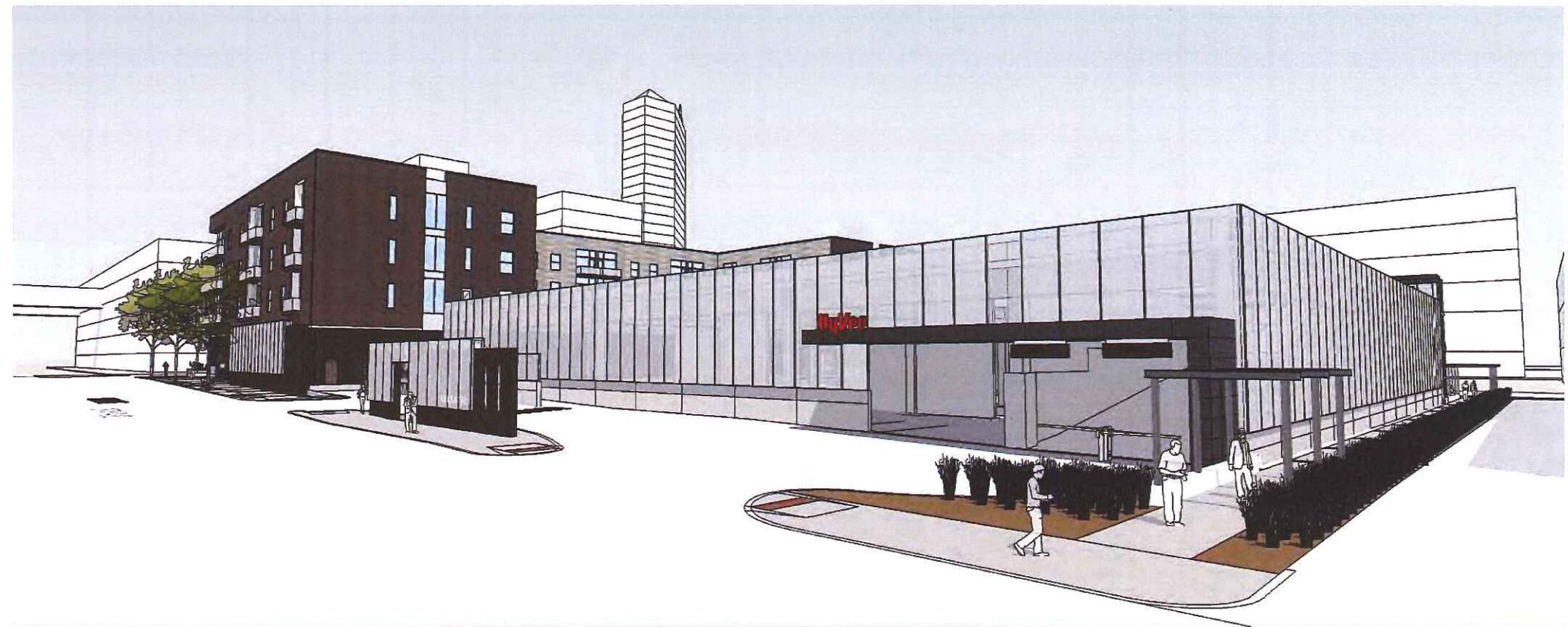
RESIDENTIAL ENTRY

OFF 4TH STREET



PEDESTRIAN FOCUSED LANDSCAPING

FROM 4TH STREET



ELEVATED PARKING DECK ENTRY

FROM 5TH AVE



LOADING DOCK & SCREENED ELEMENTS

FROM 5TH AVE



FOCAL POINT & B-CYCLE STATION

FROM CHERRY STREET



RESIDENTIAL & COFFEE SHOP ENTRY

FROM 5TH AVE

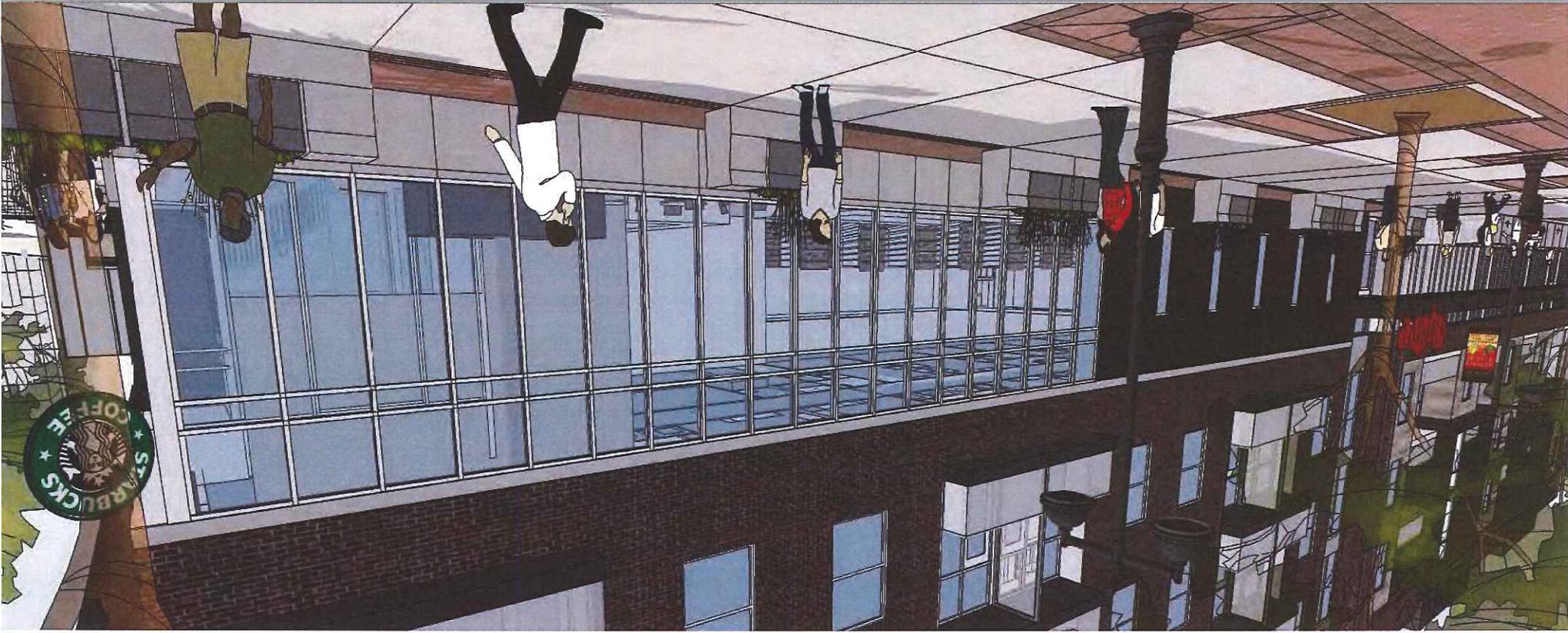


TRANSPARENT CORNER

FROM 5TH AVE AND COURT AVE INTERSECTION

TRANSPARENT CORNER

FROM 5TH AVE AND COURT AVE INTERSECTION



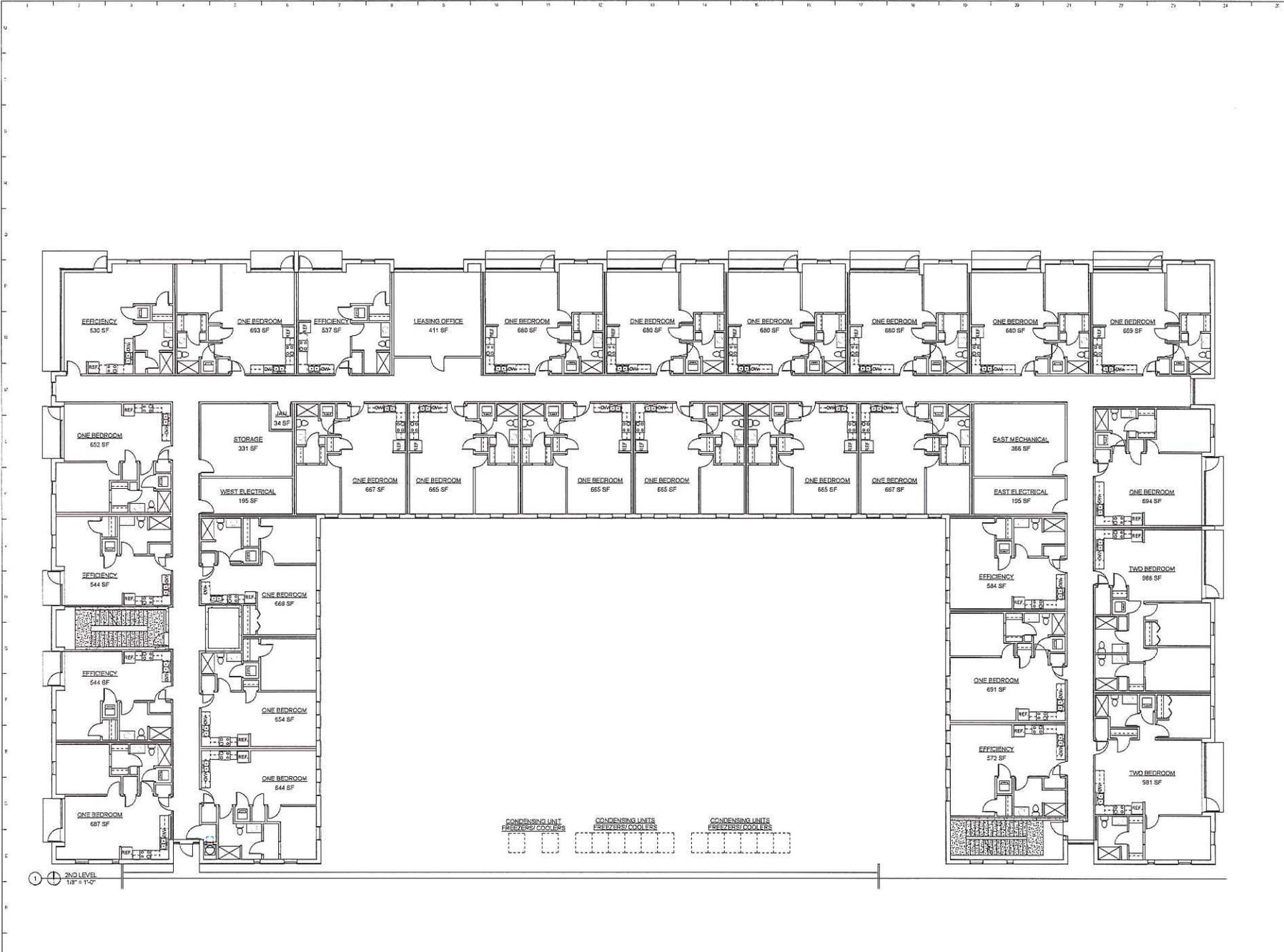


HY-VEE ENTRY

FROM COURT AVE



DISCUSSION AND QUESTIONS?



OPN ARCHITECTS
 200 1/2 N AVENUE, SUITE 201
 COLUMBIANA, MS 38901
 662-883-1870
 www.opnarchitects.com
 info@opnarchitects.com

18. These plans were prepared by the architect under contract with the client. They are not to be used for any other project without the written consent of the architect. The architect is not responsible for any errors or omissions in these plans, nor for any consequences arising therefrom. The architect is not a contractor and does not warrant the construction of the project. The architect is not responsible for any delays or cost overruns in the project. The architect is not responsible for any claims or damages arising from the project. The architect is not responsible for any claims or damages arising from the project.

HY VEE, INC.
 1000 WEST 10TH AVENUE
 MEMPHIS, TN 38103

KNAPP PROPERTIES
 1000 WEST 10TH AVENUE, SUITE 201
 MEMPHIS, TN 38103

425 COURT AVENUE
 DES MOINES, IA 50309

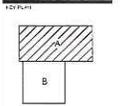
ONE ENGINEER
 STRUCTURAL ENGINEER
 MECHANICAL ENGINEER
 ELECTRICAL ENGINEER
 PLUMBING ENGINEER

STRUCTURAL ENGINEER
 MECHANICAL ENGINEER
 ELECTRICAL ENGINEER
 PLUMBING ENGINEER

PARKING CONSULTANT
 MECHANICAL ENGINEER
 ELECTRICAL ENGINEER
 PLUMBING ENGINEER

MEP ENGINEER
 MECHANICAL ENGINEER
 ELECTRICAL ENGINEER
 PLUMBING ENGINEER

LANDSCAPE ARCHITECT
 MECHANICAL ENGINEER
 ELECTRICAL ENGINEER
 PLUMBING ENGINEER



CONDENSING UNIT REFRIGERATORS/COOLERS

STAIRS

CONDENSING UNIT REFRIGERATORS/COOLERS

STAIRS

CONDENSING UNIT REFRIGERATORS/COOLERS

STAIRS

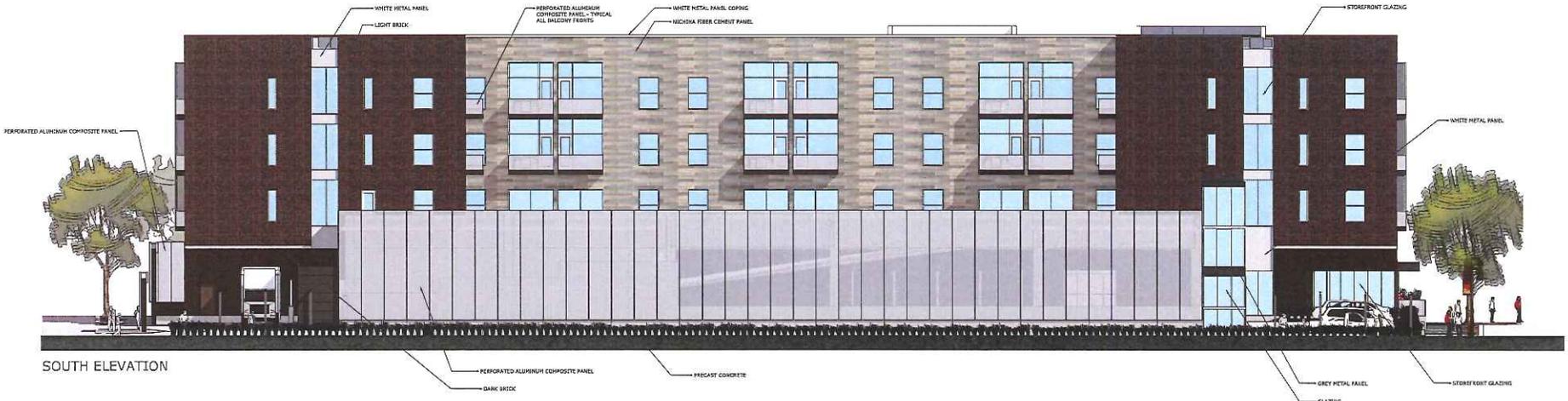
EXTERIOR ELEVATIONS EXTERIOR MATERIALS

420 COURT AVE.
DES MOINES, IA

SCALE: 1/8" = 1'-0"
04.13.2015
OPN ARCHITECTS



NORTH ELEVATION



SOUTH ELEVATION



33