



Date May 22, 2017

RESOLUTION APPROVING AMENDMENT TO THE CONCEPTUAL
DEVELOPMENT PLAN FOR THE RENOVATION OF COLLEGE HILL
APARTMENTS AND THE CONSTRUCTION OF A NEW COMMERCIAL OFFICE
BUILDING AT 921 6th AVENUE BY COLLEGE HILL ASSOCIATES, L.P.

WHEREAS, on June 27, 2016, by Roll Call No. 16-1059, the City Council approved an Urban Renewal Development Agreement (the "Agreement") with College Hill Associates, L.P. (the "Developer"), represented by Frank Levy of Newbury Management Company, whereby the Developer undertook to renovate the 86 unit College Hill Apartments, to construct a new 2-story, 22,400-square-foot Class-A commercial office building, to expand and improve the surface parking lot and landscaping, and to underground the overhead utilities (herein collectively referred to as the "Improvements"), on property at 921 6th Avenue in conformance with an approved Conceptual Development Plan; and,

WHEREAS, on August 22, 2016, by Roll Call No. 16-1415, the City Council approved a First Amendment to the Agreement and an amendment to the Conceptual Development Plan to allow the project to proceed with a smaller parking lot and reconfigured landscaping in the event the City is unable to acquire a portion of the adjoining right-of-way from the State and convey it to Developer as originally contemplated; and,

WHEREAS, the Developer has requested City approval of a further amendment to the Conceptual Development Plan to change the design of the exterior of the new commercial office building by replacing some of the masonry on the west facade with a horizontal metal panel system, and by changing from a red and tan brick color palette to a grey brick color palette; and,

WHEREAS, the proposed amendment to the Conceptual Development Plan was reviewed by the Urban Design Review Board at its meeting on January 10, 2017, and the Board voted 7-0 in support of a motion to recommend approval of the proposed amendment subject to the Developer working with the City staff to respond to a number of design concerns, which are specifically addressed in the accompanying Council Communication; and,

WHEREAS, the Office of Economic Development recommends approval of the proposed amendment to the Conceptual Development Plan, with those further changes that the Developer has now incorporated into the amendment to address the Urban Design Review Board's design concerns, all as further described in the accompanying Council Communication.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed amendment to the Conceptual Development Plan for the



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property at 921 6th Avenue is hereby approved with those further changes that the Developer has now incorporated into the amendment.

(Council Communication No. 17-

452

)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

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

**Amendment to the
Conceptual Development Plan**

Urban Renewal Development Agreement

by and between

City of Des Moines, Iowa

and

College Hill Associates, L.P.

The Conceptual Development Plan approved by the Des Moines City Council on June 27, 2016, by Roll Call No. 16-1059 is hereby amended by adding thereto the attached two illustrations of the amended exterior building elevations. These illustrations shall supersede any conflicting elevations in the original Conceptual Development Plan.

Approved on May 22, 2017

Roll Call No. 17-_____



