



Date October 9, 2017

RESOLUTION APPROVING CONCEPTUAL DEVELOPMENT PLAN FOR THE
PHASE 1 IMPROVEMENTS (SKYWALK NODE) FOR THE MIESBLOCK
PROJECT AT 7TH AND GRAND BY GRAND 7 PARTNERS, LLC

WHEREAS, on August 14, 2017, by Roll Call No. 17-1406, the City Council approved an *Amended and Restated Urban Renewal Agreement for Sale of Land for Private Redevelopment* (the "Restated Amendment") with Grand 7 Partners, LLC (the "Developer"), represented by Mike Nelson, Managing Member, whereby the Developer has undertaken to redevelop the formerly City-owned property east of 7th Street between Grand Avenue and High Street in three phases as follows (collectively known as the "Miesblock Project"), in consideration of the economic incentives to be provided by the City:

- Phase 1 to include the construction of a building (the "Skywalk Node") to be constructed at the northeast corner of the intersection of Grand Avenue and 7th Street to support the north end of the existing Skywalk Bridge over Grant Avenue and to support a future Skywalk Bridge over 7th Street, with construction to be completed by April 1, 2018.
- Phase 2 to include the construction of a 3-story commercial building fronting on Grand Avenue east of the Skywalk Node, with a building area of at least 18,000 square feet, and with a restaurant on the ground floor and offices on the 2nd and 3rd floors, with construction to be completed by September 1, 2019.
- Phase 3 to include the construction of an apartment building fronting on 7th and High Streets, with at least six stories and a minimum of 75 dwelling units, with construction to be completed by April 1, 2021.

WHEREAS, pursuant to the Restated Agreement, Developer has submitted a proposed Conceptual Development Plan for the Phase 1 Improvements consisting of the Skywalk Node at the northeast corner of the intersection of Grand Avenue and 7th Street, which plan is now on file and available for inspection in the office of the City Clerk; and,

WHEREAS, on August 22, 2017, the members of the Urban Design Review Board voted 5-0 with one abstention, in support of a motion to recommend approval of the proposed Conceptual Development Plan for the Phase 1 Improvements, subject to the following comments:

- Consider other things that can help energize the heavy concrete room on this very public corner.
- Give consideration to special lighting or public art on the interior surfaces. Something similar to what is on Ingersoll Avenue can add high impact for low cost.



Roll Call Number

Agenda Item Number

34

Date October 9, 2017

-2-

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the proposed Conceptual Development Plan for the Phase 1 Improvements for the Miesblock Project is hereby approved.

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown, Assistant City Attorney

G:\APPDATA\LEGAL\Urban-Renewal\Metro\Projects\7th & Grand\Nelson (Miesblock)\A&R Agr\RC Approve CDP.doc

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

CERTIFICATE

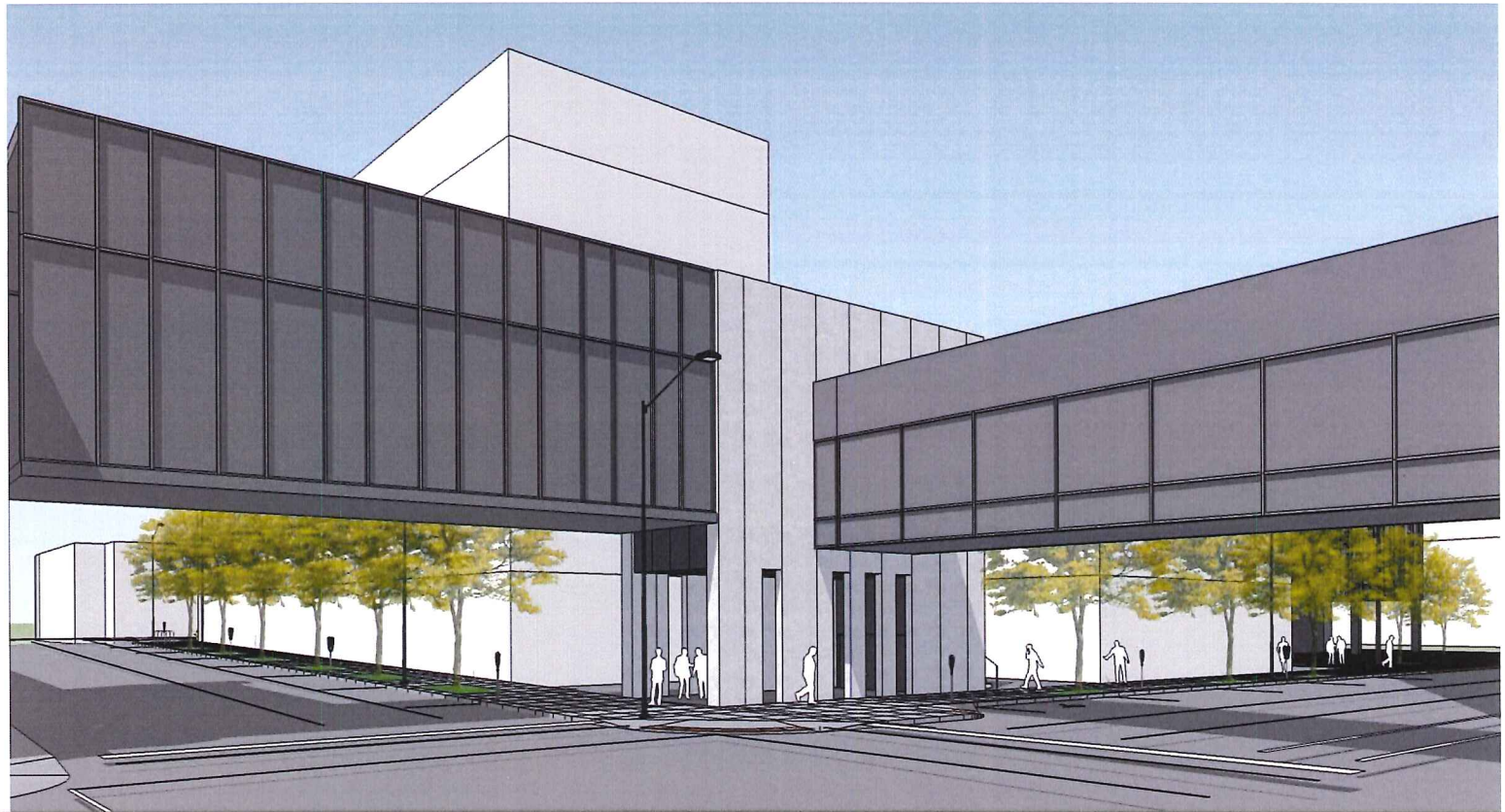
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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



UDRB Presentation

Miesblock – Phase 1

CONCEPTUAL DEVELOPMENT PLAN

Phase 1 Improvements to the Miesblock Project

located northeast of the intersection of Grand Avenue and 7th Street

Approved on: October 9, 2017

By Roll Call No. 17-_____

Narrative

Skywalk Node - Phase 1

- Open ground level plan
- Interior public elevator
- Exterior public stair

Commercial Tenant Building - Phase 2

- Upscale restaurant - Level 1 with outdoor seating
- Leasable office - Levels 2 & 3

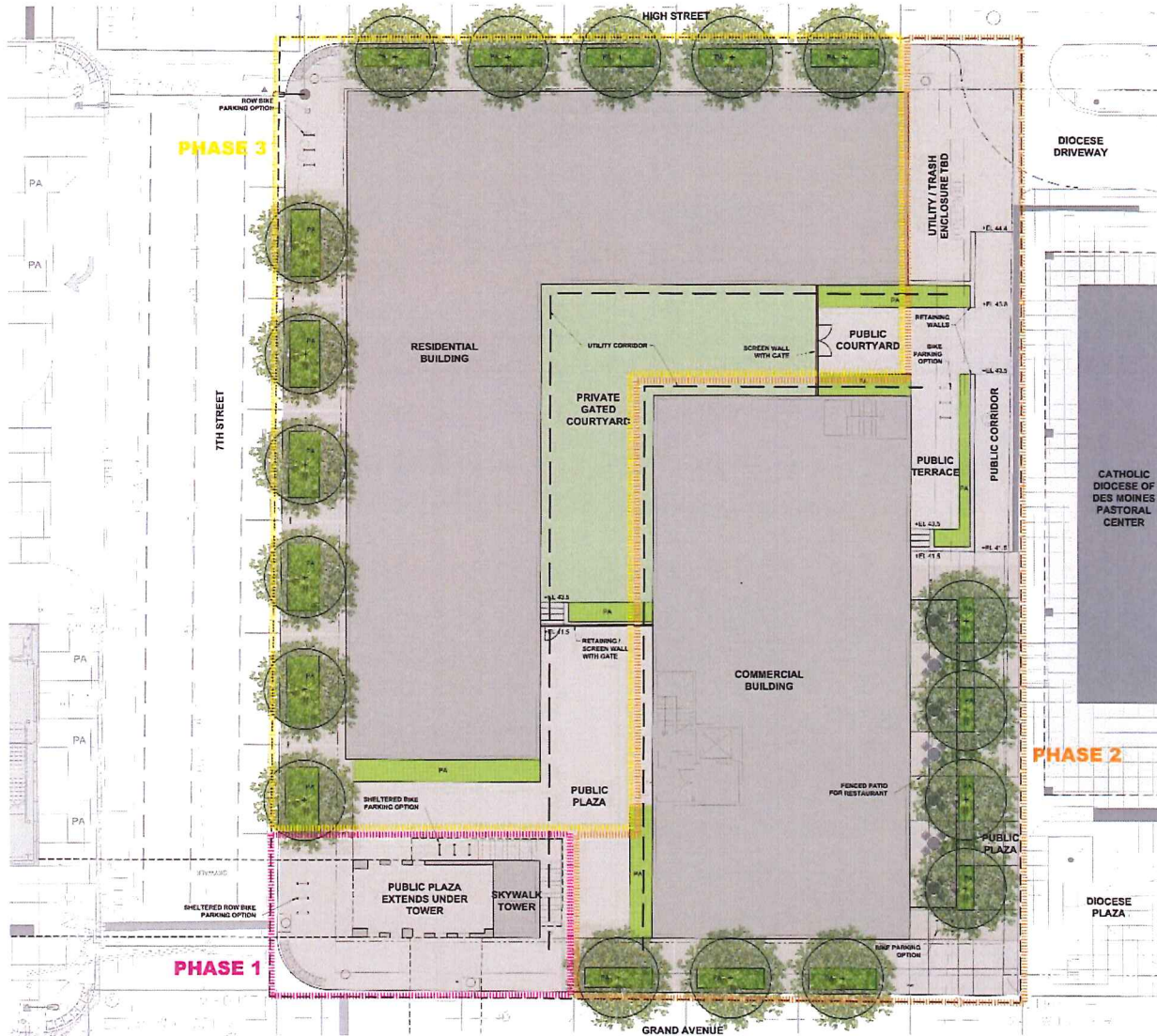
Residential Tower - Phase 3

- 7 story multi-family
- Ground level tenant amenity

Public Plaza - Phases 2 & 3

- Visual integration with the adjacent Diocese

Site Plan



LEGEND

- LIMIT OF CONSTRUCTION
- - - PROPERTY LINE
- - - STRUCTURE FOOTPRINT
- - - EXISTING STORM SEWER LINE
- - - EXISTING FENCING LINE
- - - EXISTING COMMUNICATION LINE
- - - EXISTING FIBER OPTIC COMMUNICATION LINE
- - - EXISTING WATER LINE
- - - EXISTING CONDUIT
- - - EXISTING MANHOLE
- - - ELECTRIC MANHOLE / HANDHOLE
- - - TRAFFIC SIGNAL CONTROL MANHOLE
- - - COMMUNICATION MANHOLE / HANDHOLE
- - - EXISTING STREET LIGHT
- - - FIRE HYDRANT
- - - PARKING METEER PER CITY OF DES MOINES
- - - GROUND RECEIPTABLE
- - - PLANNING AREA

OPEN SPACE CALCULATIONS

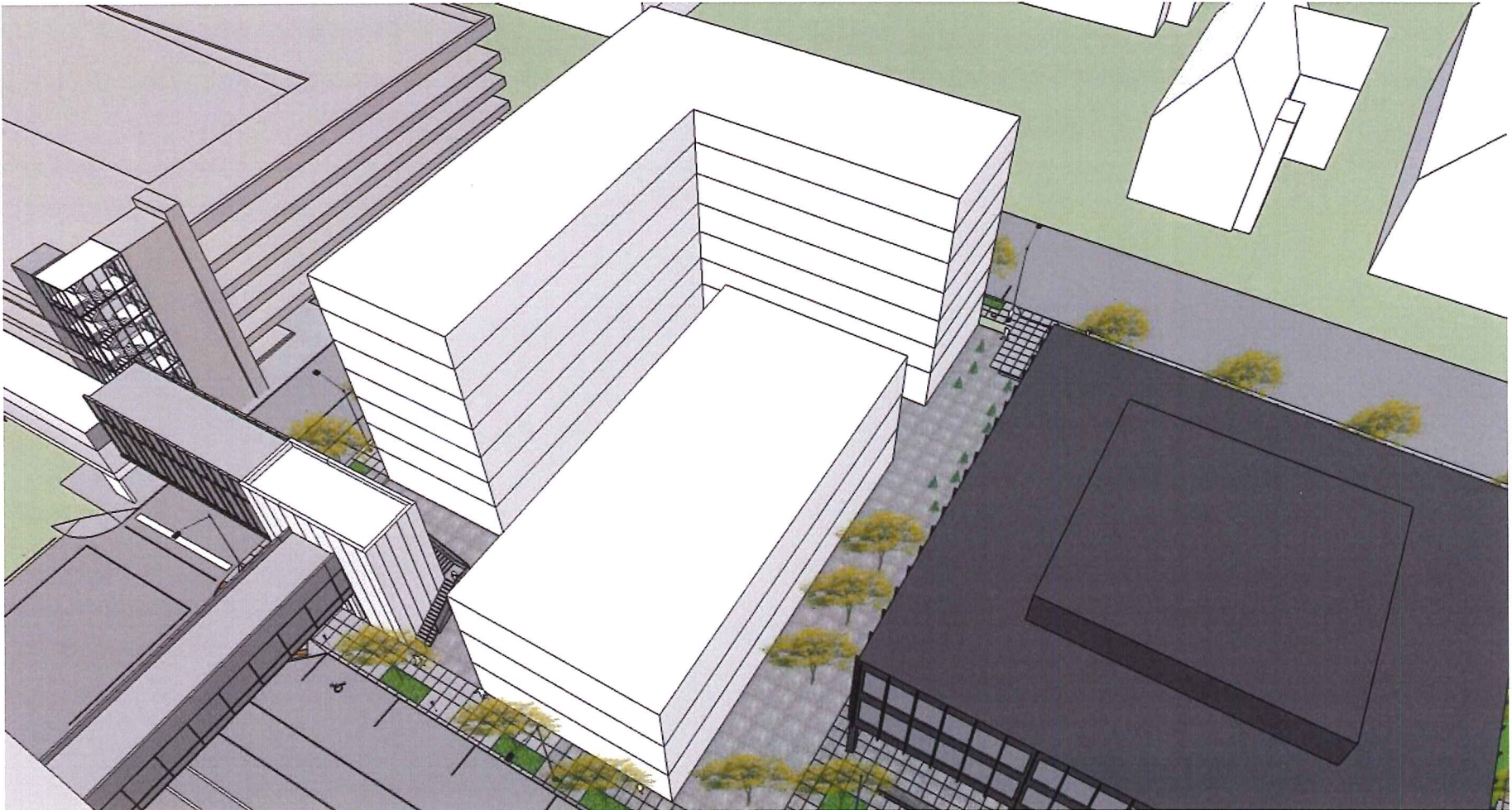
- TOTAL OPEN SPACE (11,140 SF)
* DOES NOT INCLUDE PUBLIC ROW
- 38% PRIVATE (4,195 SF)
- 62% PUBLIC (6,945 SF)

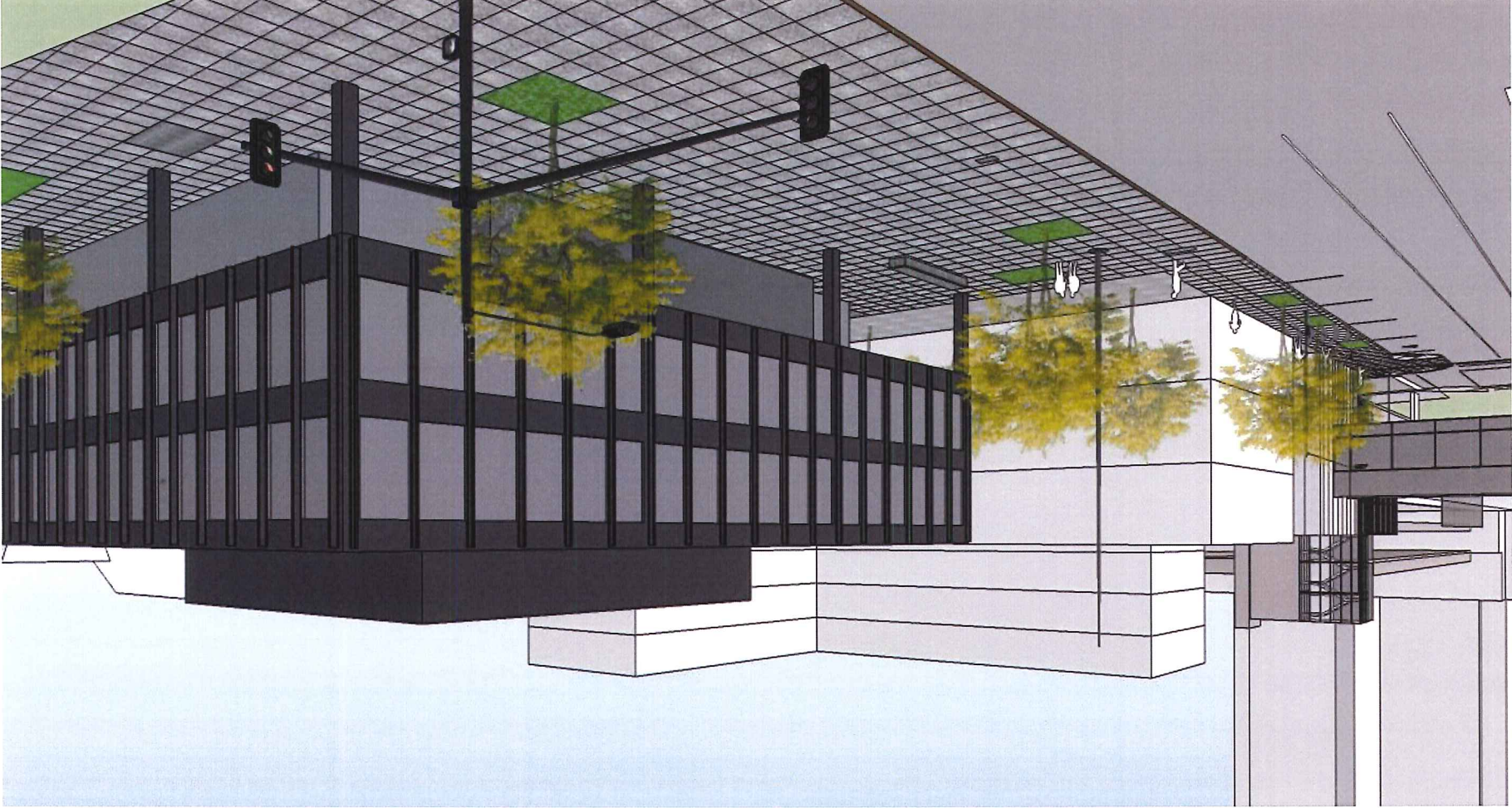
gēnus
[landscape architects]

MIESBLOCK
SCHEMATIC SITE
MASTER PLAN
AUGUST 2017



Aerial View



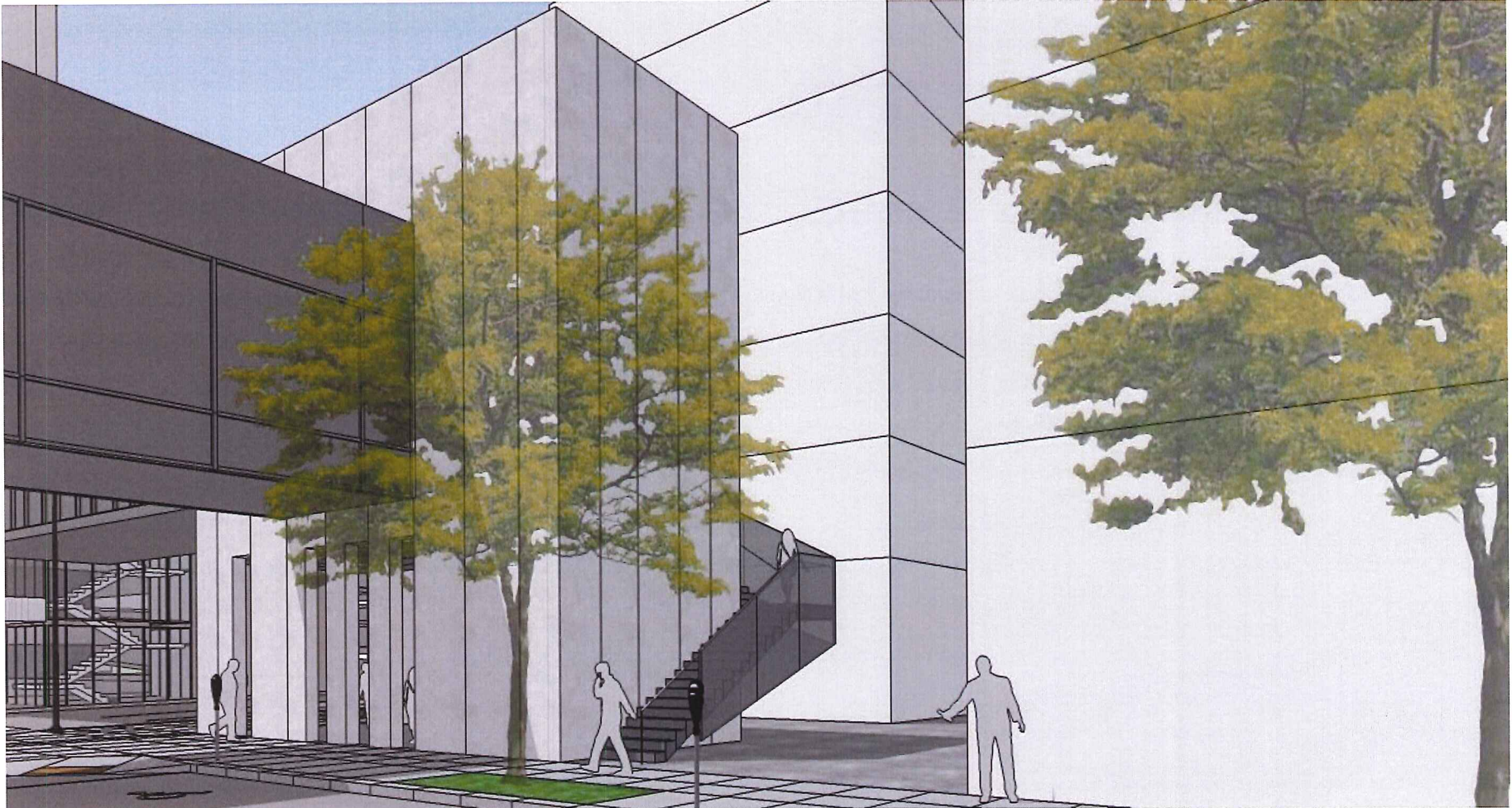


SE View – 6th Avenue

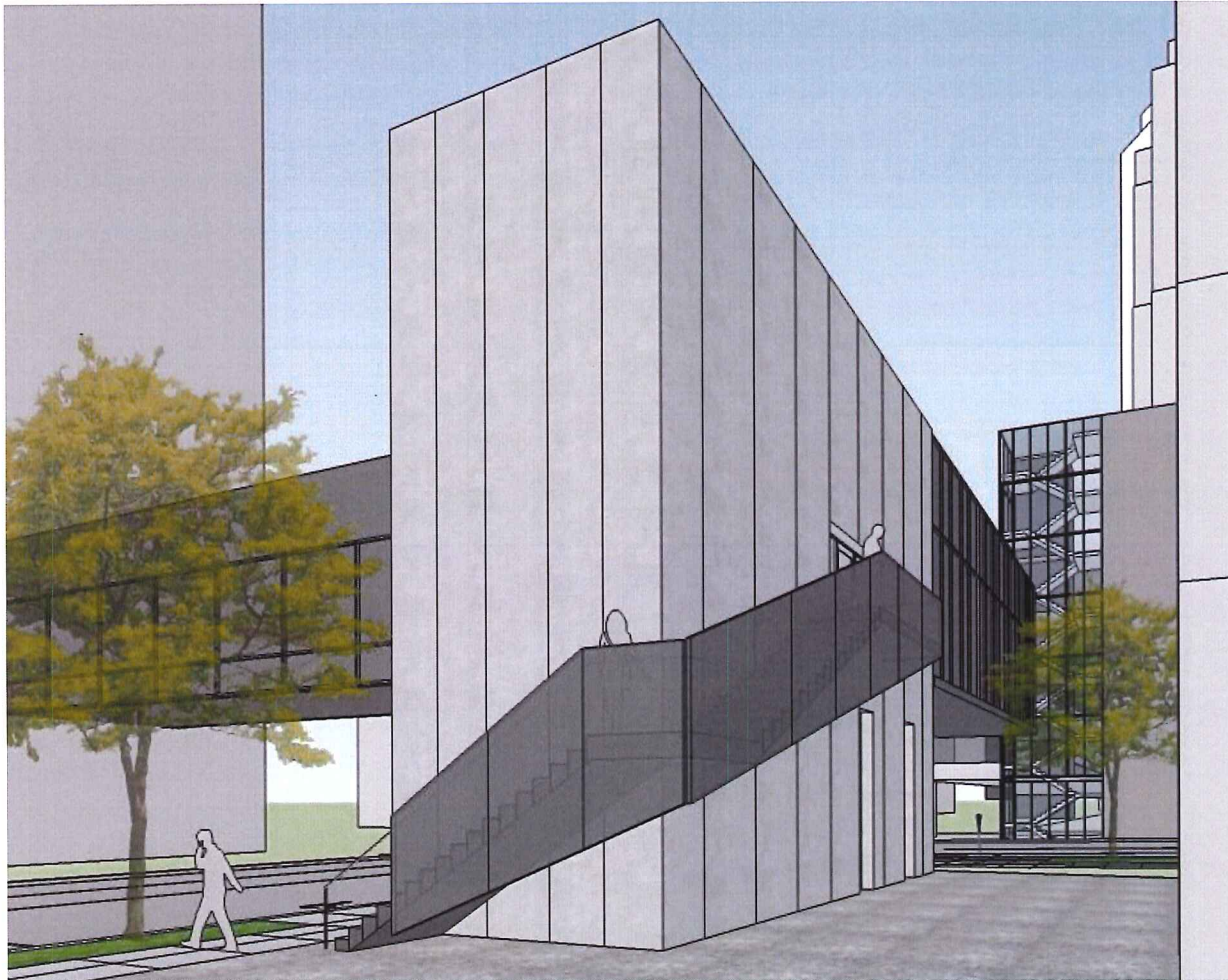
SW View – 7th & Grand Ave



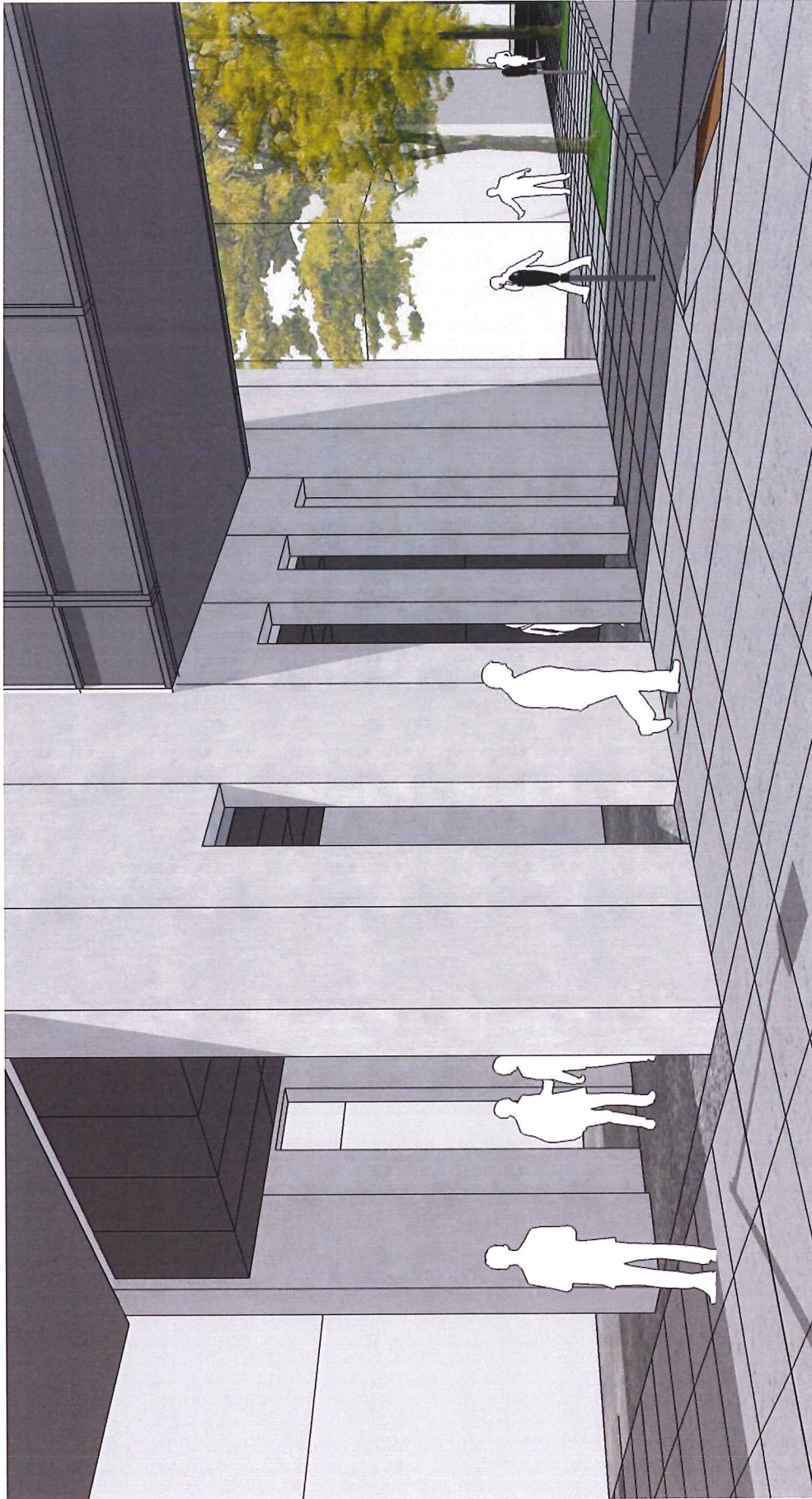
SE View – Grand Ave



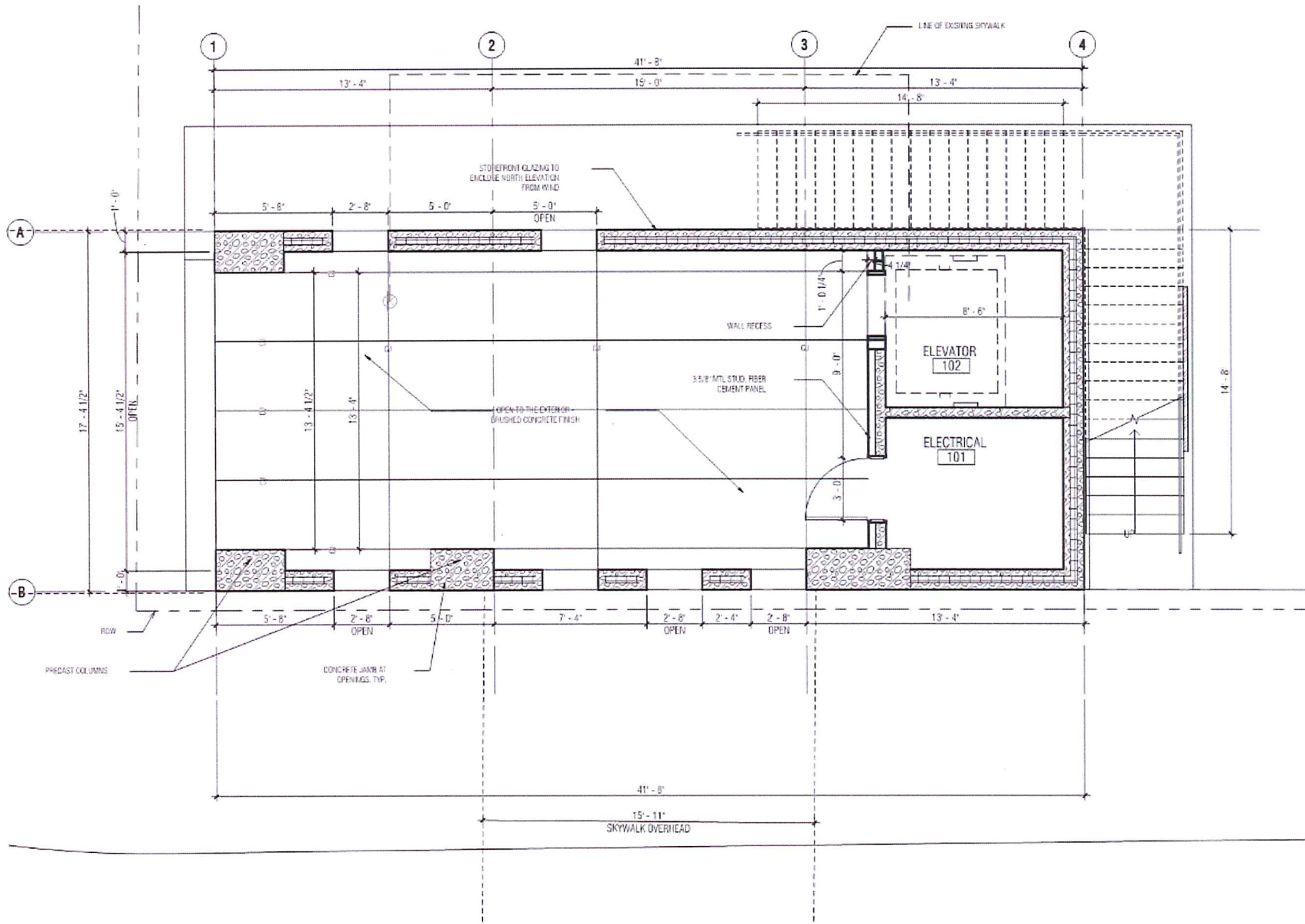
NE View - Plaza



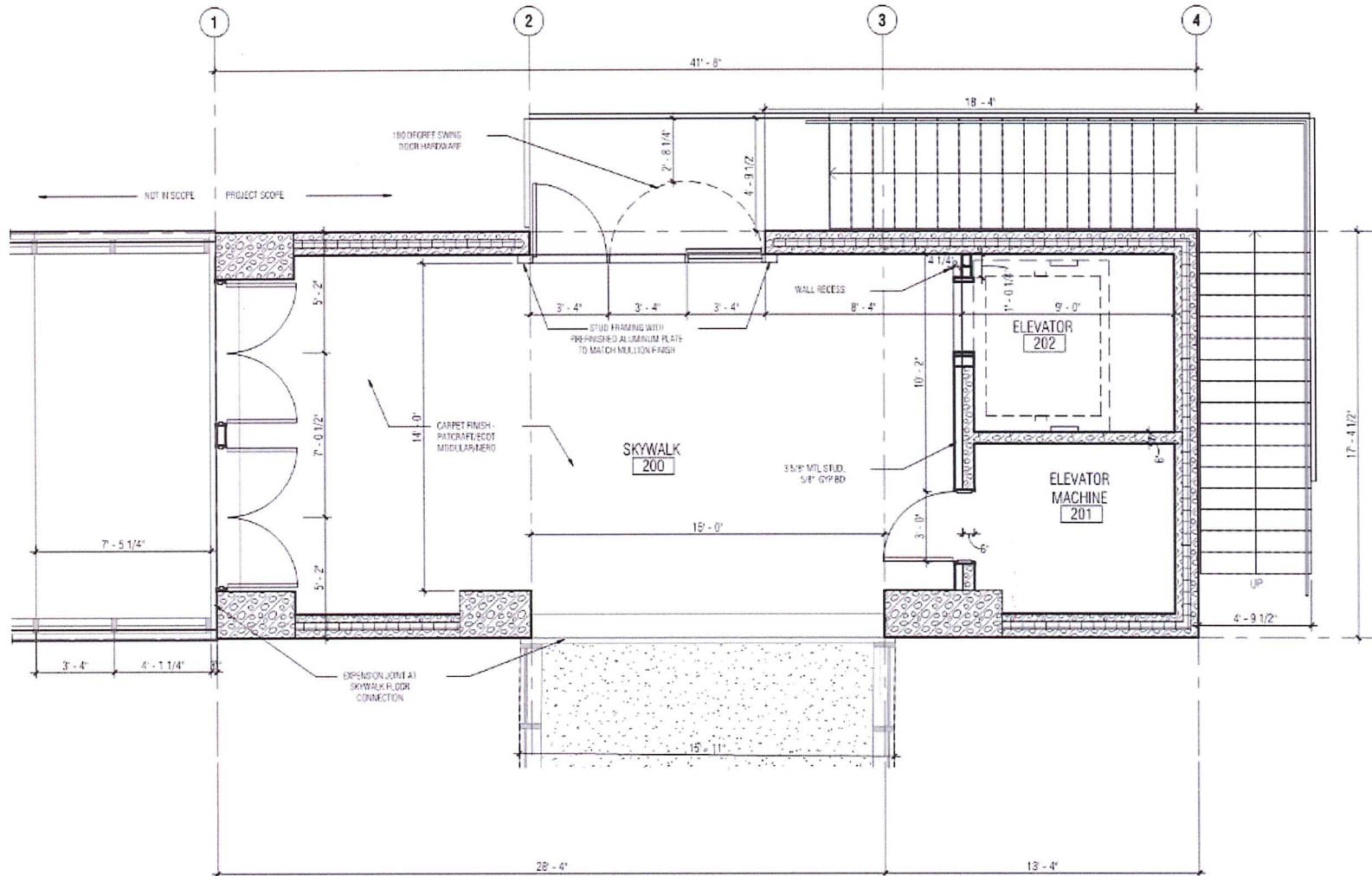
SW View - Sidewalk



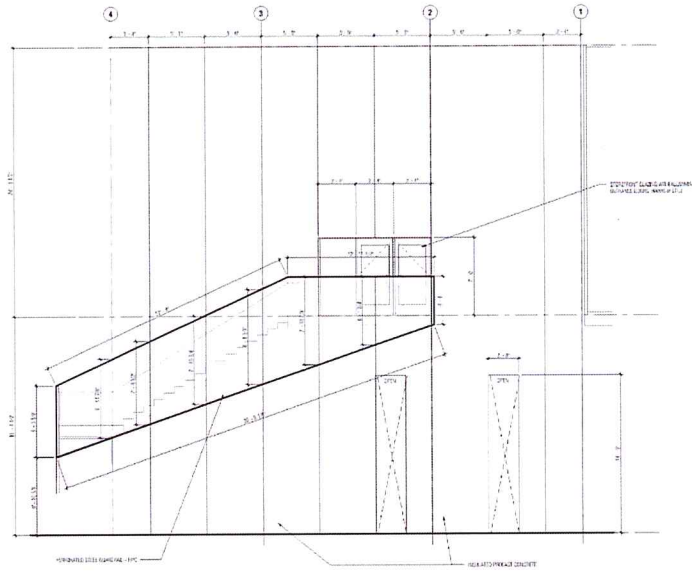
Building Plans – Ground Level



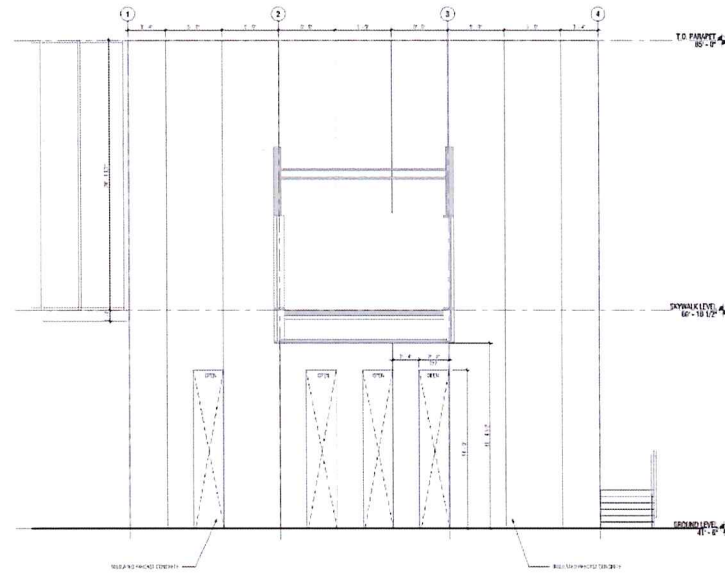
Building Plans – Skywalk Level



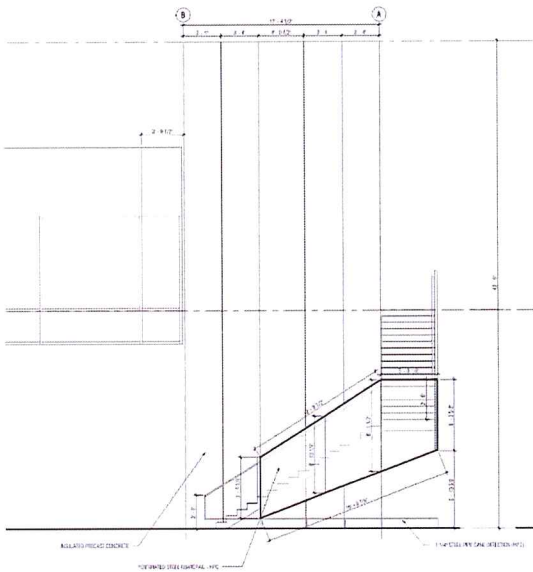
Building Elevations



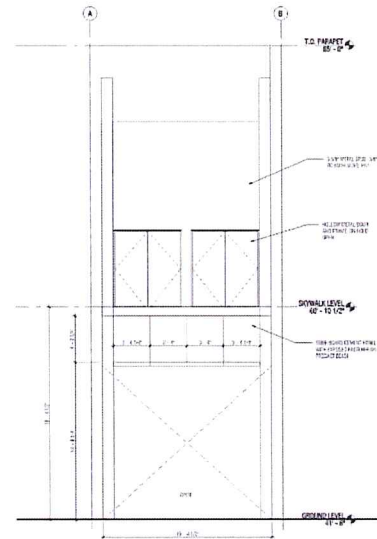
H1 EXTERIOR ELEVATION - NORTH
10'-0" 10'-0" 10'-0" 10'-0"



H12 EXTERIOR ELEVATION - SOUTH
10'-0" 10'-0" 10'-0" 10'-0"

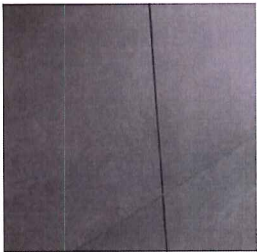


A1 EXTERIOR ELEVATION - EAST
10'-0" 10'-0" 10'-0" 10'-0"

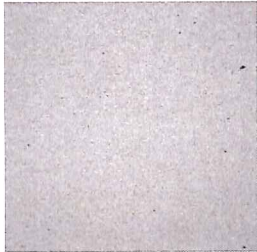


A5 EXTERIOR ELEVATION - WEST
10'-0" 10'-0" 10'-0" 10'-0"

Materials



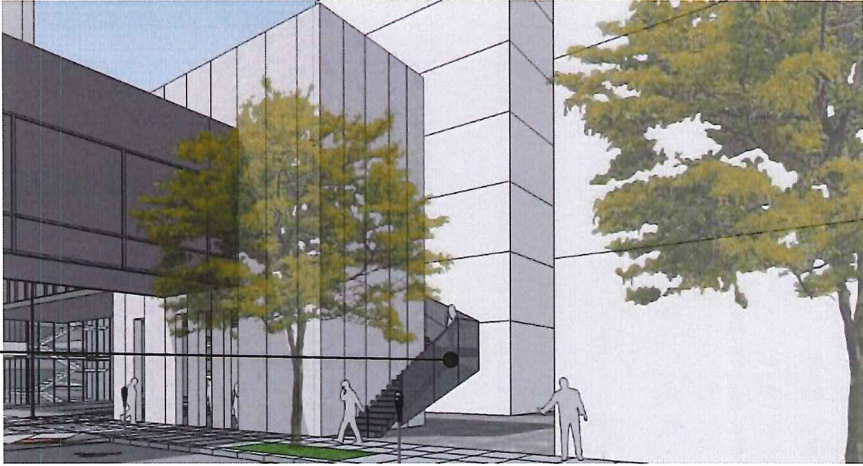
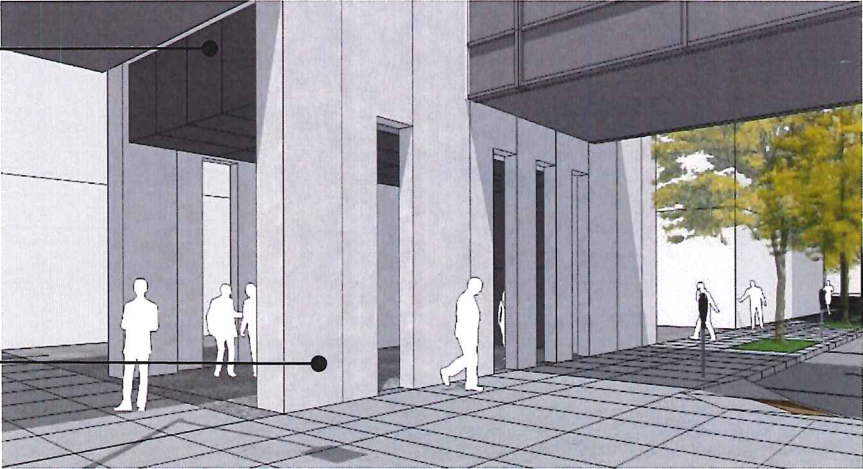
Fiber Cement Panels,
Dark Grey



Insulated Precast
Concrete Panel
Acid Etched,
Medium Grey



Steel Plate Stair &
Perforated Metal
Guardrail System,
Dark Grey



Materials



Insulated Precast
Concrete Panel
Acid Etched,
Medium Grey



Steel Plate Stair &
Perforated Metal
Guardrail System,
Dark Grey

Insulated clear Low-E glazing in thermally
broken storefront system, Black

