



Date April 23, 2018

CONDITIONAL APPROVAL OF PRELIMINARY PLAN FOR A PROPOSED HOUSING PROJECT AT 215 SW 9TH STREET BY ORTON DEVELOPMENT COMPANY, LLC, ON LAND TO BE PURCHASED FROM THE CITY

WHEREAS, Orton Development Company, LLC ("Orton Development"), represented by Rob Orton, Officer, seeks to purchase the City-owned property at 215 SW 9th Street for a multi-family housing development consisting of 77 housing units (the "Project"), and has also requested City support for its application to the Iowa Economic Development Authority for State tax incentives under the Workforce Housing Tax Credit Program; and,

WHEREAS, Orton Development has provided a Preliminary Plan for the Project which is on file and available for inspection in the office of the City Clerk.

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

- 1. The Preliminary Plan for the Project proposed by Orton Development is hereby received and filed.
2. The City Council hereby expresses its support for the Preliminary Plan, subject to receipt of a Site Plan that:
a) conforms to all applicable City requirements and substantially conforms to the appearance and quality of exterior materials illustrated by the Preliminary Plan; and,
b) is approved by the Plan and Zoning Commission or by the City Council on appeal, after report and recommendation by the Urban Design Review Board.

MOVED by _____ to adopt.

FORM APPROVED:

(Council Communication No. 18- 215)

Roger K. Brown
Roger K. Brown, Assistant City Attorney

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, COWNIE, COLEMAN, GATTO, GRAY, MANDELBAUM, WESTERGAARD, and TOTAL.

MOTION CARRIED APPROVED

Mayor

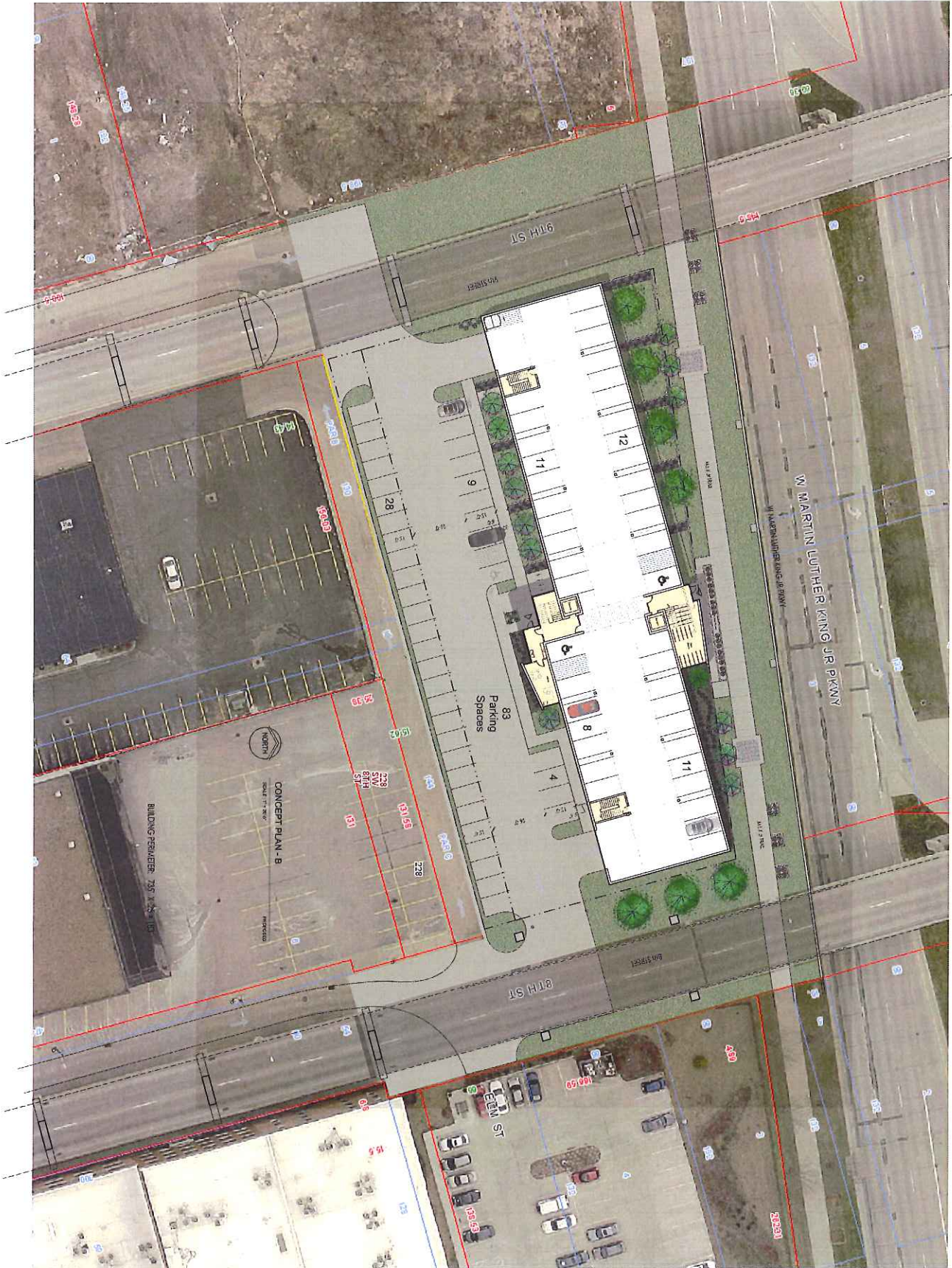
CERTIFICATE

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.

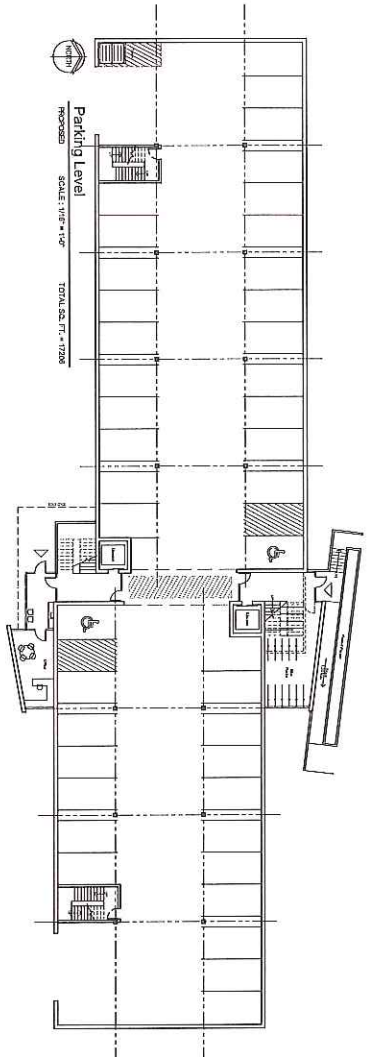
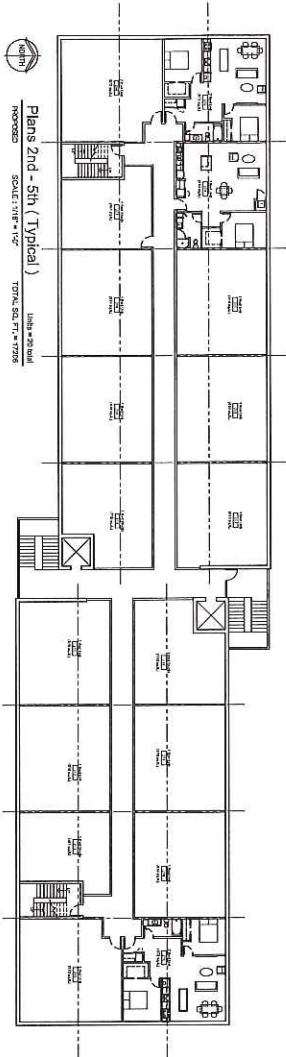
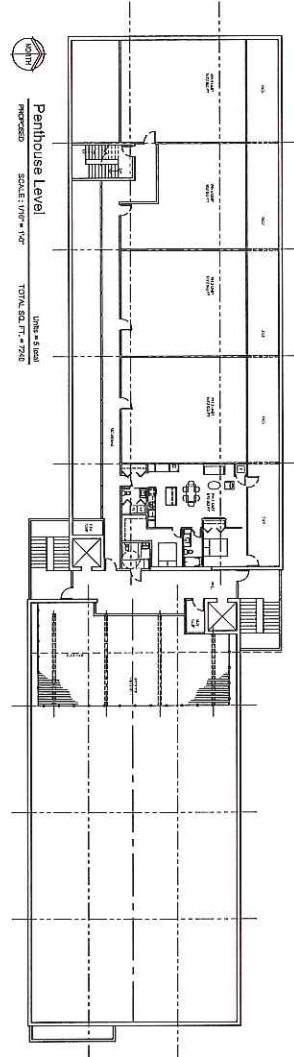
City Clerk

PRELIMINARY PLAN
Proposed housing project at 215 SW 9th Street
by Orton Development Company, LLC



PRELIMINARY NOT FOR CONSTRUCTION - APRIL 11, 2018

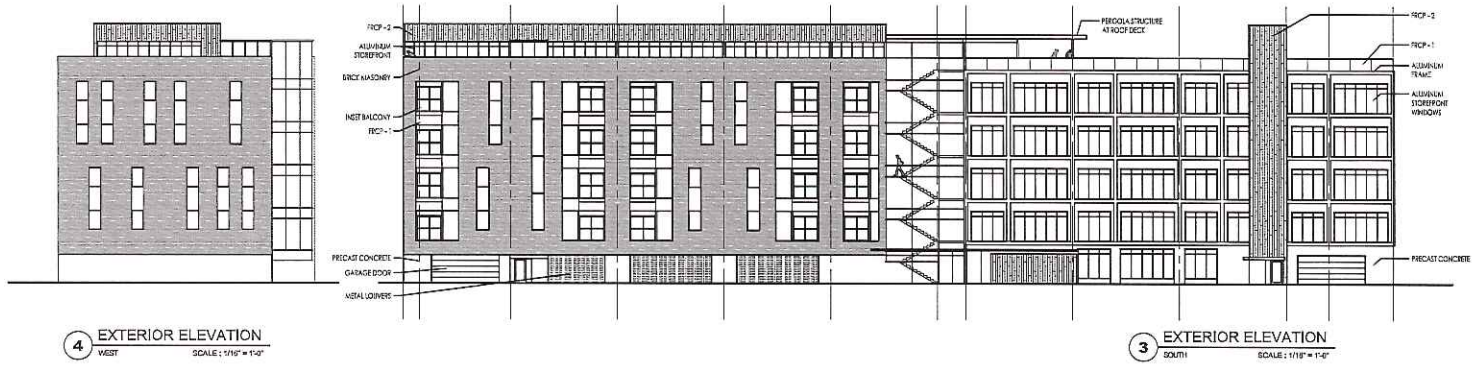
SHEET C001 SITE PLAN	215 SW 9th STREET Des Moines, IA 50309	OWNER: ARCHITECT: ENGINEER: PLANNING: LANDSCAPE: CONTRACTOR: PHOTOGRAPHER: SURVEYOR: CIVIL ENGINEER: ELECTRICAL ENGINEER: MECHANICAL ENGINEER: PLUMBING ENGINEER: STRUCTURAL ENGINEER: TRAFFIC ENGINEER: ENVIRONMENTAL ENGINEER: HISTORIC PRESERVATION: OTHER:	WALKER COEN LORENTZEN architects, inc. 3706 Ingersoll Avenue Des Moines, Iowa 50312 (515) 275-8818	JOB NO
	DATE: DRAWN BY: CHECKED BY: APPROVED BY:			
	SCALE: NORTH ARROW: UTILITY:			
	REVISIONS: NO. DATE DESCRIPTION			



215 SW 9th Apartments		Walker Coen Lorenzsen Architects	
UNIT COUNT AND AREA SUMMARY			
TOTAL BUILDING AREAS			
Second floor	27,240		
Third floor	27,240		
Fourth floor	27,240		
Penthouse	7,342		
Total	89,062		
FIRST FLOOR (Level 1)			
Entry / Bike Storage	320		
Receiving	16,292		
Total	16,612		
SECOND FLOOR / PENTHOUSES			
One Bedroom Units	4914		
Two Bedroom Units	3100		
Penthouse Units	252		
Total	8236		
1st Floor	28		
2nd Floor	21		
3rd Floor	21		
Penthouse Units	77		
Total Units			

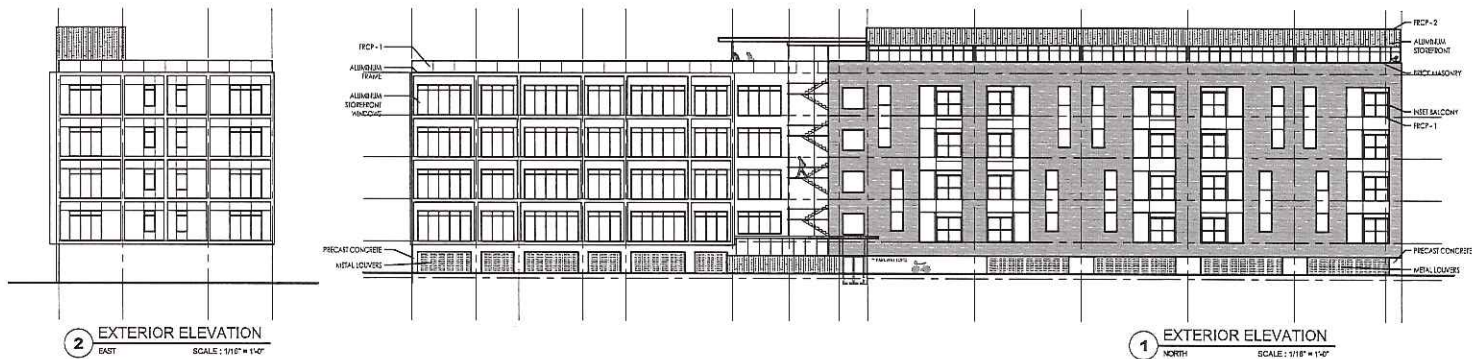
PRELIMINARY NOT FOR CONSTRUCTION - APRIL 17, 2018

SHEET A001 PLANS	215 SW 9th STREET Des Moines, IA 50309	WALKER COEN LORENTZEN architects, inc. 3706 Ingersoll Avenue Des Moines, Iowa 50312 (515) 279-8818	JOB NO
Code: ES/ED/ME Drawn by: Author Title: Author	Date: ES/ED/ME Title: Author	Consultant: Address: Phone: E-mail: Consultant: Address: Phone: E-mail: Designer: Address: Phone: E-mail:	



4 EXTERIOR ELEVATION
WEST
SCALE: 1/16" = 1'-0"

3 EXTERIOR ELEVATION
SOUTH
SCALE: 1/16" = 1'-0"



2 EXTERIOR ELEVATION
EAST
SCALE: 1/16" = 1'-0"

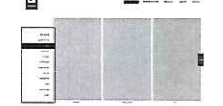
1 EXTERIOR ELEVATION
NORTH
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS:
BASIS OF DESIGN

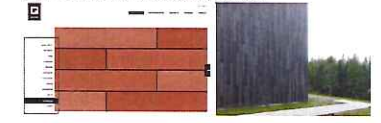
BRICK MASONRY :
ENDICOTT DARK IRONSPOT VELVETEX FINISH



FIBER REINFORCED CONCRETE CLADDING:
TYPE 1: RIEDER CONCRETE SKIN OR SIM.



TYPE 2: RIEDER OKO-SKIN OR SIM.



ALUMINUM COMPOSITE FRAME:

EXPOSED PRE-CAST CONCRETE:

METAL SCREENING:
OGI LG SERIES LOUVER OR SIMILAR



FENESTRATION:
ALUMINUM CLAD WINDOWS & STOREFRONT



FROM VIADUCT



NORTH BUILDING ENTRY

215 SW 9TH STREET, DES MOINES, IOWA

WALKER COEN LORENTZEN ARCHITECTS, INC.
April 17th, 2018