



Date October 14, 2019

**APPROVAL OF AMENDED CONCEPTUAL DEVELOPMENT PLAN FOR PHASE 2 OF DEVELOPMENT BY NELSON DEVELOPMENT 1, LLC OF PROPERTY AT 418 EAST GRAND AVENUE**

**WHEREAS**, on March 20, 2000, by Roll Call Nos. 00-788 and 00-789, the City Council of the City of Des Moines approved the Urban Renewal Plan for the Metro Center Urban Renewal Project, and such Plan has been amended 24 times (the urban renewal plan as so amended is herein referred to as the “Plan”), encompassing an irregularly shaped area that includes the downtown core and the areas surrounding the downtown core; and

**WHEREAS**, on March 19, 2018, by Roll Call No. 18-0478, the City Council authorized the City Manager to negotiate an urban renewal development agreement based on preliminary terms of agreement with Nelson Development 1, LLC, represented by Michael Nelson (President) (“Developer”), for sale of City-owned property located at the intersections of East 4<sup>th</sup> Street and East Grand Avenue, locally known as 418 E. Grand Avenue (Polk County Assessor District/Parcel Nos. 040/01839-002-001 and 040/01839-002-002)(collectively “Property”) and located in the East Village, for development in two phases consisting of a three-level parking structure with approximately 402 total parking spaces in Phase 1, and a 5-story mixed use building in Phase 2 with approximately 36,000 square feet of commercial, retail and office space on the ground floor and second story, and 105 residential apartment units on the upper three stories; and

**WHEREAS**, on June 11, 2018, by Roll Call No. 18-1016, the City Council accepted the Developer’s proposal and the proposed form of Urban Renewal Agreements for the Phase 1 and Phase 2 Improvements, and exhibits thereto including Special Warranty Deeds, mortgages, promissory notes and Declarations of Covenants, and a Parking Lease Agreement for City use of a portion of the Phase 1 Improvements (all collectively “Development Agreement”) in the Metro Center Urban Renewal Area and set a date for a hearing on the Agreement, including the conveyance of the Property to Developer; and

**WHEREAS**, on July 23, 2018, by Roll Call No. 18-1295, the City Council held the public hearing on the Agreement and conveyance of the Property to the Developer and approved the proposed Development Agreement, the Conceptual Development Plan as Exhibit “C” to the Development Agreement, and the sale of the Property for the purchase price and terms as stated in said Roll Call; and

**WHEREAS**, the Development Agreement requires that, as a condition precedent to closing on the Developer’s acquisition from the City of the Phase 2 Property, the Developer receive City approval of an amendment to the Conceptual Development Plan for the Phase 2 Improvements, demonstrating that the durability, appearance, and quality of the exterior materials for the Improvements are substantially equivalent to those used in surrounding developments, including steel and/or concrete structures, with exterior finishes utilizing high quality materials such as full dimension brick, concrete and architectural metal panels, with materials utilized to have a minimum 50 year warranty with composition approved by the Urban Design Review Board; and



**Roll Call Number**

**Agenda Item Number**

61B

Date October 14, 2019

**WHEREAS**, on August 20, 2019, a consensus of the members present at the Urban Design Review Board meeting recommended approval of the amended Conceptual Development Plan for the Phase 2 Improvements provided by the Developer, in form on file in the office of the City Clerk; and

**WHEREAS**, all other provisions and terms of the Development Agreement shall remain the same as approved by the City Council on July 23, 2018 by Roll Call No. 18-1295.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, that the amendment to the Conceptual Development Plan for the Phase 2 Improvements, as attached to and incorporated by reference in the Development Agreement for the Phase 2 Improvements approved on July 23, 2018 by Roll Call No. 18-1295, is hereby approved; and the Office of Economic Development is directed to administer said Development Agreement in accordance with said amended Conceptual Development Plan.  
**(Council Communication No. 19-451)**

MOVED BY \_\_\_\_\_ to adopt.

FORM APPROVED:

Glenna K. Frank  
Glenna K. Frank, Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
COLEMAN				
GATTO				
GRAY				
MANDELBAUM				
WESTERGAARD				
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



UDRB Presentation – Final Review  
**418 E Grand**

101B

# Location Map

418 E Grand Avenue



# Context

Intersection of E 4<sup>th</sup> St and E Grand Ave



East Village Square Apartments



AC Hotel



E300 Apartments



# Context

View South from E 4<sup>th</sup> St



View South from E 4<sup>th</sup> St

View from E 4<sup>th</sup> St at site



# Context

View from E Grand Ave



View West from Grand



AC Hotel on Grand



430 E Grand Office Building



# Context

Recent Mixed Use Projects on Grand Avenue



219 East Grand Apartments



One Eleven East Grand Mixed-Use



## Narrative

### Five - Story Mixed Use Building

- Floor 1: Retail and Residential Amenity
- Floor 2: Office Occupancy
- Floor 3: Multi-family Apartments  
Common Amenity Space - Exterior
- Floor 4: Multi-family Apartments
- Floor 5: Multi-family Apartments

### Massing / Site Concept

- At property lines along E. Grand and E. 4<sup>th</sup> St. - Type II B, Steel / Concrete
- Set back from 430 E. Grand building and parking structure at north
- Pedestrian circulation and access drive for trash and transformers between 418 and 430 E. Grand
- Site slopes uphill from E. 4<sup>th</sup> to existing entrance at 430 E. Grand (approx.6')
- Glass / transparency at First Floor with brick infill
- Unified cladding Floors 2 - 5 with architectural metal and cement board panels

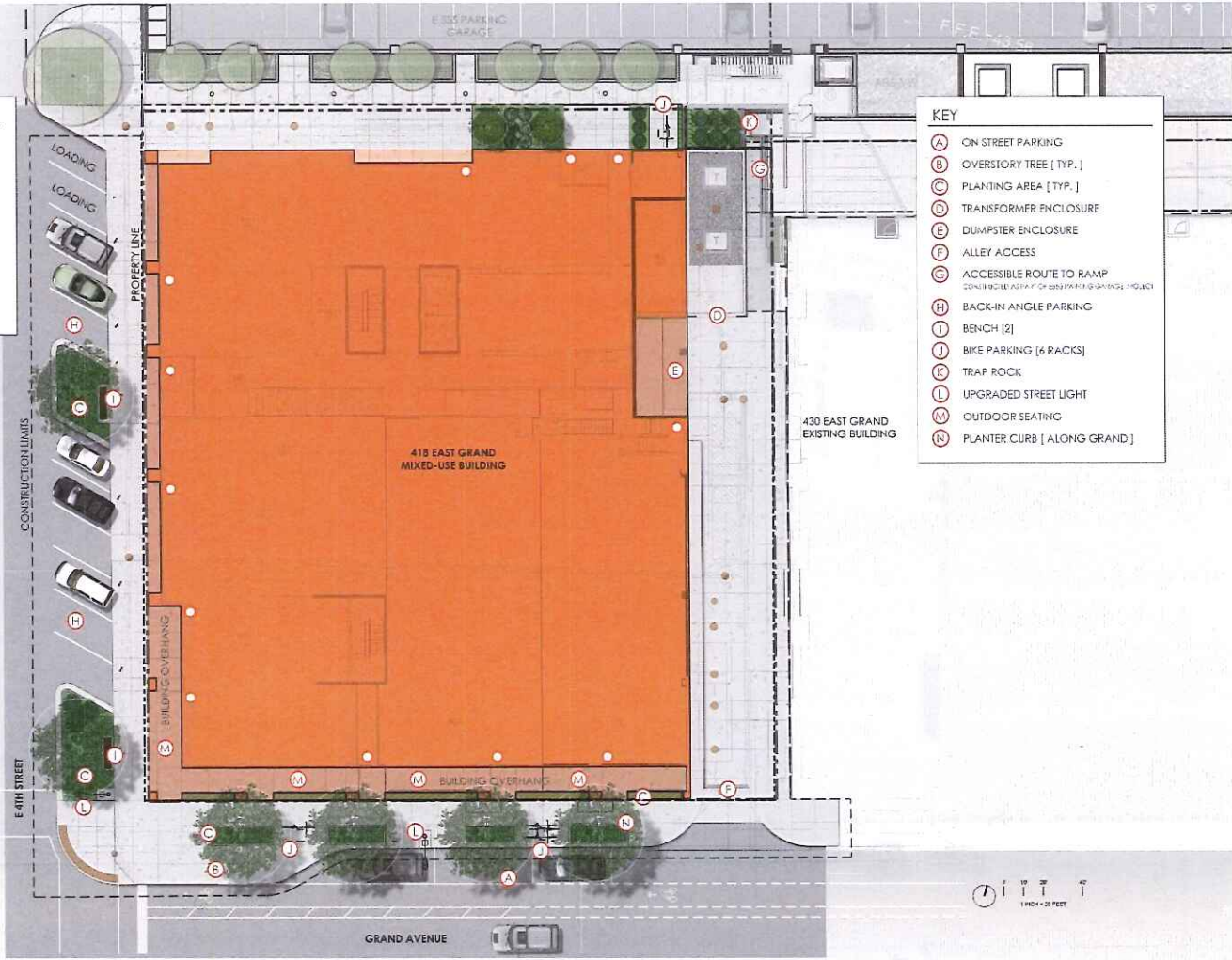
**SITE + BUILDING DATA**

**BUILDING DIMENSIONS:**  
 167' X 138'  
 3 STORIES

**EXISTING PARKING:**  
 12 ON STREET  
 57 SURFACE PARKING

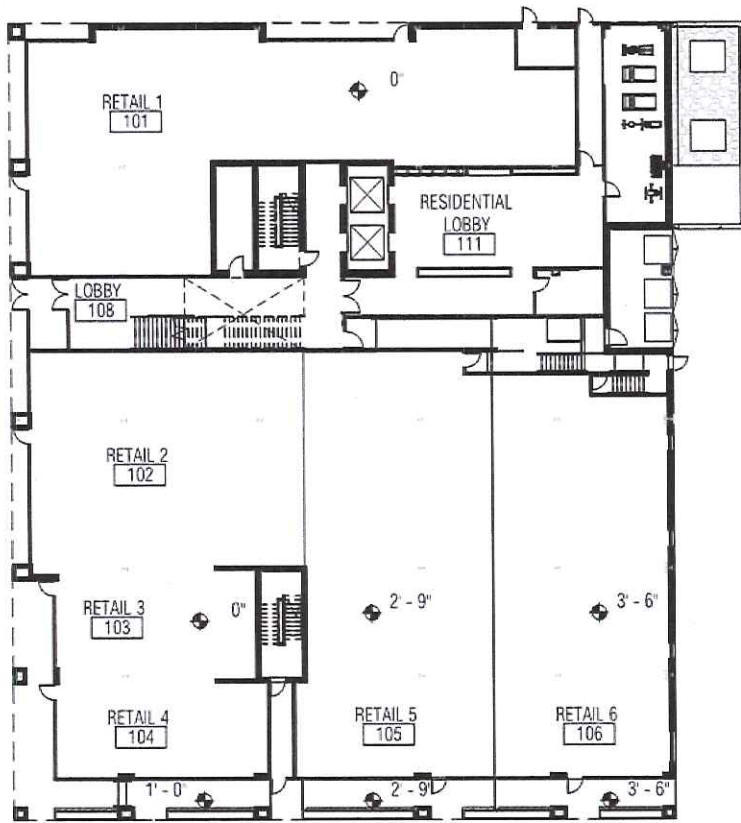
**PROPOSED PARKING:**  
 14 ON STREET  
 0 SURFACE PARKING

- KEY**
- (A) ON STREET PARKING
  - (B) OVERSTORY TREE [ TYP. ]
  - (C) PLANTING AREA [ TYP. ]
  - (D) TRANSFORMER ENCLOSURE
  - (E) DUMPSTER ENCLOSURE
  - (F) ALLEY ACCESS
  - (G) ACCESSIBLE ROUTE TO RAMP  
CONSIDER THE ASPECT OF BEST PRACTICE (GRANITE PAVED)
  - (H) BACK-IN ANGLE PARKING
  - (I) BENCH [2]
  - (J) BIKE PARKING [6 RACKS]
  - (K) TRAP ROCK
  - (L) UPGRADED STREET LIGHT
  - (M) OUTDOOR SEATING
  - (N) PLANTER CURB [ ALONG GRAND ]

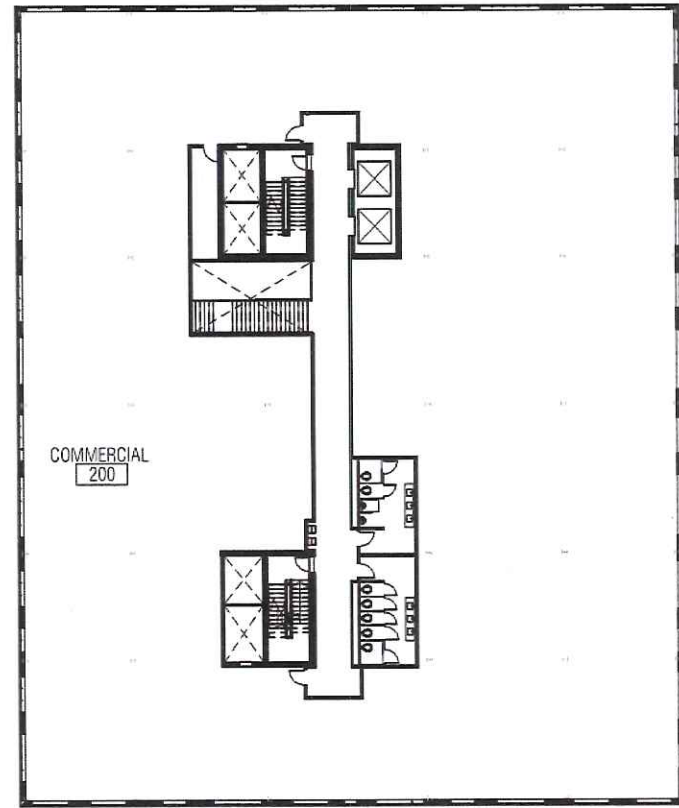


# 418 E Grand Site Plan

# Building Plans

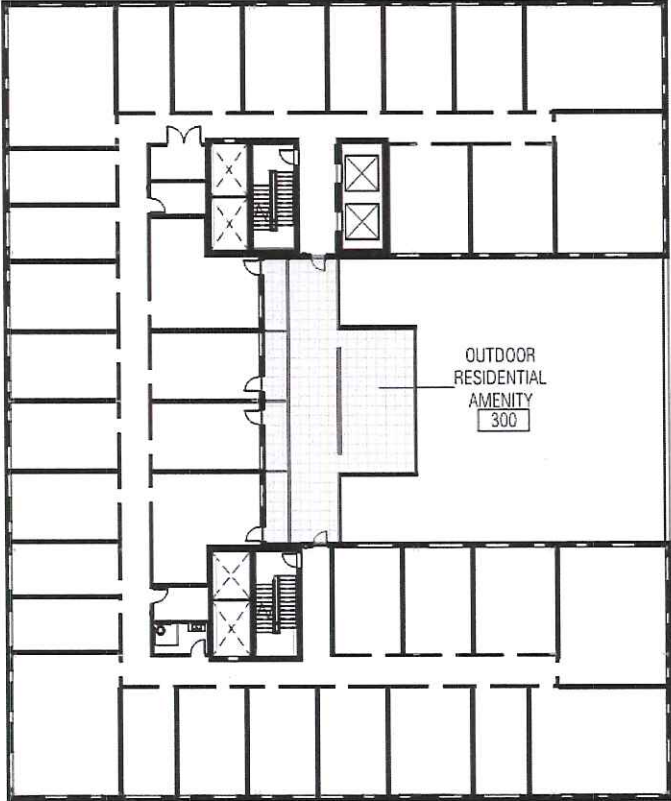


First Level



Second Level

# Building Plans

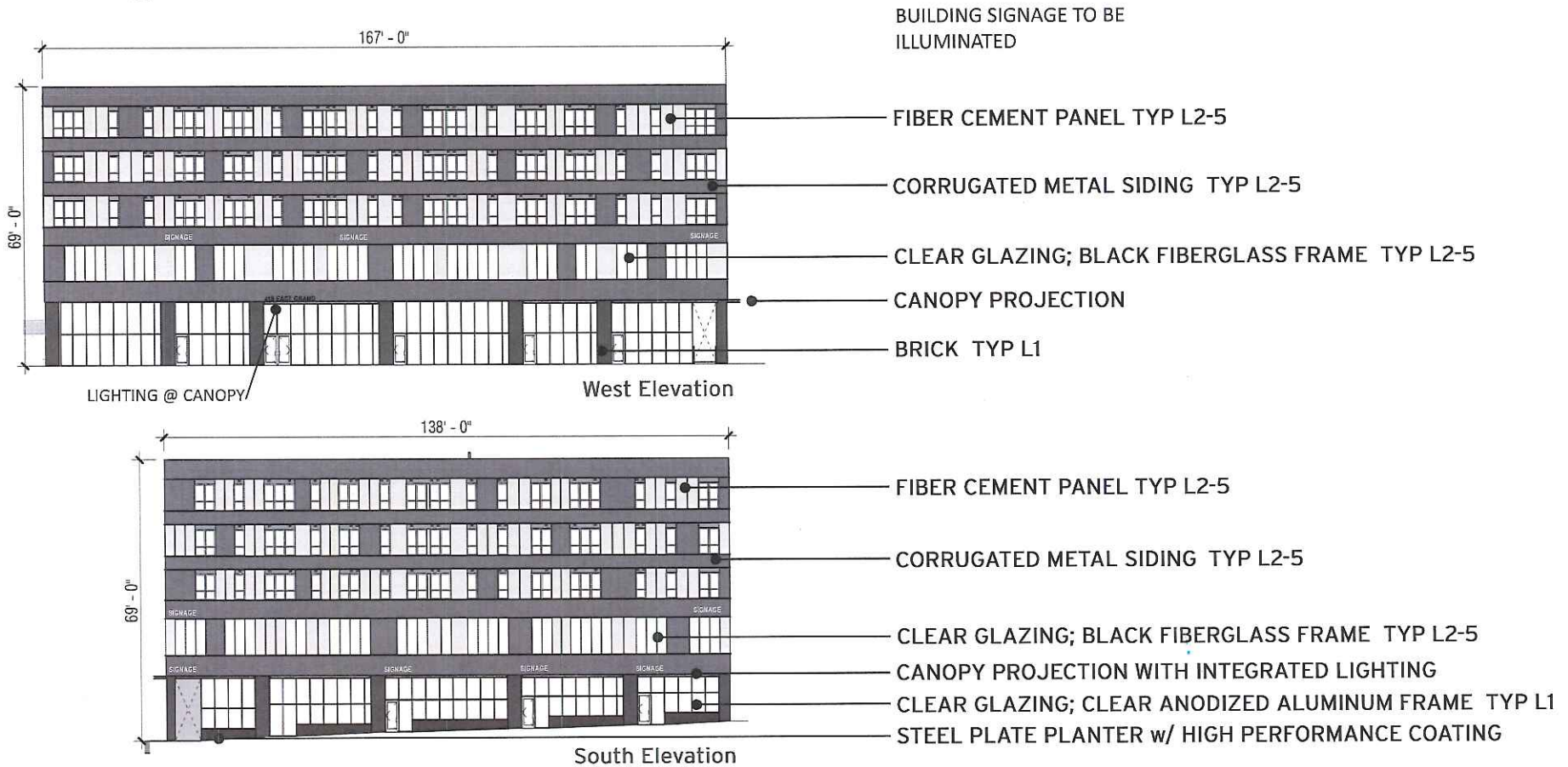


Third Level

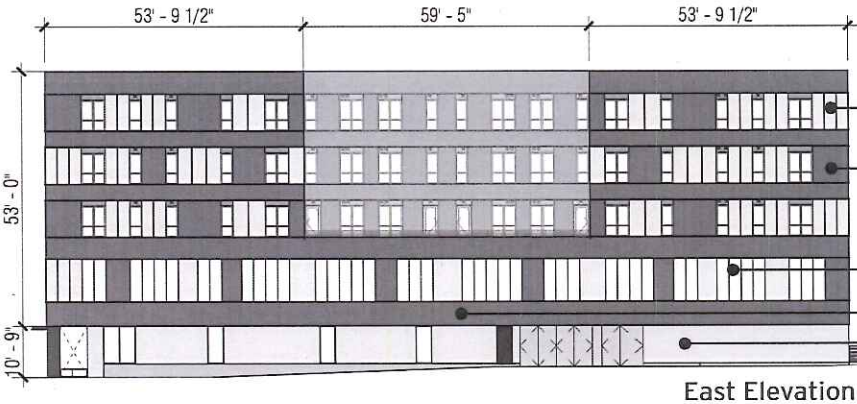


Fourth/Fifth Level

# Building Elevations



# Building Elevations



BUILDING SIGNAGE TO BE ILLUMINATED

FIBER CEMENT PANEL TYP L2-5

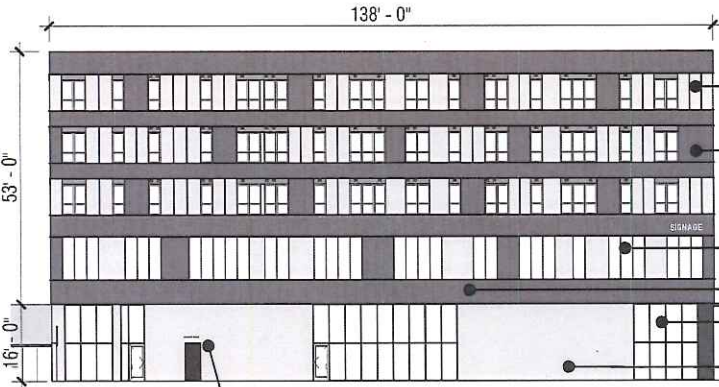
CORRUGATED METAL SIDING TYP L2-5

CLEAR GLAZING; BLACK FIBERGLASS FRAME TYP L2-5

SITE LIGHTING ON BUILDING

BRICK TYP L1

East Elevation



FIBER CEMENT PANEL TYP L2-5

CORRUGATED METAL SIDING TYP L2-5

CLEAR GLAZING; BLACK FIBERGLASS FRAME TYP L2-5

SITE LIGHTING ON BUILDING

CLEAR GLAZING; CLEAR ANODIZED ALUMINUM FRAME TYP L1

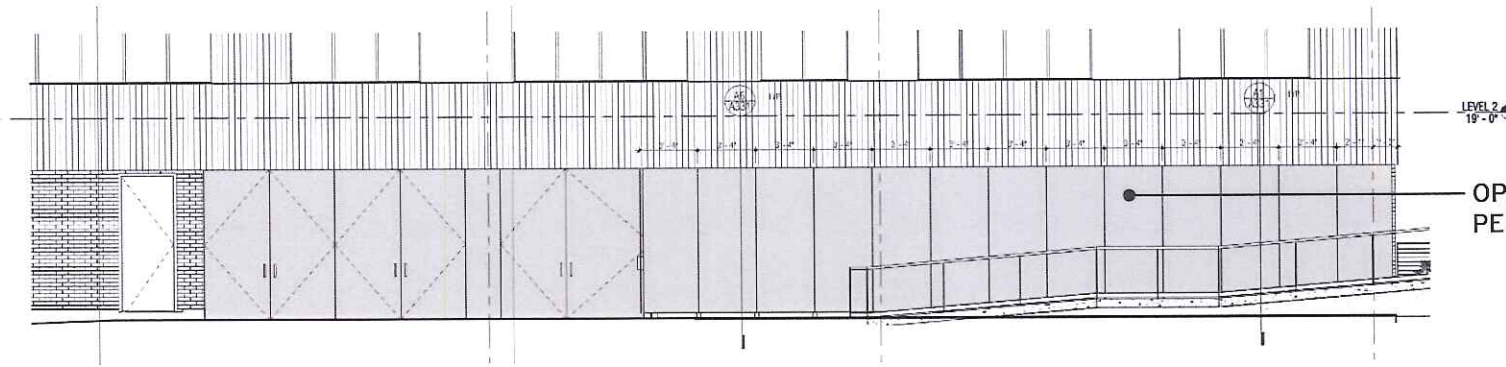
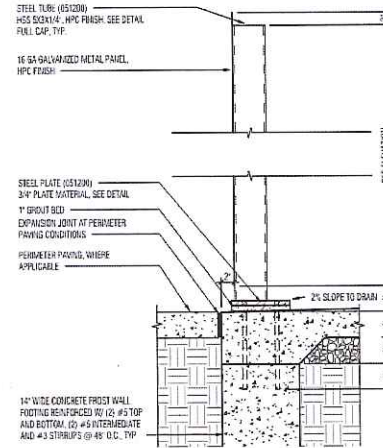
BRICK TYP L1

LIGHTING ABOVE EGRESS DOOR

North Elevation

# Site Enclosure

Transformer Enclosure & Trash/Recycling Gates



OPAQUE STEEL PLATE WITH HIGH PERFORMANCE COATING



View Looking Northeast





View Looking Northwest



South Elevation at Street Level

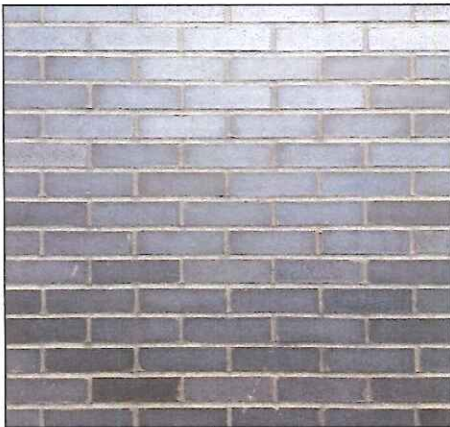


## Eastern Pedestrian Connection

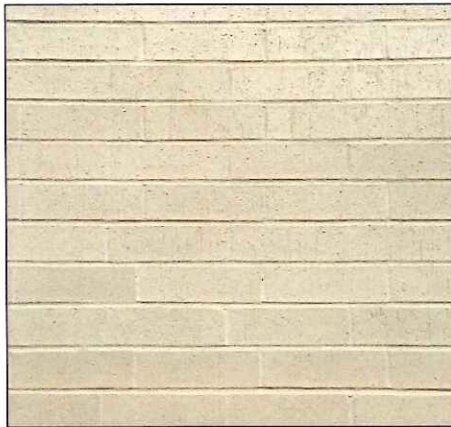


## Northern Pedestrian Connection

# Materials



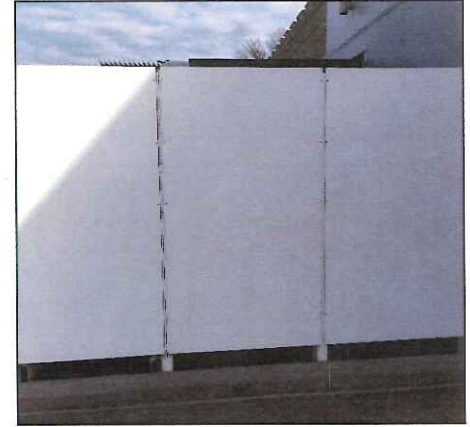
Charcoal brick at Level 1



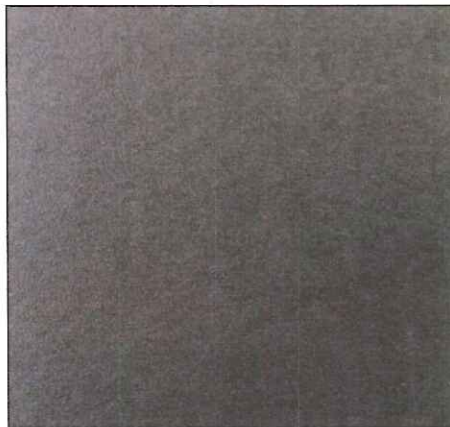
Buff brick at Level 1



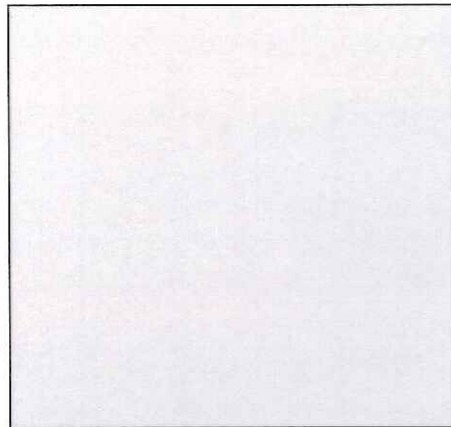
Corrugated Architectural Metal Panel at Levels 2-5



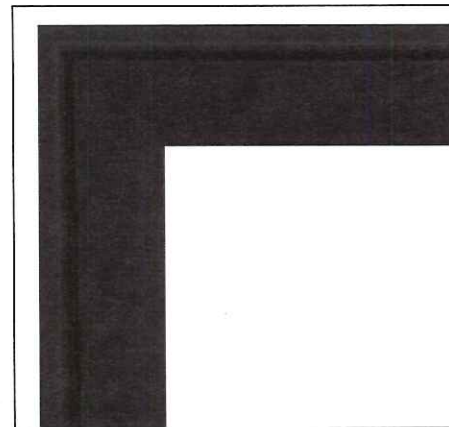
Steel plate site enclosures



Fiber cement panels at Levels 2-5 (Medium Grey)



Fiber cement panels at Levels 2-5 (White)



Black fiberglass windows at Levels 2-5



Clear Anodized Aluminum Storefront at Level 1

# Precedent Materials

Architectural Brick - Charcoal & Buff Color Palette



SCULPTURE AT GATEWAY TO EAST VILLAGE



219 E GRAND



ROWAT LOFTS



AC MARRIOTT HOTEL

# Precedent Materials

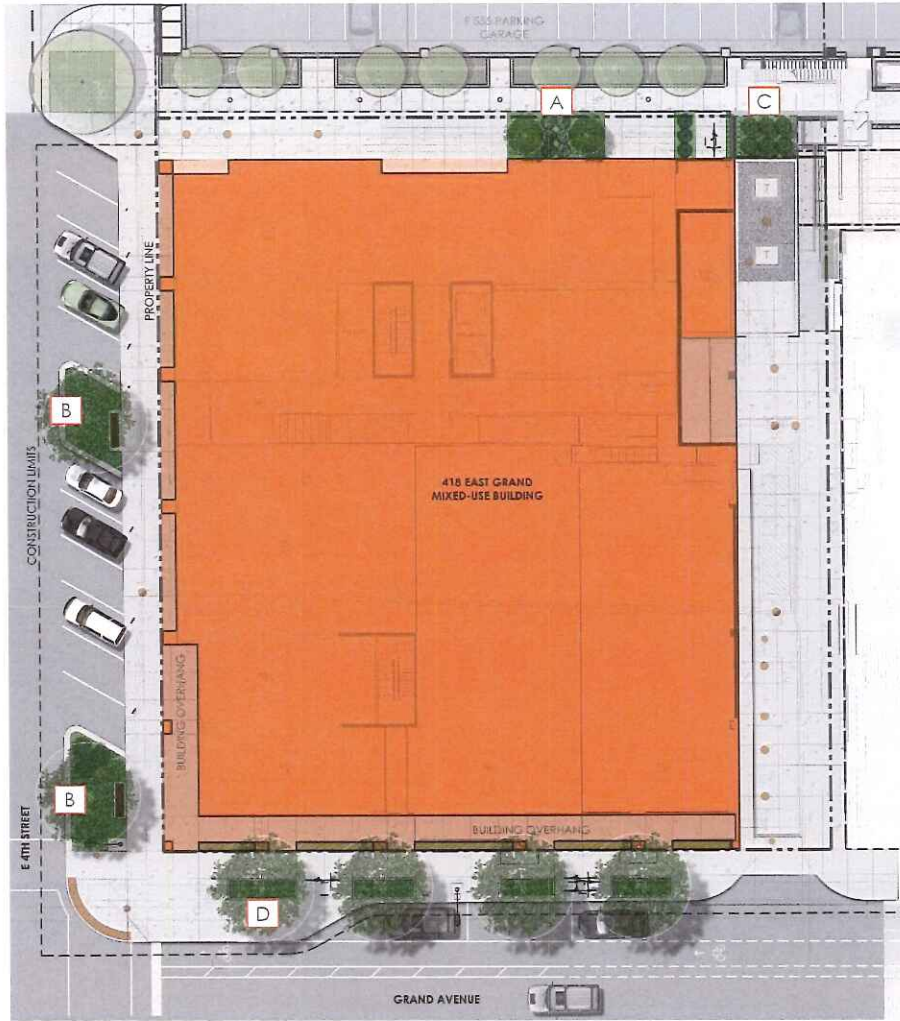
Architectural Textured/Corrugated Panels



A



B



C



D



# Planting Diagram



**BIKE RACK**  
BOLA | LANDSCAPE FORMS



**LITTER RECEPTACLE**  
SCARBOROUGH | LANDSCAPE FORMS



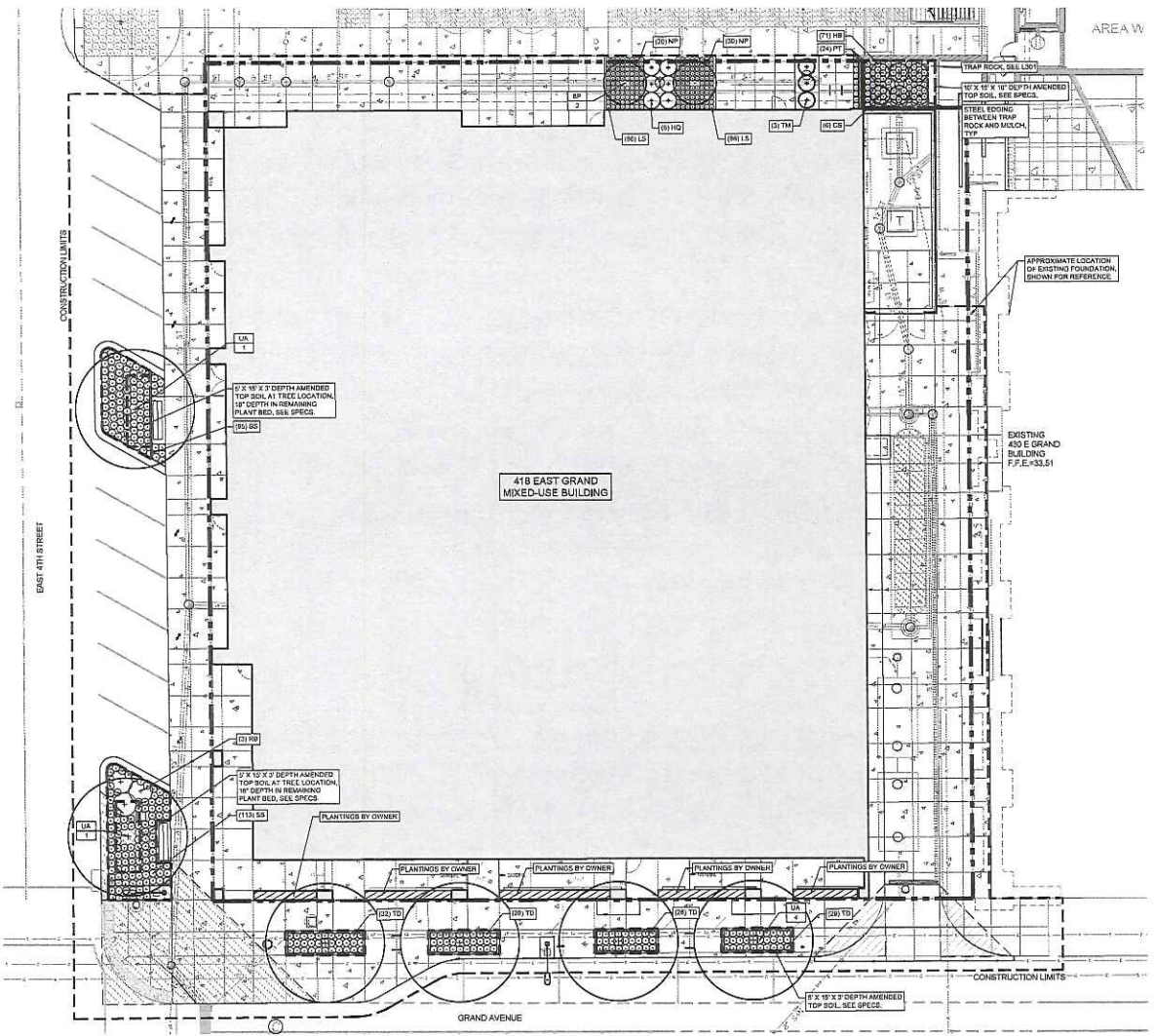
**STREET LIGHT**  
AUTOBAHN ATB2 | AEL



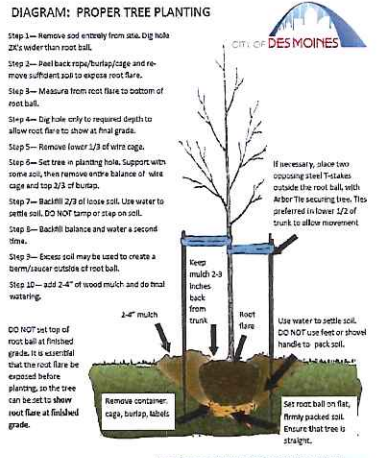
**BENCH**  
GIANT TIMBER SEAT | TIMBERFORM



## Site Furnishings



LEGEND
PROPERTY LINE
LIMIT OF CONSTRUCTION
WATER
COMMUNICATIONS
GAS
ELECTRIC
SANITARY SEWER
STORM SEWER
EXISTING CONTOUR
SHADE TREE
SHRUB / PERENNIAL
TRAP ROCK MULCH, 3/4" - 1 1/2", SEE SPECS



- PLANTING NOTES
1. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (WATER, ELECTRIC, COMMUNITY SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
3. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
4. IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
5. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.S.S.) LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. UNLESS SPECIFIED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.S.
6. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL GROWING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
7. OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE, SIZE, AMOUNT QUANTITY.
8. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMITS. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
10. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
11. BACKFILL ALL PLANTING BEDS TO DEPTH SHOWN ON PLANS WITH PLANTING SOIL MIX.
12. PROVIDE GRIDDED HARDWOOD, NATURAL COLOR, IN ALL PLANTING BEDS TO A 3-INCH MINIMUM DEPTH. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
13. PLACE WEED BARRIER IN ALL PLANT BEDS AND MULCH TO 3-INCH DEPTH. WEED BARRIER FABRIC SHALL BE COMMERCIAL GRADE AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. PROVIDE SLOPES OF CRUSHED ROCK FOR BOTTOM OF ALL RAISED PLANTERS TO ENSURE PROPER DRAINAGE. CONTRACTOR SHALL INSTALL WIRMAH 1405 FILTRATION FABRIC IN EACH PLANTER BETWEEN CRUSHED ROCK AND SOIL MIX.
15. ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.

PLANT SCHEDULE
QTY KEY BOTANICAL NAME COMMON NAME SIZE ROOT SPACING / NOTES
1 6 UA ULMUS MONTANUS ACCOLADE ACCOLADE ELM 2" CAL. 65B MATCHED
2 2 BP BETULA PLATYPHYLLA PARADOXUS DAKOTA PINNACLE BIRCH 2" CAL. 65B MATCHED
3 3 TM TILIA X MEDIA 'DENSIFORMIS' DENSE SPREADING VEY 65 CONT. 2' MIN. HT., 4" O.C. GRID
4 3 RB RHUS TYPHINA 'RAIL TIGER' TIGER EYES SUMAC 65 CONT. 2' MIN. HT., 4" O.C. GRID
5 8 CS CORNUS STOLONIFERA 'ARCTIC FIRE' ARCTIC FIRE REDTIDY DOGWOOD 65 CONT. 2' MIN. HT., 4" O.C. GRID
6 8 MC MYRINDBEX QUERCIFOLIA 'VEE VEE' VEE VEE OAKLEAF HYDRANGEA 65 CONT. 2' MIN. HT., 4" O.C. GRID
172 L6 LIRIODIE SPICATA CREEPING LILYTURP 1 GAL. CONT. 12" O.C. GRID
208 SS SPOROBOLUS-HETEROLEPIS LITTLE LITTLE ARROW LITTLE BLUESTEM 2 GAL. CONT. 18" O.C. GRID
118 TG TRICHOPOGON-HETEROLEPIS TARK TARK PHARIE DISPERSD 1 GAL. CONT. 18" O.C. GRID
11 VLS VILCER-HILKS 'BALTYCK' BALTYCK 4" POT 15" O.C. TRANSLATED
24 PT PANTHENSICUSUS TRICUSPIRATA RUSTON NY 4" POT 15" O.C. TRANSLATED
210 NP NARCISSUS POETIUS VAR. RECURVUS PHEASANT'S EYE DAFFODIL 15CM BULB NATURALIZED

418 EAST GRAND

418 East Grand Avenue Des Moines, IA 50300 Project No: 19014.00

50% CD PROGRESS SET

Issued: 07/31/2019

Table with 3 columns: Rev. #, Description, Date Issued. Contains revision history for the drawing.

PRELIMINARY NOT FOR CONSTRUCTION

PLANTING PLAN L401