



Roll Call Number

15-0925

Agenda Item Number

33

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
o loading dock area – add more street trees along 5th Street
o 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.

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- 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 Gatto 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	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			

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
T. M. Franklin Mayor

Diane Rauh City Clerk