



Roll Call Number

17-1752

Agenda Item Number

34

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.

(continued)



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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 Hensley to adopt.

FORM APPROVED:

Roger K Brown

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	7			

MOTION CARRIED

APPROVED

T. M. Franklin Council 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.

Diane Rauh

City Clerk