CITY OF WEST DES MOINES

CITY COUNCIL MEETING COMMUNICATION

ITEM: Redevelopment of 111 5th Street **Date:** November 1, 2021

RESOLUTION: Approval to proceed with submission of a development application by Scott Cutler and Tim Rypma.

FINANCIAL IMPACT: None

BACKGROUND: A proposal for potential redevelopment of the site at 111 5th Street was brought before the Finance and Administration City Council Subcommittee at their August 18, 2021, meeting with a request for direction on how to move a potential redevelopment project forward in light of the moratorium currently in place within Historic West Des Moines.

The direction of the Subcommittee was to present the proposal to the Historic West Des Moines Master Plan Update Steering Committee ("Steering Committee") to have them review it. If the Steering Committee was not in favor of the proposal, the process is concluded. If the Steering Committee was in favor of the proposal, then it would need to go to the Planning and Development City Council Subcommittee for a recommendation that would be brought to the full City Council for action.

If the full City Council was not in favor of the proposal, then the process ended. However, if the full City Council was in favor of the proposal, then the developer would need to go thru the full site plan approval process for their renovation project.

Steering Committee meetings: At a special meeting of the Steering Committee on September 29, 2021, the developer brought forward two proposals. The first proposal was to face the current building in a brick veneer, modify the roof lines of the building, construct a patio area to the rear of the building, and raise the front parapet wall. This option would result in a partial demolition of the building.

The second option involved all of the modifications proposed in the first option as well as relocating the patio area to the south side of the building facing Railroad Place. This option would result in a complete tear-down of the current building.

The architect for the developer also made a presentation on the variation in brick color in the 100 block of 5th Street.

After a short discussion the Steering Committee elected to focus their discussions on the second option with the patio area on the south side of the building.

At this point in the discussions, the Steering Committee opened up the meeting for comments and questions from the general public. During the public discussion portion of the meeting there were questions asked about this review process and the moratorium.

There were also comments made about improvements that could be made to the architecture of the building to incorporate a knee wall along the 5th Street side of the building, the use of a similar style and material for the patio enclosure similar to that used for the fencing for Railroad Park, and other minor architectural elements.

The developer indicated that they would be agreeable to making those changes, and they are reflected on the plans that were submitted to the Subcommittee.

The Steering Committee then took action to forward the option that incorporated the patio on the south side of the building to the Development and Planning Subcommittee for review and action.

Development and Planning City Council Subcommittee meeting: At the Development and Planning City Council Subcommittee meeting of October 18, 2021, the Subcommittee reviewed the development proposal that was forwarded from the Historic West Des Moines Master Plan Update Steering Committee. A review of the Steering Committee recommendations was presented by staff. The architect representing the developer made a presentation to the Subcommittee noting the incorporation of changes suggested at the Steering Committee meeting. The Subcommittee voted to recommend to the full City Council that the development proposal be allowed to proceed and that the developer be allowed to submit the necessary application for site plan approval.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: The Planning and Development City Council Subcommittee is recommending adoption of a resolution authorizing the filing of a site plan application for the redevelopment of 111 5th Street.

Lead Staff Member: Clyde Evans, AICP, Director of Community and Economic Development

STAFF REVIEWS

Department Director	Clyde Evans, Community and Economic Development Director
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Dates(s) Published	N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development and Planning		
Date Reviewed	October 18, 2021		
Recommendation	☐X Yes	☐ No	

ATTACHMENTS:

Exhibit I - Resolution
Exhibit II - Site plan and renderings

EXHIBIT I

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA AUTHORIZING THE FILING OF A DEVELOPMENT APPLICATION FOR 111 5TH STREET

WHEREAS, the City Council of the City of West Des Moines, Iowa wishes to promote economic development within the City of West Des Moines;

WHEREAS, the continued quality growth of retail/office/mixed use/industrial users within the City aids in the creation of jobs; increase in tax base; and the general economic well-being of the City;

WHEREAS, the City Council on April 19, 2021, established a temporary development moratorium for the Historic Valley Junction Business District, and the City Council extended the temporary development moratorium on May17, 2021;

WHEREAS, provision #5 of the temporary Moratorium Resolution allows the City Council to consider proposals which could have a significant benefit to Valley Junction and the City;

WHEREAS, the Finance and Administration City Council Subcommittee on August 18, 2021, identified a process to bring forward development proposals to the City Council;

WHEREAS, in accordance with the direction given by the Finance and Administration City Council Subcommittee, the Historic West Des Moines Master Plan Update Steering Committee on September 29, 2021, voted to recommend to the Development and Planning City Council Subcommittee approval of a redevelopment proposal for 111 5th Street;

WHEREAS, in accordance with the direction given by the Finance and Administration City Council Subcommittee, the Development and Planning City Council Subcommittee on October 18, 2021, voted to recommend to the full City Council approval of a resolution authorizing the filing of a site plan application for the redevelopment of 111 5th Street;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES FINDS THAT THE REDEVELOPMENT OF 111 5TH STREET IS OF SIGNIFICANT BENEFIT TO VALLEY JUNCTION AND THE CITY, AND THAT THE DEVELOPER, 111 5TH STREET, LLC IS AUTHORIZED TO FILE A DEVELOPMENT APPLICATION FOR THE REDEVELOPMENT OF 111 5TH STREET.

Passed and approved by the City Council on the 1st day of November 2021.

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Steven K. Gaer, Mayor

ATTEST:

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Ryan T. Jacobson, City Clerk

SITE PLAN – EXISTING CONDITION @ 1" = 30'-0"

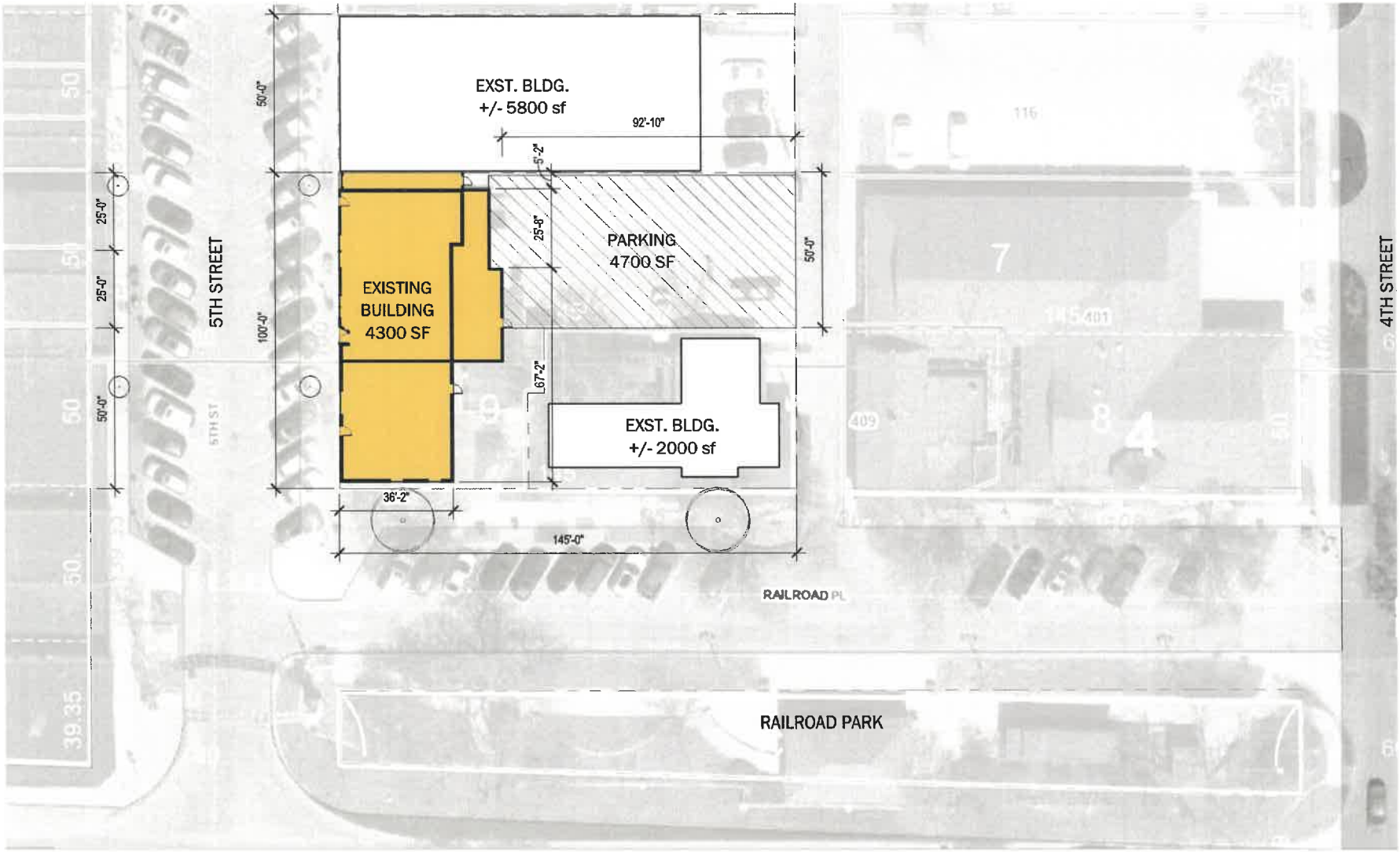
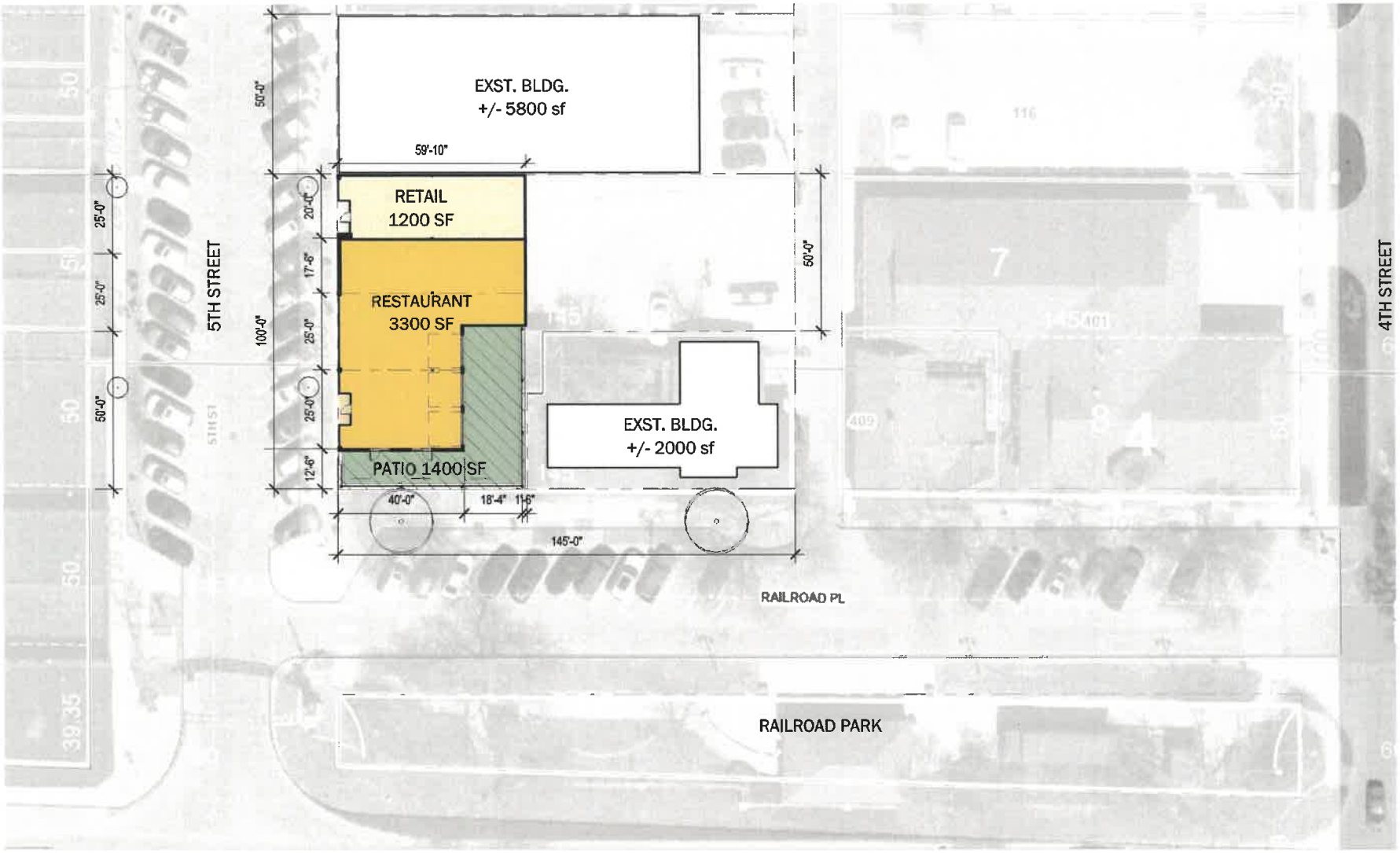
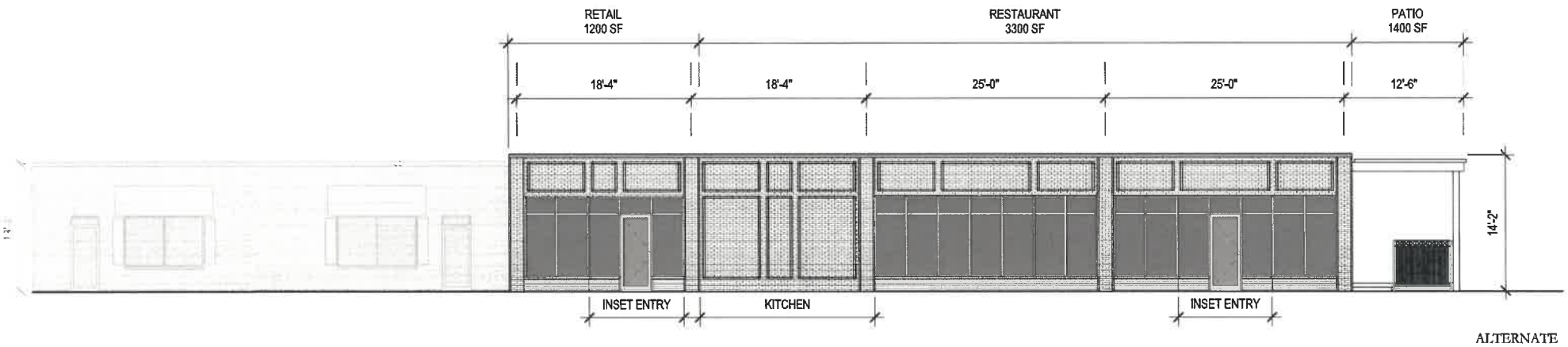


EXHIBIT II

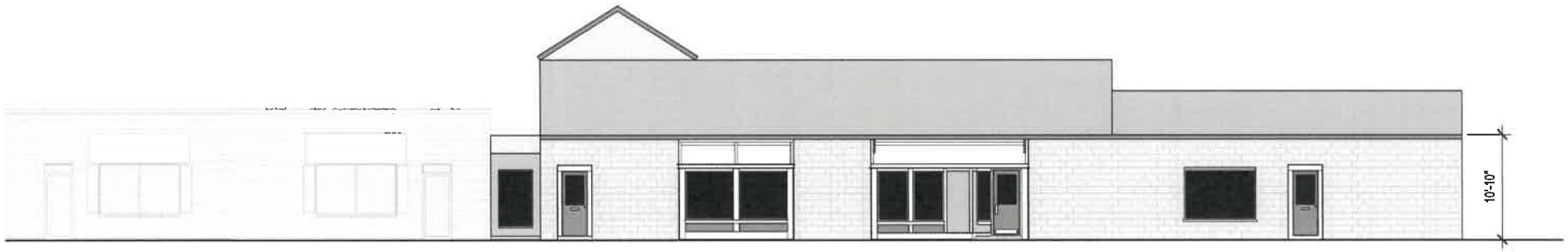
SITE PLAN @ 1" = 30'-0" – ALTERNATE



5TH ST. ELEVATIONS @ 1" = 10'-0" – ALTERNATE

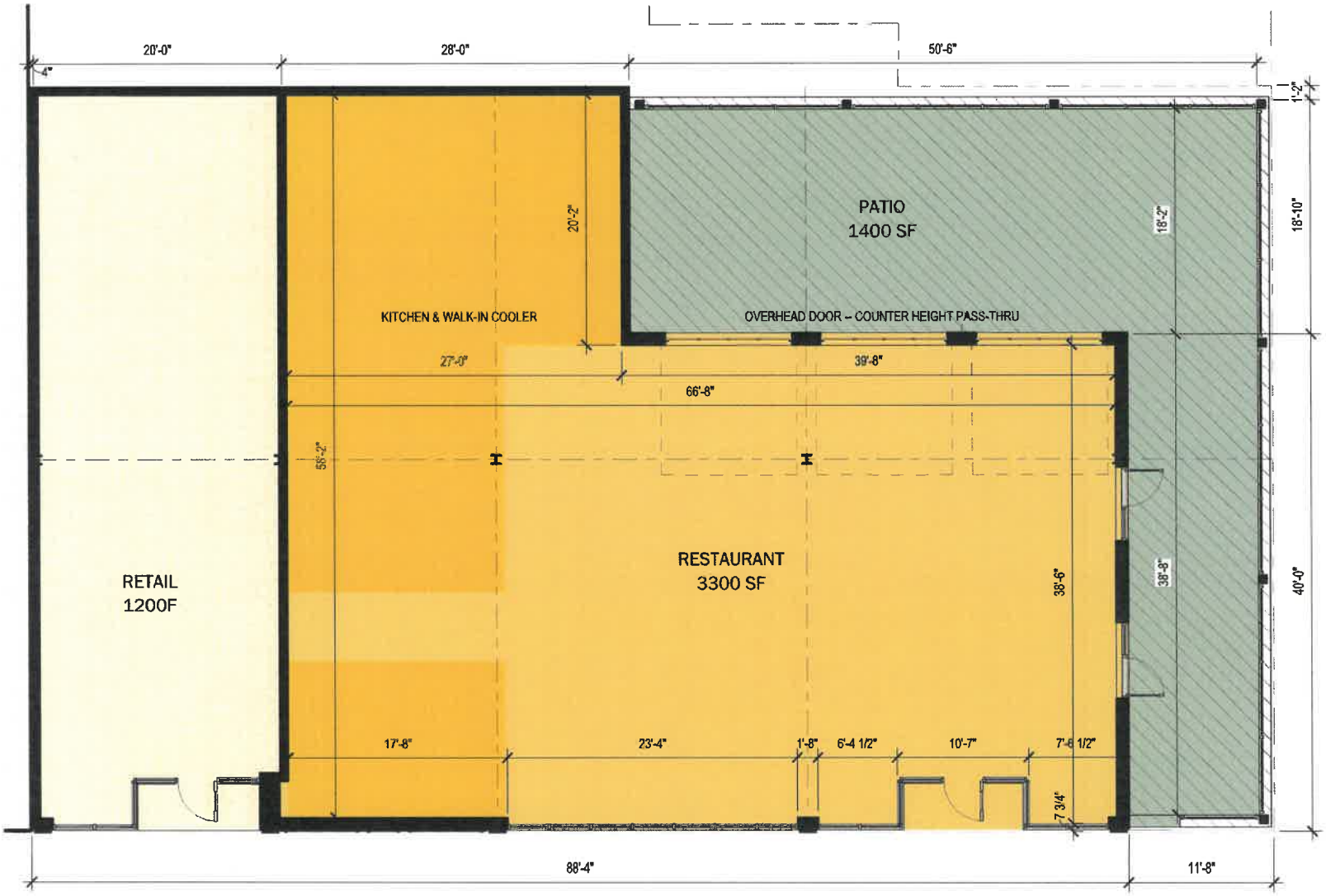


ALTERNATE

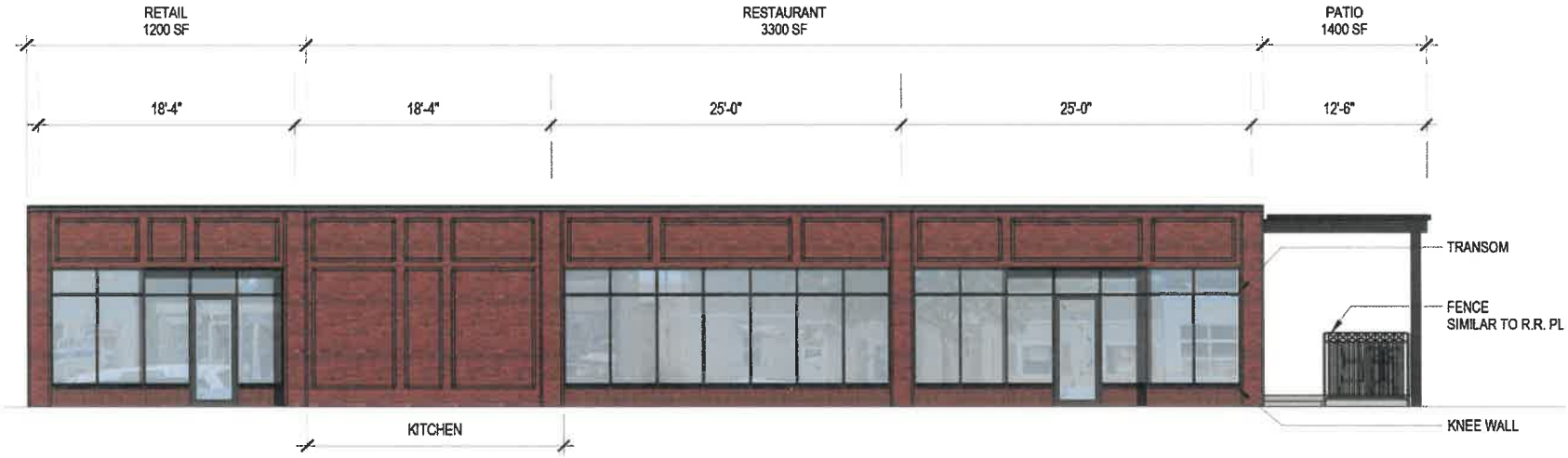


EXISTING

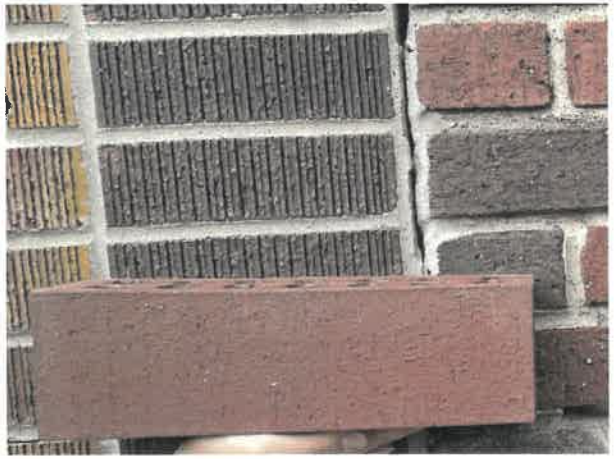
PLAN @ 1/8" = 1'-0" SCALE



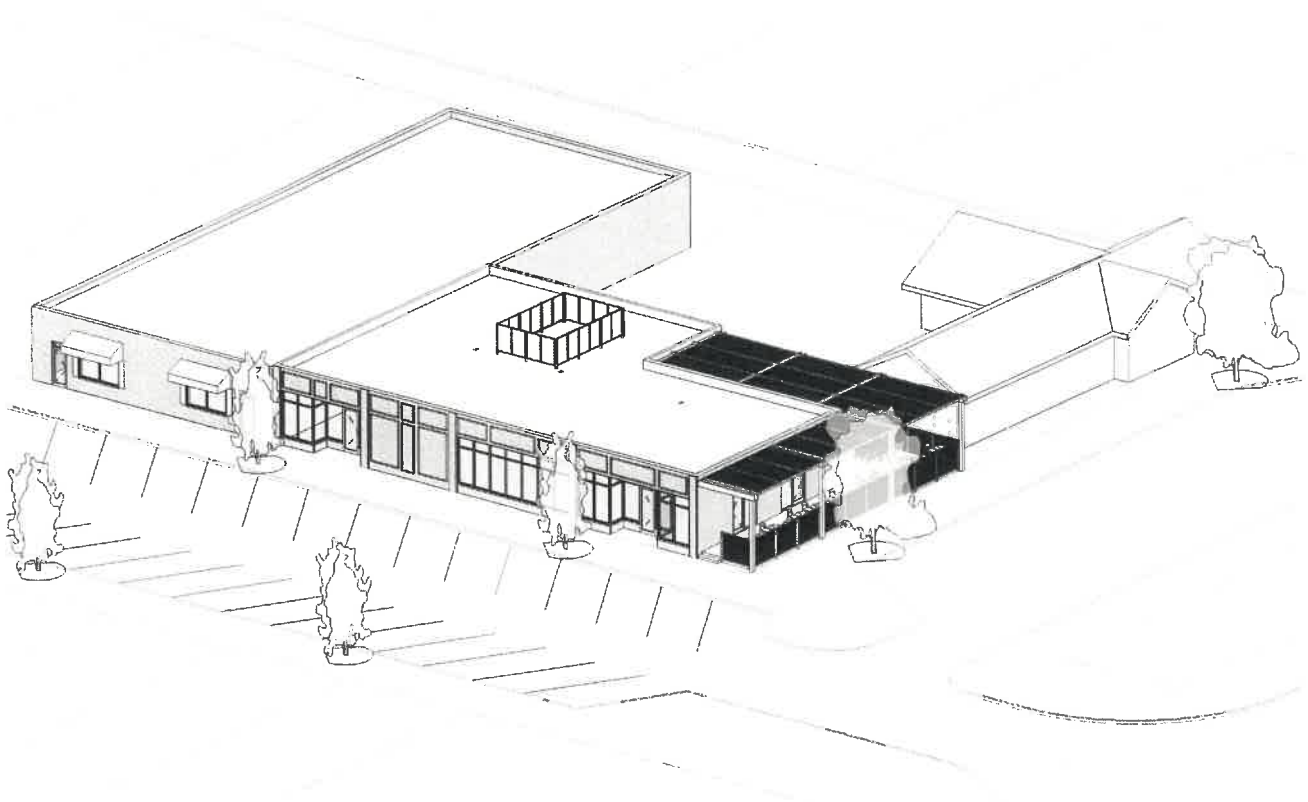
ELEVATION RENDERING @ 1/8" = 1'=0"



MATERIAL BRICK



AXON – ALTERNATE w/ SOUTH PATIO



PERSPECTIVE – ALTERNATE w/ SOUTH PATIO