

THE ASTON DES MOINES

PROJECT NARRATIVE

The project involves the demolition of an abandoned barber college building and infill of an existing lot at the southwest corner of East Sixth Street and Des Moines Street with a seven story, 228,400 square foot, mixed-use development containing first floor retail and 186 apartments with a mix of studio, one, and two bedrooms. 184 underground parking spaces will be provided. The contemporary apartment complex will feature an elevated outdoor tenant amenity space, state of the art fitness center, community gathering spaces, dog park, outdoor kitchen among others. Using a mix of complimentary materials including brick, aluminum, stone, and large swaths of glazing. The exterior elevations are broken by shifts in mass, yet held together with rectilinear lines of fenestration carried out in decorative elements. The choice of materials helps to highlight the building's varied massing. The project will embrace a sustainable green initiative. The project fits contextually with the surrounding neighborhood, adding to the walkable landscape. The pedestrian experience is enhanced with sidewalk streetscape improvements. The sidewalks and property surrounding the building would be built to provide for street trees and furniture, such as decorative lighting, benches, trash receptacles, bicycle racks, implementing accessibility and safety features. Heart of America Group will be the developer, while utilizing their in-house design team. They anticipate construction for the development will begin spring, 2024 and be completed in fall, 2025.