

COMMUNICATION
URBAN DESIGN REVIEW BOARD
CITY OF DES MOINES, IOWA

APRIL 2, 2024 MEETING

Subject:	Recommendation:	Prepared by:
DESIGN REVIEW – MARUCA, LLC AT 85 JEFFERSON AVENUE/1805 OHIO STREET (CITY-OWNED LAND SALE)	X APPROVE DISAPPROVE NO ACTION OTHER	KATIE HERNANDEZ ECONOMIC DEVELOPMENT COORDINATOR KLHERNANDEZ@DMGOV.ORG
Attachment Listing: https://www.dsm.city/udrb_meeting_schedule.php		

Summary:

Maruca, LLC has entered into a purchase agreement with the City of Des Moines with the intent to purchase and develop the property at 85 Jefferson Avenue (or 1805 Ohio St.), as well as the adjacent property to the northeast. The result will be a new parcel consisting of a consolidation of the currently independent parcels.

The existing site conditions consist of a vacant lot with permanent easements for transmission line and electric line. There are five (5) existing trees on site. There is an existing sidewalk in the right-of-way along Jefferson Avenue running east to west, with no existing curb cuts. There are vacant lots to the east, Jefferson Avenue to the south, Ohio Street to the west and a renovated one-story office/warehouse building, 1823 Ohio Street, with an existing concrete parking lot to the north. The levee is also to the north.

The proposed project includes a new 8,208 square foot building consisting of office space, restrooms, breakrooms and conference rooms, as well as warehouse storage space. A mezzanine will be included to provide extra storage and office space. A small roof top deck is proposed to provide an employee break area and to provide views of the Des Moines River and the downtown skyline. The warehouse space can be accessed via an overhead door located near the northeast corner of the building. At this time, the proposed tenant is LT Leon Associates.

The proposed site improvements include parking areas with lighting, drive lanes, bike parking, sidewalks, and a dumpster enclosure structure. The parking lot is proposed as a continuation of the existing parking lot to the north at 1823 Ohio Street to allow for better site circulation, which is the only Type 2 exception being pursued for this project. One new driveway is proposed on Jefferson Avenue.

Extensive landscaping is proposed, including buffers, fencing, parking lot landscape, building foundation plantings, and plantings in the bioretention cell areas. Stormwater runoff will be managed to meet all City of Des Moines requirements. The proposed stormwater management plan includes bioretention cells and an underground stormwater chamber system. The stormwater system will discharge to the existing City storm sewer intake located at the northeast corner of Jefferson Avenue and Ohio Street. This project will also include new utility services, including sanitary sewer, water, gas, electric, and fiber.

The proposed development will meet a minimum of four sustainable criteria as required by the purchase agreement and tax abatement. The sustainability features will consist of:

- a) Stormwater best management practices shall be implemented by methods of capture, infiltration, evapotranspiration, or re-use to retain 50% of the runoff volume from impervious surfaces on-site during a 1-year rainfall event.
- b) 90% of exterior building elevations are constructed from renewable materials.
- e) Redevelopment of a previously developed site.
- h) Ground source (geothermal) heat pumps used as primary source of heating and cooling.

Additional sustainability features, including solar for power generation and green roof for stormwater management, are being evaluated for potential implementation.

The architect of record is Substance Architecture, and the civil engineer is LT Leon Associates. The approximate cost of this project is \$6 million.

On February 27, 2023, the City Council approved the offer from Maruca, LLC to purchase the properties located at 85 Jefferson Avenue (or 1805 Ohio St), including the adjacent parcels to the northeast. As is required for land sales of City-owned property for development purposes, the project shall be reviewed by the City's Urban Design Review Board (UDRB) and have an approved site plan on file prior to the closing of the sale of property.

This property is not being considered for incentives. This is a land sale only. There are currently no plans for City acquisition in the area surrounding the subject property for property assemblage.

Scope of Review – Board to make recommendation to City Council on:

- Design review of renovation /remodeling/new construction for City-owned or leased project.
- Design review for urban renewal project with specific development requirements.**
- Whether a proposed urban renewal project qualifies for funding from tax increment.
- Whether the level of financial assistance funded from tax increment revenues proposed for a specific individual project are reasonable and appropriate.
- The selection of urban renewal sites for clearance or rehabilitation and problems relating to acquisition, clearance or rehabilitation of property, relocation of displaced persons and disposition of acquired property.
- Skywalk System
- Other

Urban Design Review Board Action: **The Board is asked to review and provide a recommendation on the design review of the project.**

Staff Recommendation: Approval of the design, subject to the Board's comments.

Property Location:



Street view:

