

**COMMUNICATION**  
**URBAN DESIGN REVIEW BOARD**  
CITY OF DES MOINES, IOWA

JULY 20, 2010 MEETING

<b>Subject:</b>	<b>Recommendation</b>	<b>Prepared by:</b>
<b>PRELIMINARY DESIGN REVIEW FOR EXTENDED STAY HOTEL AND LIMITED SERVICE HOTEL IN THE RIVERPOINT WEST DEVELOPMENT AREA (MLK &amp; SW 11<sup>TH</sup>)</b>	X APPROVE DISAPPROVE NO ACTION OTHER	RITA CONNER 283-4019 TOM HURLBERT, AIA 605-725-4852
<b>Attachment Listing:</b> <a href="http://www.dmoed.org/udrb2.htm">HTTP://WWW.DMOED.ORG/UDRB2.HTM</a>		

**Summary:**

Quest Development/Lamont Companies is proposing construction of two hotels in the Riverpoint West Development area at MLK & SW 11<sup>th</sup> Street. A 95 room extended stay facility estimated at \$5.9 million and a 93 room limited service facility estimated at \$5.3 million are planned. The proposed hotels were included in the conceptual development plan for this area. The board reviewed the conceptual plan and the design standards for the area in 2008. Construction is anticipated to begin in fall 2010.

**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 make its recommendation to City Council regarding the proposed design for one extended stay hotel and one limited service hotel as part of the Riverpoint West Development.

**Staff Recommendation:**

Staff recommends approval as presented, pending Board comments.

**Background:**

The planning and development of the Riverpoint West area is being coordinated according to a development agreement between the City of Des Moines and Sherman Associates, the owner. There are three phases of the plan, encompassing a total of 740,000 sf of commercial space and a minimum of 500 residential units. Minutes from the 2008 UDRB meeting reviewing the conceptual plan and design standards are attached.

The intent of the design standards was to provide consistent character but also allow for flexibility in individual building design. Commercial building exteriors were to consist of durable materials such as brick, metal, stone, cement board, etc. The proposed buildings consist of stone veneer, mixed brick veneer and EFIS accents.

