


COUNCIL COMMUNICATION

	Number:	23-404	Meeting:	September 11, 2023
	Agenda Item:	34	Roll Call:	23-1258
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

First Amendment to the Parcel Development Agreement for The Slate.

SYNOPSIS:

The Parcel Development Agreement between Slate at Gray's Landing, LLC, River Point West, LLC (Sherman Associates, Jackie Nicklaus, Senior Developer, 233 Park Avenue South, Suite 201, Minneapolis, MN 55415) and the City of Des Moines regarding The Slate, a 132- unit, 55+ multi-family project at the southwest corner of SW 11th Street and Tuttle Street, was approved on September 13, 2021. Section 2.4 included language required that 10% of the units be affordable. Since then, Sherman Associates has asked the City for more precise language on rules regarding affordable housing. This amendment articulates additional criteria.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- Thirteen (13) of the units (10% of total units) are required to be affordable at 80% Average Median Income (AMI). There will be a mixture of one (1)-bedroom units, one (1)-bedroom plus den, and two (2)-bedroom units available at affordable rates for eligible tenants.
- Sherman Associates has extensive experience in affordable housing projects in the Twin Cities and other markets where they have developed. They requested more precise language on the following topics, which is reflected in the Amendment:
 - **Definition of AMI.** The affordable rental rate and income of 80% AMI was further defined to be determined by the Iowa Finance Authority's Annual Low Income Housing Tax Credit (LIHTC) rent and income limits for Polk County.
 - **Students.** The agreement specifically allows students to inhabit an affordable unit.
 - **Increase in tenant income.** If the household's income initially met the income limit at move-in, the unit can continue to be rented at affordable rent, even if the tenant income increases, until the income reaches an amount greater than 140%. At that point, such unit is considered to be out of compliance and shall cease to be treated as a qualifying affordable unit. All available units must be rented to eligible beneficiaries until the required number of 10% of affordable units is restored.

- **Floating Units.** The exact location of the affordable units may move within the property based on the availability of vacant units, however, there must always be two (2) two (2)-bedroom units at affordable rates.
- The Slate is a \$30 million, four (4)-story, 129-unit independent living senior housing (55 plus) project on 2.2-acres at the southwest corner of SW 11th Street and Tuttle Street in Gray's Landing. The project is leasing up now and expects to welcome new tenants in mid-August.
- This senior living project will be geared toward "active seniors" who will enjoy the proximity to downtown and local trails. The proposed Phase 1 building will include an attached one (1)-story clubhouse that will house an indoor pool, fitness center, community room, spa, and hobby room.
- The project is proposed to be built in two (2) phases. The first phase will have the 129 units mentioned above. The second phase proposes an additional 120 units in a separate building to the south. Phase 2 is proposed to somewhat mirror Phase 1 with another C-shaped building that will have frontage along the remainder of SW 11th Street and the paseo, as well as Murphy Street.

PREVIOUS COUNCIL ACTION(S):

Date: September 13, 2021

Roll Call Number: [21-1420](#)

Action: [Parcel](#) Development Agreement with [Slate](#) at Gray's Landing LLC and Redevelopment Plan for construction of senior housing in Gray's Landing and acknowledging amount of parcel grant allocated to the project. ([Council Communication No. 21-394](#)) Moved by Boesen to adopt. Motion Carried 6-1. Absent: Westergaard.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: March 5, 2019

Resolution Number: N/A

Action: Recommend approval of the final conceptual development plan with the incorporation of the Board's comments and continued work with staff on the design. Yes-6. No-0. Abstain-0. Absent-4.

Board: Plan and Zoning Commission

Date: December 20, 2018

Resolution Number: ZON2018-00200

Action: Approval of a motion consisting of Part A) the proposed rezoning is in conformance with the existing PlanDSM Creating Our Tomorrow future land use designation; Part B) approval of rezoning

from "C-3B" Central Business Mixed-Use District to "PUD" Planned Unit Development; Part C) approval of amending the Gray's Station PUD Conceptual Plan by removing the portion of the subject property located in that Plan; and Part D) approval of the Slate at Gray's Landing PUD Conceptual Plan subject to 8 amendments. (Yes = 8, No = 0).

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.