



Mission: to lead the preservation, support and development of the East Village Community

July 3, 2014

City Manager Larry Hulse
Councilman Joe Gatto
Des Moines City Hall
400 Robert D. Ray Drive
Des Moines, IA 50309

Mr. Hulse & Councilman Gatto:

I am writing on behalf of the Historic East Village Neighborhood Association to express our general support for the development Troy Hansen has proposed for 201 East Locust Street (bordered by East Locust, East Walnut, East 2nd Street and East 3rd Street). Our Board received a briefing from the developer in May, and we were favorably impressed. We believe that by combining an extended stay hotel, retail space, apartments, townhouses and an internal parking garage this project can be a unique and very positive addition to our neighborhood. It should be a win-win for Des Moines and the developer and we applaud the efforts of everyone involved in bringing it to this point.

I used the term "general support" above for a reason, because the Association does want to be sure the final design respects three priority concerns:

1. **Aesthetics:** The designs we have seen are promising, but they are non-binding prints and it is possible that shortcuts could be taken on the quality of the build-out. Presently there are not a lot of specifics on the actual materials, so it is difficult to offer substantive comments. We will only note here that materials and finishes need to be consistent with the prominent location the development will have in our neighborhood, as well as the significant amount of financial assistance this project will receive.
2. **Streetscape:** The streetscape along East Locust including street lights, tree plantings, color of concrete, county medallions in the sidewalks, etc. are important and this development should not be allowed any exceptions in that regard that set it apart from the overall "look and feel" of our neighborhood. In that same context, there should not be "hotel guests only" parking restrictions along any of the streets that border this development. Parking is becoming a real concern in our neighborhood and public access to on-street parking is important to our continued success.
3. **Walkability:** It is absolutely critical that the final design enhance our neighborhood's walkability, especially since Locust Street is a key access route. We feel very strongly that the commercial/retail bays



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on each side of the hotel need to face Locust and be inviting to pedestrian traffic. Otherwise, there is risk the entire block along Locust will become a “dead zone” for pedestrian traffic.

Thank you for considering our views on this proposed development. We look forward to continued collaboration with the City and the developer as this important project goes forward.

Sincerely,

Mark Tezak
Vice President, Historic East Village Neighborhood Association

Cc: Troy Hansen, Hansen Real Estate
Brett Van Zee, InVision Architecture
Josh Garrett, President, Historic East Village Neighborhood Association
Members, Historic East Village Neighborhood Association Board