



A MAIN STREET IOWA ORGANIZATION

REQUEST FOR PROPOSAL

**1327 & 1445 6th Avenue - Redevelopment Opportunity
6th Avenue Corridor, Des Moines, Iowa**

TABLE OF CONTENTS

1. Project Notice
2. Site Information
3. Desired Development
4. Background and Vision
5. Proposal Submission Requirements
6. Proposal Review and Evaluation Criteria
7. Design Technical Assistance
8. Property Transfer & Purchase Price
9. General Terms and Conditions
10. Design Recommendations/Concepts

1. PROJECT NOTICE

The 6th Avenue Corridor (6AC) is issuing a Request for Proposal (RFP) for the conveyance and redevelopment of two vacant properties: 1327 6th Avenue and 1445 6th Avenue, Des Moines, Iowa. 6AC seeks a Development Entity with the vision, capabilities, and experience to redevelop these properties. The entity could propose to develop one property or both. The final selection will lead to the designation of a Development Entity responsible for redevelopment.

RFP responses are due on **Friday, June 27th, 2025**, by midnight.



The 6th Avenue Corridor Urban Main Street District begins at I-235 and extends north to the Des Moines River (shown in a dashed red line).

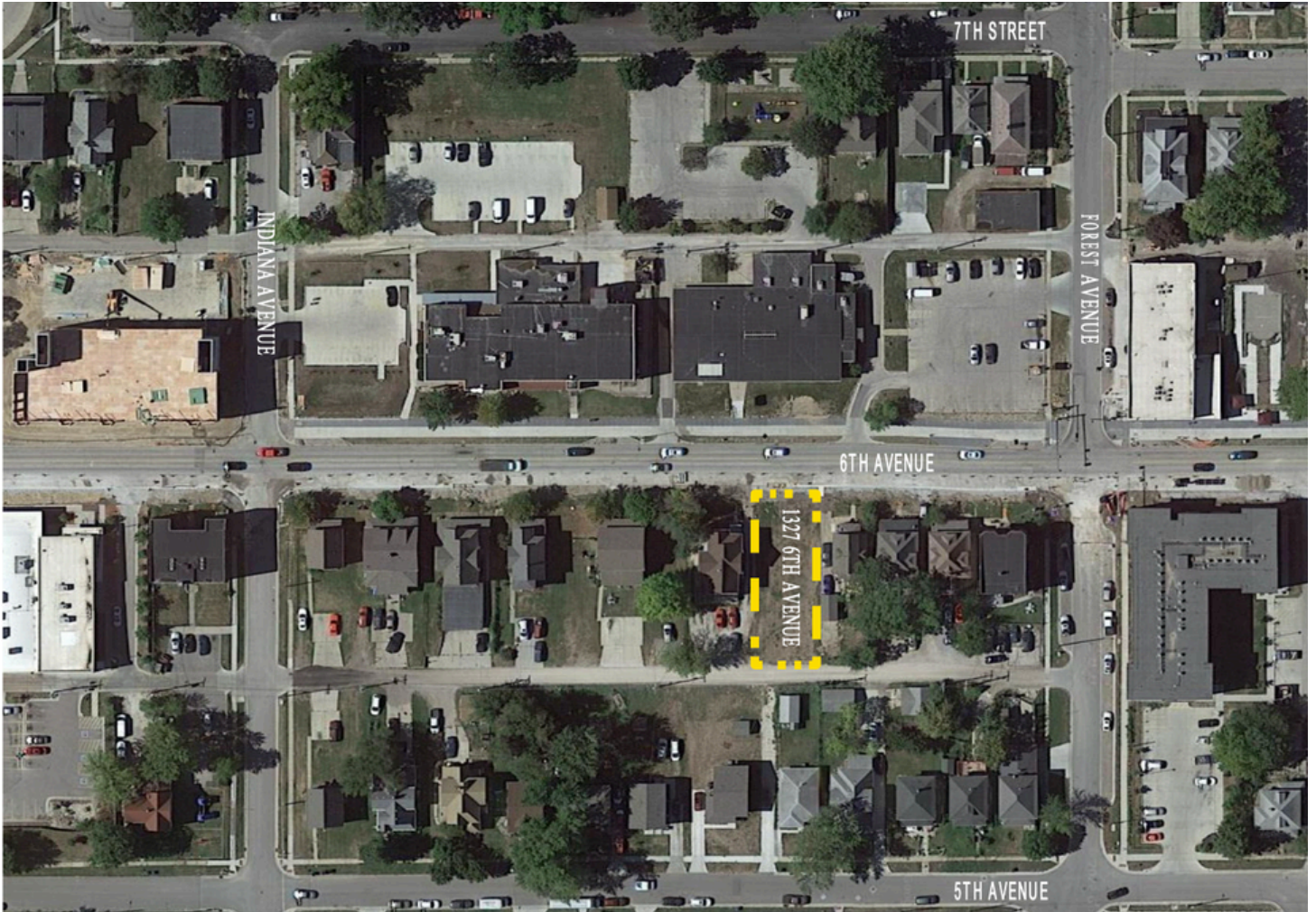
2. SITE INFORMATION

Located within the 6th Avenue Corridor Urban Main Street District, the redevelopment of 1327 and 1445 6th Avenue presents a transformative opportunity to revitalize this historic area. These properties are positioned to serve as catalytic examples, driving further private investment. The vision includes adding at least two new residential units per parcel to foster a vibrant, diverse, and economically sustainable neighborhood.

The Iowa Department of Cultural Affairs has designated the 6th Avenue Corridor an Iowa Great Place due to its historical and cultural significance. The area is experiencing revitalization with restored historic homes, new businesses, and ongoing streetscape improvements. Public enhancements include a “complete street” design with reduced traffic lanes, a multi-use trail, designated parking, widened sidewalks, improved lighting, and green infrastructure like rain gardens and permeable paving. Public art installations, including vibrant bus shelters, reinforce the neighborhood’s identity.

These properties are minutes from downtown Des Moines via car, bus, or bicycle. To the north, the Des Moines River and Central Iowa Trails system offer recreational amenities, along with the Riverview Park amphitheater. To the south, the Urban Campus of Des Moines Area Community College and MercyOne Medical Center anchor the district, along with Iowa’s top-rated international grocery store. Major enhancements are also planned nearby, including a multi-million-dollar upgrade to 2nd Avenue and the Reichardt Community Recreation Center, state-of-the-art recreation center between 9th and 11th Streets.

1327 6th Avenue



1327 6th Avenue context. Note that this aerial does not include all recent streetscape enhancements.



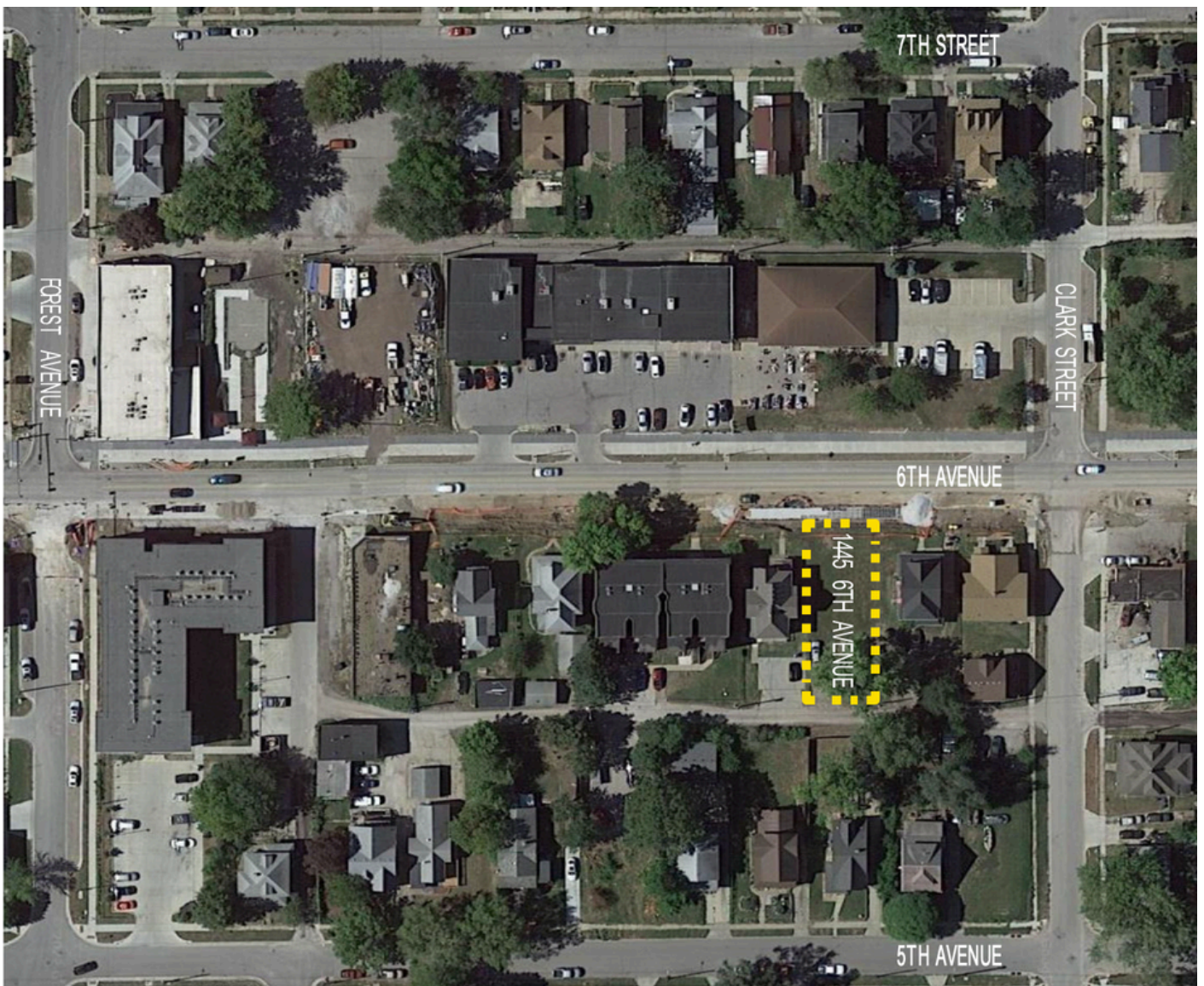
Street view of the property looking east.

1327 6th Avenue. Zoned RX1 Mixed Use District. Specific property information can be found on the Polk County Assessor's website at <http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=08002814000000>.

- Size/Dimensions: Approximately 6350 sq. ft., 50 feet of frontage, 130 feet in depth
- Zoning: RX1 – Mixed Residential/Office
- Allowed Development: Residential, office, and mixed-use
- Planned Approval: A 2-unit rowhouse has received preliminary approval

A 2-unit rowhouse has received preliminary design approval for each lot, providing a starting point for redevelopment.

1445 6th Avenue



1445 6th Avenue context. Note that this aerial does not include all recent streetscape enhancements



Street view looking east to 1445 6th Avenue. The property is indicated with a red dot.

1445 6th Avenue. Zoned RX1 Mixed Use District. Specific property information can be found on the Polk County Assessor's website at <http://web.assess.co.polk.ia.us/cgi-bin/web/tt/infoqry.cgi?tt=card/card&dp=08003131000001>.

- Size/Dimensions: Approximately 6050 sq. ft., 50 feet of frontage, 122 feet in depth
- Zoning: RX1 – Mixed Residential/Office
- Allowed Development: Residential, office, and mixed-use
- Planned Approval: A 2-unit rowhouse has received preliminary design approval for each lot, providing a starting point for redevelopment.

3. BACKGROUND AND VISION

6AC acquired the properties in 2017 to facilitate redevelopment that aligns with its mission of stimulating community growth, development and vibrancy. These lots are ideally positioned to serve as catalytic projects that encourage further private investment along the Corridor.

The vision for these properties is to establish high-quality, context-sensitive development that enhances neighborhood livability and economic vibrancy.

Community Engagement Expectations

To ensure redevelopment aligns with community needs, developers must actively engage stakeholders. This includes:

- incorporate 6th Avenue Corridor and City of Des Moines design standards
- providing regular updates to 6AC and community groups

Sustainability is a key priority. Proposals should integrate green building practices, energy-efficient construction, sustainable materials, and stormwater management solutions like permeable paving and rain gardens. Projects incorporating solar panels, green roofs, or energy-efficient HVAC systems are encouraged.

Developments should reflect the cultural diversity of the 6th Avenue Corridor, supporting BIPOC- and immigrant-owned businesses and ensuring diverse representation in design and operations. Projects that include public art, historical elements, or cultural enhancements will receive additional consideration. Successful proposals will likely include 1-2 levels of residential units. Only built structures with taxable uses will be considered. 6AC prioritizes proposals committed to diversity, including developers who engage BIPOC/immigrant tenants or partners.

4. DESIRED DEVELOPMENT

The redevelopment of 1327 and 1445 6th Avenue should align with the following priorities:

- **Housing Options:** Preferred uses include multifamily housing including affordable, workforce, and market-rate housing.
- **Quality Design & Materials:** Projects should incorporate durable materials and context-sensitive architecture.
- **Economic Impact:** Proposals should increase residential density to contribute to the Corridor's economic vitality.
- **Sustainability:** Green infrastructure, energy efficiency, and stormwater management strategies are encouraged.
- **Community & Cultural Fit:** Developments should reflect the neighborhood's diversity and contribute positively to its cultural identity.

Proposals will not be considered for surface parking, low-density suburban-style development, or projects that do not contribute to the tax base.

5. PROPOSAL SUBMISSION REQUIREMENTS

Submissions should include:

A. Developer Experience

- Identify the project team
- Describe the experience of the developer/project team, including previous similar projects

B. Description of Proposed Development

- Outline the number and size of units, including site plans, elevations, and reference images
- Explain how the proposal aligns with the goals for the site and Corridor
- Highlight unique design elements and materials

C. Costs & Schedule

- Offering price for the lot
- Overview of requested incentives
- Anticipated project timeline, including estimated commencement and completion date.
- Estimated total project cost and market value upon completion

A formal application form is not required; a cover letter and proposal meeting these requirements will suffice. Additional information may be requested during the review process.

6. PROPOSAL REVIEW AND EVALUATION CRITERIA

Proposals will be evaluated based on:

- Alignment with Development Goals (50%) – How well the proposal meets the vision and priorities for the site
- Developer Experience & Capacity (30%) – The team's ability to execute the project successfully
- Financial Feasibility & Impact (20%) – Funding strategy, cost estimates, and economic benefits

The selection process will prioritize the overall impact of the development over purchase price, as 6AC's goal is to catalyze the right type of investment.

Developers may submit separate proposals for each lot and indicate if they are interested in one or both. If multiple proposals are received, 6AC will evaluate them competitively, selecting the most aligned project.

7. DESIGN TECHNICAL ASSISTANCE

Proposers are encouraged to apply for design assistance to support the redevelopment of 1327 6th Ave and 1445 6th Ave. Offered as a free service through the Iowa Economic Development Authority's Main Street Iowa program, this assistance provides property owners and tenants with expert design recommendations, conceptual renderings, and economic development support. Design specialists will help shape project concepts, while business specialists offer one-on-one consultations to strengthen project feasibility. More information and the application can be found at www.6thavedsm.org/grants under the Design Technical Assistance Program section.

8. PROPERTY TRANSFER & PURCHASE PRICE

To encourage strong proposals and facilitate redevelopment, 6th Avenue Corridor will deed the property to the selected developer for \$1 upon successful award of the project. This approach ensures the property is transitioned to an active use while aligning with our mission of revitalization.

The selected developer must demonstrate a feasible and impactful development plan that aligns with the district's strategic goals. Final terms of the property transfer will be formalized in a development agreement to ensure project completion as proposed.

9. GENERAL TERMS & CONDITIONS

Acceptance/Rejection/Withdrawals of Proposals. The 6AC reserves the right to amend or modify the RFP at any time during the procurement process, prior to the date and time which responses are due. All amendments and modifications to the RFP will be posted on the 6AC's website in the form of an Addendum and emailed to interested parties who have provided their contact information before the submission deadline.

6AC reserves the right, at its sole discretion, to: reject any or all proposals or parts of any and all proposals; re-advertise this RFP; postpone or cancel, at any time, this RFP process; or waive any irregularities in this RFP or in the proposals received as a result of this RFP; all as may be deemed to be in the best interest of the 6AC, subject to applicable law. A late response shall not be considered for review unless the 6AC determines that it is in the best interests of the 6AC and the project to do so.

6AC reserves the right, at its sole discretion, to invite all or a selection of Respondents to respond to the RFP, depending on the quality of the submissions and the qualifications of the Respondents, and reserves the right to open up the procurement in the RFP phase to additional entities, depending on the responses. The 6AC may also issue a new RFP with project modifications based on information learned from the initial round or other changing circumstances, or may terminate or suspend the solicitation process at any time. The 6AC reserves the right to reject all submissions, or to cancel this procurement at any time.

The contract for this project will be between the 6AC and the Development Entity.

SUBMISSION DEADLINE

Friday, June 27th, 2025, by midnight

Submit proposals to:

Jasmine Brooks

Executive Director | 6th Avenue Corridor

director@6thavedsm.org

DESIGN RECOMENDATIONS

Key RX-1 Zoning considerations:

Zoning Parameters:

- Zoned RX-1 Mixed-use
 - Allowed building types: Commercial Cottage, General Building, Civic Building, Flat A & B, and Row Building
- Parking requirements: one stall per residential unit. Commercial parking requirements vary by use. Retail and Office use, 1 per 400sf. 1 per 600sf is a general catch-all for unlisted uses.

Development Possibilities:

- Under current zoning parameters the subject lots could accommodate a Commercial Cottage style development with non-residential use on the ground floor and residential on the upper floors. This style is described as – *“a small-scale building for use at mixed-use nodes and along mixed-use corridors. This building functions well as a transitional building between commercial uses and residential uses but can also occur within a neighborhood commercial area.”*
- Other allowed building types would require planning approval for a design alternative.
- The City approved a Type 1 Design Alternative to allow a two-unit Row Building.

NOTES

- The RX-1 zoning of the lots reflects the long-term planning goals to transition the 6th Ave corridor towards high-density mixed-use development. Currently the area adjacent to the subject lots on the east side of 6th Avenue is primarily single-family homes and small multi-family properties from the early 1900's. The west side of 6th Avenue is predominantly newer commercial properties owned by non-profit social service organizations.
- The properties adjacent to the subject lots have been remodeled with modern low-cost siding materials likely installed over original clapboard siding. We recommend development on the lots utilize higher-quality building materials that are compatible with the existing surrounding structures. This will help to set a precedent for future improvements in the area. Suggested materials include:
 - a) Clapboard or lap siding with 3-4" spacing – wood or composite with smooth finish. Vinyl siding and similar materials are not recommended, as they generally show their price, with low-quality finishes, lack of durability, and appearance. However, there are several suppliers of composite siding that are lower cost than wood but are more durable and quality finish.
 - b) Wood T&G style (tongue and groove) eaves or exposed rafter tails - Avoid metal soffit panels. Faux rafter tails can be installed outside the building envelope to simplify construction and facilitate a higher-quality finish.
 - c) Encourage non-white, non-vinyl windows – Vinyl windows typically offer the lowest upfront cost but lack long-term durability. Higher-quality windows will typically last longer. If vinyl windows are used, selecting a color other than white will help maintain a higher-quality aesthetic.
 - d) Windows rhythm and proportions – historic buildings typically feature higher ceilings and taller windows than modern spec. homes. Using taller windows with thoughtful placement will greatly enhance the designs of the new buildings and provide additional natural lighting.
 - e) Exterior trim and windowsills – encourage trim around door/window openings, at corners, and at eave/gable edges. Include sills in the window trim. Embellish porch posts/beams with trim.
- Encourage accent features on the front façade.

- There are two general development options under current zoning: *Commercial Cottage-Style*, and *2-unit rowhouse*. The site plans show the maximum developable area for these building sites and provide a general example of possible site layout to include yard space and off-street parking from the alley. Both options allow for a 2-3 story building.

COLOR SCHEME

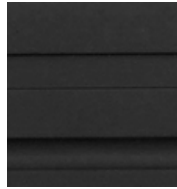
Sherwin Williams paint colors are shown here for reference. Appearance of color samples will vary depending on computer screen or printer – view actual samples for color matching.



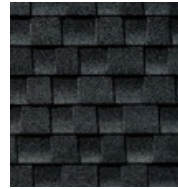
SW 9128



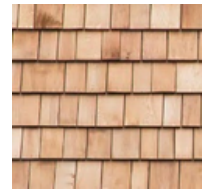
SW 7005



Black



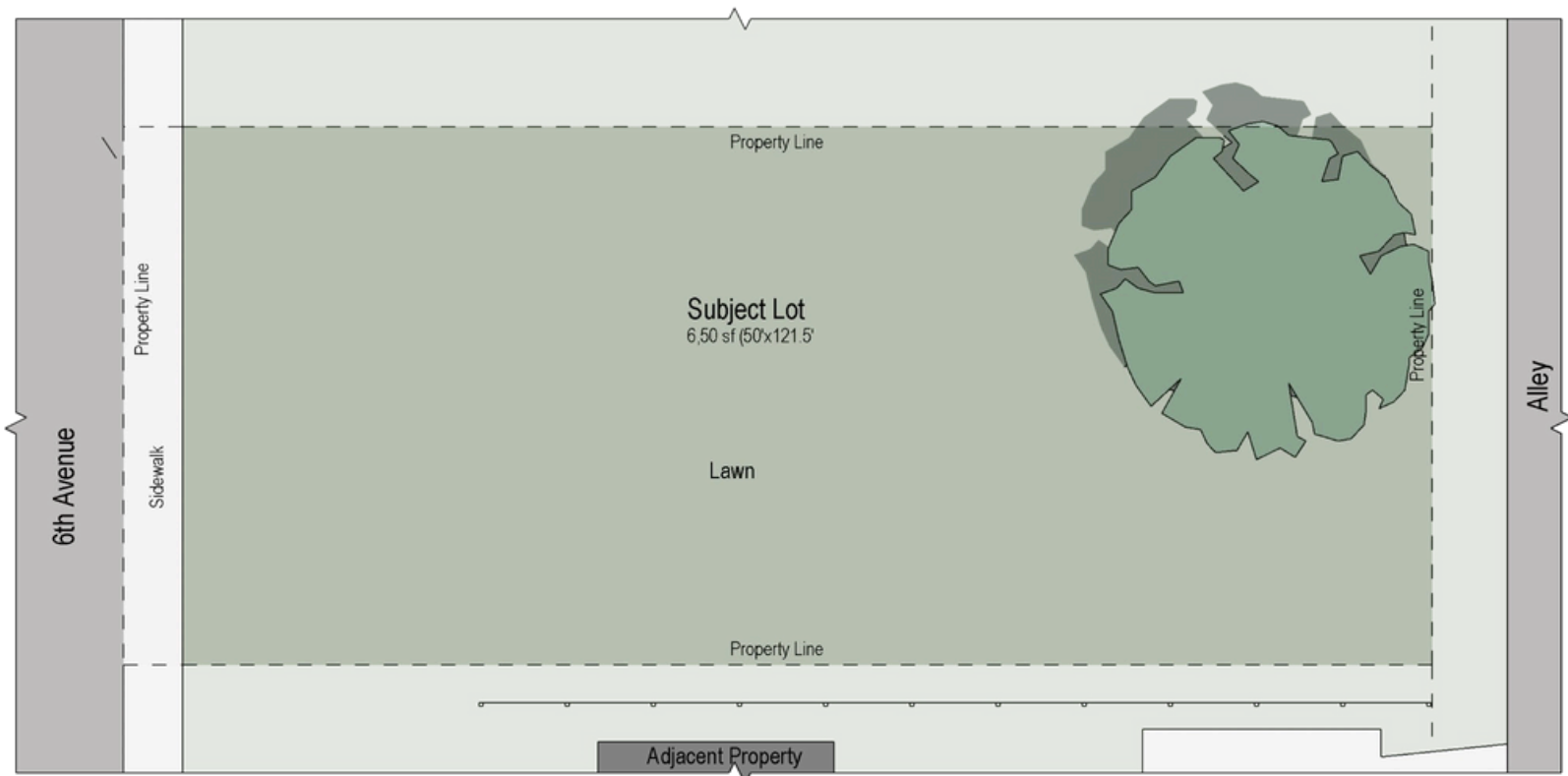
Charcoal



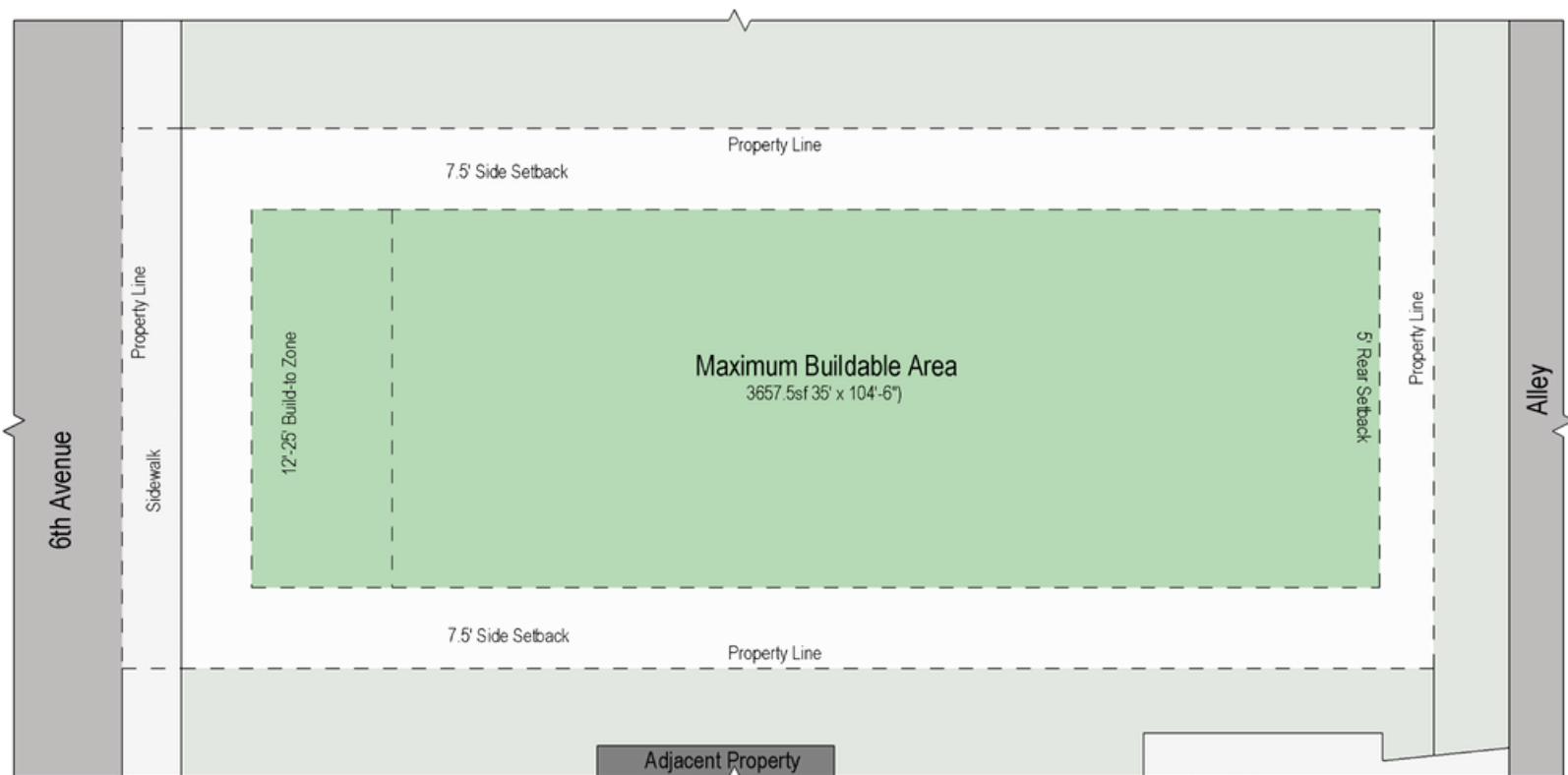
Shakes



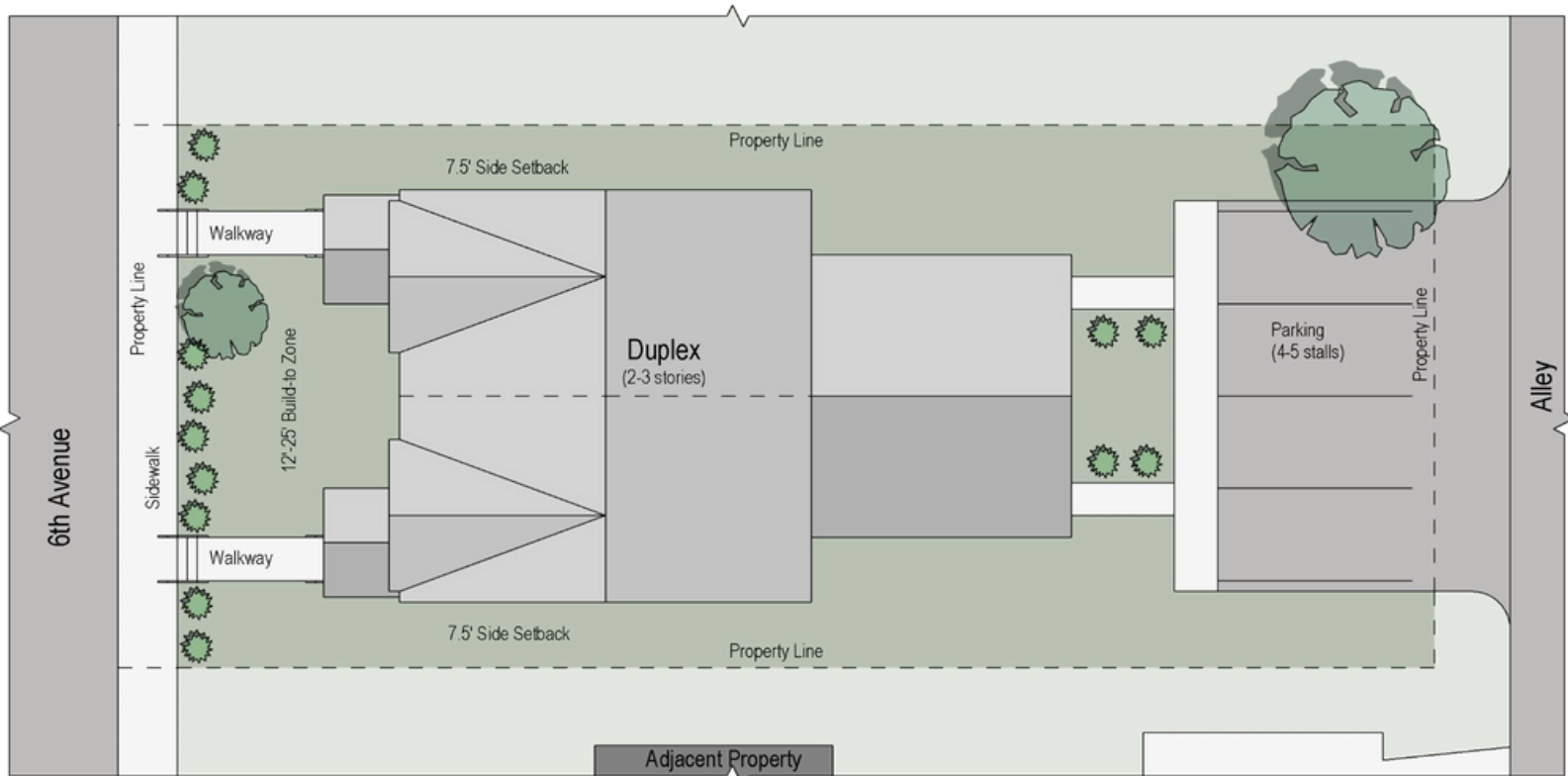
Concept Rendering of two-story Row Building option. Shown with "Pure White" clapboard. Painted siding on the 2nd floor and shakes in the gable provide an accent.



EXISTING SITE PLAN



Buildable Area: Row Building



Site Plan Option: Two-Unit Row Building