



**Council Communication No. 97-263**

**SYNOPSIS –**

It is proposed that the City, in conjunction with the Des Moines Development Corporation, undertake a comprehensive structural and financial feasibility study of the architectural/historically significant properties located within the Gateway West project area. This study would focus on the Masonic Temple building at 10th and Locust Streets, the adjoining original American Institute of Business building, the Arlington and Hallett Apartment buildings, the Kingston Apartment building, and the Aramark building among others. The study would determine if these buildings have architectural or historical significance, could be restored, the expected cost of restoration, and the market feasibility associated with various uses compatible with the Gateway Project. In addition, it is expected that the City would identify the extent to which public or private funds would be needed to subsidize the restoration. The study would be completed within 12 months.

**FISCAL IMPACT –**

It is expected that consulting services will be required to undertake the study. At the time Council is asked to consider a contract for consulting services, we will present a recommendation as to source of funding.

**RECOMMENDATION –**

**Direct the incorporation of this process into the body of the Gateway Park and authorize the City Manager, in conjunction with Des Moines Development Corporation, to prepare a consulting services contract, including a recommended scope of services, for Council's consideration.**

**BACKGROUND –**

On the Council agenda for May 19, 1997, is a recommendation from the Gateway West Steering Committee which addresses the future development and improvement of the Gateway area. Included in the Steering Committee's report is a recommendation which indicates the need to undertake a feasibility study of the various architecturally or historically significant buildings within the Gateway area. However, unless we immediately seek to undertake a comprehensive feasibility study on each of these buildings, we will be unable to resolve the future of these buildings within a reasonable time frame. It is important that we reach a determination on these buildings as we consider moving forward with the Gateway project.

The buildings to be studied are all privately owned at the present time. In order for the study to be able to reach conclusions about each building, it may be necessary for us to obtain the consent of each building owner so that interior access to the buildings can be obtained. Therefore, prior to presenting a recommendation to Council, we will contact each property owner and attempt to gain their consent to conduct the study.

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