



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 4/19/04

Communication

No.: 04-186

Agenda Item Type: Resolution

Roll Call

No.:

Submitted by: Rick Clark, City Manager's Office

SUBJECT—

Resolution adopting the recommendation of the Landmark Review Board to issue a certificate of appropriateness for improvements to Sylvan Theater in Greenwood Park.

SYNOPSIS—

On March 16th, 2004 The Landmarks Review Board reviewed an application from Dunbar Jones Partnership on behalf of City Engineering and Park and Recreation for rehabilitation/restoration of Sylvan Theater, Greenwood Park to include alterations to the stage area, the spectator seating, walks, aisles and paths, and other site features including the road, addition of some parking, and the site's original building. (application attached to the Roll Call)

FISCAL IMPACT—

Improvements are funded by the approved 2004-05/2009-10 Capital Improvement Program (Park Improvements—page 19: Park Redevelopment) in the amount of \$274,500. A local contractor is also donating work valued at \$52,000.

RECOMMENDATION—

Approval

BACKGROUND—

The Greenwood Park master plan, approved on April 8, 2002 by the City Council, was based on stakeholder input who identified the rehabilitation of Sylvan Theater as the top priority. Subsequently the City hired consultants to develop a restoration plan for the theater.

On March 16th, 2004 The Landmarks Review Board reviewed the application from Dunbar Jones Partnership on behalf of the City of Des Moines for the rehabilitation of Sylvan Theater. The board asked the applicant to further explore ways to alleviate the amount of concrete in the seating area to help maintain the natural feeling of the amphitheater and return with a recommendation, and to also return to them with a railing design for the entrance stairs and the light assembly.

The applicant returned to the Landmark Review Board on April 6, 2004. They presented a revised plan based on input received from the Park and Recreation Board and from an architect representing the concerns of the Access Advisory Committee since the Landmark Review Board meeting of March 16th. The revisions consisted of a change in the material of the proposed retaining wall along the street edge to make it less conspicuous, and the addition of a pathway and an aisle at the midpoint of the amphitheater seating to further accommodate disabled users.

In response to the Landmark Review Board's motion of March 16th, the applicant also presented a railing design, a light assembly design, and a revision to the floor of the amphitheater seating to show compacted decomposed granite, rather than concrete in the aisles. The board recommended approval by a vote of 12-3. (Discussion notes attached to the Roll Call).

By city code, recommendations from the Landmark Review Board are made to the Des Moines City Council. The Landmark Review Board's recommendation on Sylvan Theater does not represent the review of Sylvan Theater by The Park and Recreation Board or the Access Advisory Board. At this time, the Access Advisory Board has not acted on the plan, the Park Board has received and filed the Sylvan Theater plan.