



Agenda Item:

35A

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 05/23/05
296

Communication No.: 05-

Agenda Item Type: Resolution

Roll Call No.: 05-

Submitted by: Richard Clark, Deputy City Manager

SUBJECT—

Resolution approving Conceptual Development Plan for Mulberry Lofts (Mulberry Development, LLC), a project containing at least 45 residential condominium units at 112 11th Street.

SYNOPSIS—

On the May 23, 2005 Council agenda are two items relating to the Mulberry Lofts development project.

The first is a communication from the Urban Design Review Board regarding their review of the Mulberry Lofts conceptual development plan.

The second is the resolution to approve the Mulberry Lofts conceptual development plan. The conceptual development plan is on file in the office of the City Clerk, and based on the review and recommendation of the Urban Design Review Board, staff finds the plans to be in substantial compliance with the conditions of the Urban Renewal Development Agreement by and between the City and Mulberry Development, LLC (Richard Sontgerath, Heritage Affordable Housing, 1932 1st Avenue, Ste. 800, Seattle, WA).

FISCAL IMPACT—

These actions do not change the City's financial obligations for this project.

RECOMMENDATION—

Approval

BACKGROUND—

On May 9, 2005 by Roll Call 05-1203, the City Council approved an Urban Renewal Development Agreement with Mulberry Development, LLC for the property located at 112 11th Street. The Developer proposes to convert the building into at least 45 residential condominium units. The total construction cost is over \$7 million.

Urban Design Review Board Action:

At their meeting of May 17, 2005, the Urban Design Review Board voted 5 ayes, 1 abstention to approve the Conceptual Development Plans for the Mulberry Lofts project. More detail is contained in the letter from the Board to the Council on file with the City Clerk.

Conceptual Development Plan:

The Mulberry Loft Conceptual Development Plan meets the Minimum Development Requirements as established by the Urban Renewal Development Agreement. The design plans are on file with the City Clerk.

