

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: September 12, 2011
	Agenda Item No. 29B Roll Call No. [_____] Communication No. <u>11-593</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Authorizing the Mayor to sign the Memorandum of Agreement with the State Historic Preservation Office to allow for the demolition of the Southern Meadows Apartments.

SYNOPSIS:

The City has been working with the State Historic Preservation Office (SHPO) to prepare a Memorandum of Agreement (MOA) to allow for the demolition of the remaining structure at the Southern Meadows Apartments (2800 SE 8th Street). The approval of this MOA will allow the City to proceed with the demolition of the structure.

FISCAL IMPACT: NONE

Amount: N/A

Funding Source: N/A

ADDITIONAL INFORMATION:

In 2000, the Southern Meadows Apartments (2800 SE 8th Street) was identified as eligible for listing on the National Register of Historic Places. The building was listed as eligible because of its past use as the Salvation Army Booth Memorial Hospital for Women and because of the architectural façade of the structure. Because of this, demolishing the building is deemed to have an adverse impact on the historic fabric of our community. For the past 18 months, staff has been working with the SHPO on a MOA to mitigate the negative impact of this demolition.

Staff has asked the Salvation Army, SHPO, Preservation Iowa, and numerous Native American Tribes, to comment on the proposed demolition. None of the identified parties consulted on the project. In addition, a neighborhood meeting was held at the beginning of the Southern Meadows redevelopment project to discuss reuse of the building. The neighborhood had no sentimental tie to the building and preferred it be demolished.

The MOA outlines the mitigation strategies necessary to mitigate the impact of this demolition on the community. The only mandated piece of the mitigation strategy was a historical narrative of the building. In 2010, a report on the history of Booth Memorial Hospital in Des Moines was prepared to satisfy the requirement. The other mitigation strategy allows the City to salvage architecturally significant items from the structure. When the demolition occurs, the name place, cornerstone, and other

items may be salvaged.

The Engineering Department has started the formal bidding process for the demolition and asbestos removal from the building. Staff anticipates the asbestos removal to begin in November and the demolition to be completed before the end of the year.

PREVIOUS COUNCIL ACTION(S):

Date: August 29, 2011

Roll Call Number: 11-1444

Action: On Council-initiated request to vacate Broad Street between Indianola Avenue and SE 8th Street and rezone the properties surrounding Southern Meadows Apartments from Ltd. "R-3" (Multiple Family Residential) and "R1-60" (Low-Density Single-Family Residential) to PUD (Planned Unit Development), (10-10-11). (Council Communication No. 11-555) **Moved by Hensley to adopt. Motion Carried 7-0.**

Date: December 20, 2010

Roll Call Number: 10-2063

Action: Establishing fair market value and authorizing voluntary acquisition of property at 2839, 2843 and 2933 Indianola Avenue. (Council Communication No. 10-746) Moved by Meyer to adopt. Motion Carried 7-0.

Date: September 28, 2009

Roll Call Number: 09-1743

Action: Establishing Fair Market Value and authorizing acquisition of Southern Meadows Apartments at 2800 and 2810 SE 8th Street. (Council Communication No. 09-691) **Moved by Coleman to adopt. Motion Carried 7-0.**

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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