

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: July 29, 2013
	Agenda Item No. 25 Roll Call No. <u>13-1204</u> Communication No. <u>13-390</u> Submitted by: Matthew A. Anderson, Assistant City Manager

AGENDA HEADING:

Amend development agreement with the Des Moines Social Club (DMSC) regarding designation of commercial space in the redevelopment of the former central fire station property at 900 Mulberry Street.

SYNOPSIS:

This amendment requires the project to have at least 8,000 square feet of the commercial taxable space located on the main floor of the front building at 900 Mulberry Street and 4,100 square feet of commercial taxable space on the maintenance building at 900 Cherry Street. Previously, the agreement required approximately 11,000 square feet of commercial taxable space on the main floor of the Mulberry Street building.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

In December 2012, the City executed a development agreement with the DMSC for the redevelopment of the former central fire station property. One of the development requirements required at approximately 11,000 square feet of commercially-assessed space located on the first floor of the main building. Since that time, the design plans have been further detailed and the space has been marketed; DMSC has negotiated leases for 8,000 square feet of space on the first floor of the main building at 900 Mulberry Street and a 4,100 square feet lease for commercial uses in the former maintenance building located at 900 Cherry Street.

The Des Moines Social Club has requested an amendment to the development agreement that would permit the changes in the commercial taxable square footage location and the use of other space in the development to meet the overall commercial space requirement.

PREVIOUS COUNCIL ACTION(S):

Date: December 17, 2012

Roll Call Number: [12-1944](#)

Action: [Conceptual](#) Development Plan for the restoration and renovation of Central Fire Station No. 1 by Des Moines Social Club. ([Council Communication No. 12-615](#)) Moved by Hensley to adopt; refer

to the City Manager to set up a meeting with the Des Moines Social Club to discuss landmark designation options. Motion Carried 7-0.

Date: December 3, 2012

Roll Call Number: [12-1875](#), [12-1876](#), [12-1877](#) and [12-1878](#)

Action: Items regarding the rezoning of 900 Mulberry Street (existing Central Fire Station):

- (A) Amend the Des Moines 2020 Community Character Land Use Plan future land use designation from Downtown Support Commercial to Downtown: Retail/Office Core/Core Fringe. Moved by Hensley to adopt and to approve the proposed amendment. Motion Carried 7-0.
- (B) Hearing on rezoning of the property from “C3-A” (Central Business District Support Commercial) to allow use as the Des Moines Social Club with theater, restaurant and nightclub assembly venues. Moved by Hensley to adopt and approve the rezoning, subject to final passage of the rezoning ordinance. Motion Carried 7-0.
- (C) First consideration of the ordinance above. Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (D) Final consideration of ordinance above (waiver requested by City Manager), requires 6 votes. Moved by Hensley that the rule requiring that an ordinance be considered and voted on for passage at two Council meetings to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15,149](#). Motion Carried 7-0.

Date: December 3, 2012

Roll Call Number: [12-1872](#), [12-1873](#), and [12-1874](#)

Action: On vacation of alley right-of-way, Central Fire Station No. 1 at 900 Mulberry Street. Moved by Hensley to adopt. Motion Carried 7-0.

- (A) First consideration of ordinance above. Moved by Hensley that this ordinance be considered and given first vote for passage. Motion Carried 7-0.
- (B) Final consideration of ordinance above (waiver requested by Legal Department), requires six votes. Moved by Hensley that the rule requiring that an ordinance must be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15,148](#). Motion Carried 7-0.

Date: October 22, 2012

Roll Call Number: [12-1643](#) and [12-1644](#)

Action: On sale by installment contract of City-owned property in the vicinity of 900 Mulberry Street (Central Fire Station No. 1) to Des Moines Social Club, \$600,000. ([Council Communication No. 12-552](#)). Moved by Hensley to adopt. Motion Carried 7-0.

- (A) Communication from Des Moines Social Club. Moved by Mahaffey to receive and file. Motion Carried 7-0.

Date: October 8, 2012

Roll Call Number: [12-1588](#) and [12-1589](#)

Action: Items regarding property in the vicinity of 900 Mulberry Street (Central Fire Station No. 1):

- (A) [Directing](#) the Community Development Department and Plan and Zoning Commission to consider rezoning. Moved by Hensley to adopt. Motion Carried 7-0.
- (B) [Setting](#) date of hearing on sale by installment contract of City-owned property to Des Moines Social Club, \$600,000, (10-22-12). ([Council Communication No. 12-540](#)). Moved by Hensley to adopt; refer to City Manager to set up a meeting with the Des Moines Social Club Board of Directors prior to the hearing. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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