

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	February 5, 2018
	Agenda Item No.	19
	Roll Call No.	<u>18-0195</u>
	Communication No.	<u>18-044</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Set a date of public hearing for the conveyance of a 1.15-acre site at 915 College to Christensen Development 1, LLC for development of a headquarter building for Children and Family Urban Movement (CFUM).

SYNOPSIS:

On November 7, 2016, by Roll Call No. 16-1926, the City Council received and referred to the City Manager a communication from CFUM to purchase a vacant City-owned parcel of land at 915 College on which to build CFUM’s headquarters and operations as well as a housing component.

Over the past 18 months, CFUM and developer Jake Christensen, Christensen Development 1, LLC have met with City elected officials, City boards and staff to reduce the size of the parcel to approximately 1.15 acres, remove the proposed housing component, and coordinate the CFUM proposal with a proposal from Pillars of Promise to design a new YMCA, Nonprofit and community center building.

FISCAL IMPACT:

Amount: \$97,174 revenue minus developer costs included as requirements in Quit Claim Deed

Funding Source: \$2 per sq. ft. Appraised Value of Land

ADDITIONAL INFORMATION:

- CFUM is a nonprofit, 501c(3) organization headquartered at Trinity Church in the River Bend Neighborhood. (James Swanstrom, Executive Director, 1548 8th Street, Des Moines, IA)
- The organization has provided tutoring, breakfast and other services to children within the River Bend Neighborhood and other neighborhoods for the past 30 years.
- CFUM also leases other sites around the neighborhood but wants to build a headquarters to consolidate services within view of Moulton School.
- CFUM approached City staff approximately 18 months ago about the purchase and development of this site. Staff worked with the organization to provide terms, including a schedule and timeframe, to consider the sale of the site to CFUM.
- During the same period of time, a nonprofit organization, Pillars of Promise, has brought forth a proposal to develop of the rest of the site as a new YMCA, nonprofit building, and state of the art

playing fields. The Board has begun to work with elected officials and City staff concerning a letter of intent to purchase.

- On January 9, 2018, the Urban Design Review Board performed a courtesy review of the design, materials and site layout. Board comments were favorable and complimented the manner in which the building fits within the neighborhood context.
- On January 17, 2018, the Historic Preservation Commission issued a conditional Certificate of Appropriateness and were also favorable as to how the building and preliminary site layout complemented West 9th Street Historic District.
- The conveyance documents to Christensen Development, LLC contain the following development restrictions that allow protection of an historic monument and retain the opportunity for future development on the north edge of the property if the Fifth Judicial District was to relocate or dispose of their facility:
 1. The north 50' of property, adjacent to the north property line, will be maintained in perpetuity as open green space or parking area.
 2. The City retains the right in perpetuity to repurchase up to 50' of the northern portion of the parcel at the same price per square foot as paid by developer and to reconfigure the parking lot to provide the same number of parking spaces at no cost to Christensen Development I, LLC or future owner.
 3. Dowling Monument on the CFUM site will be relocated within the new CFUM site or to the "New" Dowling Campus in West Des Moines. (Its current location is within the planned parking lot.)

PREVIOUS COUNCIL ACTION(S):

Date: November 7, 2016

Roll Call Number: [16-1926](#)

Action: [Request](#) from James Swanstrom, CFUM, to speak regarding the purchase of City-owned property at 915 College Avenue. Moved by Gray to receive and file and refer to the City Manager to proceed with the letter of intent to purchase. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Historic Preservation Commission

Date: January 17, 2018

Resolution Number: NA

Action: Approval of a Conditional Certificate of Appropriateness.

Board: Urban Design Review Board

Date: January 9, 2018

Resolution Number: NA

Action: Courtesy review, no formal action.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Hold Public Hearing on conveyance on February 22, 2018.

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