

★ Roll Call Number
13-0752

Agenda Item Number
51A

Date May 6, 2013

APPROVING SCHEMATIC DESIGN FOR NOLLEN PLAZA AND CIVIC CENTER
THEATER BLOCK

WHEREAS, the Civic Center of Greater Des Moines ("Civic Center") is an important and successful regional attraction, located in downtown Des Moines, that provides a significant enhancement to our citizens' quality of life; and

WHEREAS, on December 15, 1975, by Roll Call No. 5636, the City Council approved the Lease of Land for Private Redevelopment By and Between the City of Des Moines and Civic Center of Greater Des Moines (now known as "Des Moines Performing Arts") for development of the Civic Center and Nollen Plaza ("Lease"); and

WHEREAS, on January 20, 1992, by Roll Call No. 92-204, the City Council approved an Agreement between the City and Civic Center For Purchase of Leasehold Interest in Park Plaza Property which provided \$1.6 million of City funds for improvements and restoration of the Civic Center facility and Nollen Plaza; and

WHEREAS, on March 24, 2008, by Roll Call No. 08-511, the City Council received letters from the Cowles Foundation and the Civic Center Board on "revisioning" Nollen Plaza and requested the City's cooperation with in-kind services to facilitate, coordinate and manage the conceptual design effort; and

WHEREAS, Nollen Plaza is more than 30 years old and in need of major renovation; and

WHEREAS, the Des Moines Performing Arts Board of Directors desires to enhance and improve Nollen Plaza and the Theater Block on which the Civic Center building is located and is conducting a fundraising effort to finance renovation of the Nollen Plaza and the Theater Block with construction to begin in Summer 2013 in the amount of \$8,000,000 for capital improvements pursuant to a conceptual master plan which shows improvements affixed to the real estate for development of the Nollen Plaza and Theater Block, attached hereto as Exhibit A, ("Schematic Design"); and

WHEREAS, Sec. 701 of the Lease requires the approval of the City for physical changes, alterations or improvements which are of a material nature, such as changes to the architectural design and which are permanently affixed to the real estate, but not including landscaping changes in the Theater Block; and

WHEREAS, October 8, 2012, by Roll Call No. 12-1575, the preliminary Schematic Design for the Nollen Plaza was presented to the City Council by the Civic Center; and

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WHEREAS, on October 16, 2012, the Urban Design Review Board approved the preliminary Schematic Design for Nollen Plaza; and

WHEREAS, on October 17, 2012, the Access Advisory Board approved the preliminary Schematic Design for Nollen Plaza; and

WHEREAS, on October 24, 2012, the Plan and Zoning Commission approved the preliminary Schematic Design for Nollen Plaza; and

WHEREAS, on November 20, 2012, the Park and Recreation Board reviewed the preliminary Schematic Design for Nollen Plaza and provided comments requesting that additional grass be provided and that plans for maintenance be addressed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, that the Schematic Design for material and capital improvements at Nollen Plaza and the Theater Block attached hereto as Exhibit A be and is hereby approved and all improvements made by the Des Moines Performing Arts in accordance with the Schematic Design are hereby approved.

(Council Communication Number 13-231)

Moved by Hensley to adopt.

Approved as to Form:

Ann DiDonato
Ann DiDonato
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GRIESS	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MEYER	✓			
MOORE	✓			
TOTAL	7			

T. M. Franklin Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Diane Rauh City Clerk