


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-268	Meeting:	May 22, 2023
	Agenda Item:	30	Roll Call:	23-0729
	Submitted by:	Matthew A. Anderson, Deputy City Manager		

AGENDA HEADING:

Resolution approving the First Amendment to the Urban Renewal Development Agreement with 217 E Second LC, and acceptance of revised Conceptual Development Plan for the renovation of the existing 20,500 square foot commercial building and related site improvements located at 217 East 2nd Street for commercial and office uses.

SYNOPSIS:

Recommend approval of the First Amendment to the Urban Renewal Development Agreement for the renovated commercial building at 217 East 2nd Street with 217 E Second, LC (Jake Christensen, Christensen Development, 215 East 3rd Street, Suite 300, Des Moines, IA 50309). This amendment to the development agreement allows for the removal of the adjacent surface parking lot under common ownership, addressed as 200 East Court Avenue from the agreement and its restrictive covenants so that the ownership can be transferred to a separate entity free and clear of the agreement.

A revised Conceptual Development Plan for the project has been provided, removing the parking lot from the boundaries that the project encapsulates.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- By Roll Call No. 20-2117, the City Council approved the final terms of an Urban Renewal Development Agreement with 217 E Second LC, for the historically compatible restoration of the circa-1928 “Globe Hoist Building” for commercial and office uses, that included site improvements to bring an adjoining parking lot addressed as 200 East Court Avenue into conformance with current development requirements.
- The project was satisfactorily completed in late 2021 and by Roll Call 21-1929, a Certificate of Completion was issued on December 20, 2021. The building is currently fully leased and occupied by office tenants.
- 217 E Second, LC has approached the City seeking to amend the Urban Renewal Development Agreement to remove the parking lot addressed as 200 East Court Avenue from the boundaries that the development agreement and restrictive covenants comprises, so that the parking lot can be transferred to a third party that is not affiliated with the development at 217 East 2nd Street.

- This request has been vetted by the appropriate staff in the Development Services and Legal Departments, and the applicant has sought and has received a Conditional Use from the Zoning Board of Adjustment on April 26, 2023, to allow a freestanding surface parking lot, which would be considered a non-accessory parking lot when the ownership is separated from a primary use.
- The developer has provided a revised Conceptual Development Plan that accompanies the Urban Renewal Development Agreement, showing removal of the parking lot at 200 East Court Avenue from the plans that will remain on file.

PREVIOUS COUNCIL ACTION(S):

Date: December 20, 2021

Roll Call Number: [21-1929](#)

Action: [Partial](#) Certificate of Completion to 217 E Second, LC (Jake Christensen) for the renovation of the existing 20,500-square foot commercial building located at 217 East 2nd Street for commercial and office uses. Moved by Boesen to adopt. Motion Carried 7-0.

Date: December 21, 2020

Roll Call Number: [20-2117](#)

Action: [Urban](#) Renewal Development Agreement with 217 E. Second LC (Jake Christensen), and approving Conceptual Development Plan, for the renovation of the existing 20,500 square foot commercial building located at 217 East 2nd Street for Commercial and Office Uses. ([Council Communication No. 20-563](#)) Moved by Boesen to adopt. Motion Carried 7-0.

Date: September 14, 2020

Roll Call Number: [20-1455](#)

Action: [Preliminary](#) terms of an Urban Renewal Development Agreement with 217 E Second LC (Jake Christensen) for the renovation of the existing 20,500-square-foot commercial building located at 217 East 2nd Street for commercial and office uses. ([Council Communication No. 20-386](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Zoning Board of Adjustment

Date: April 26, 2023

Resolution Number: N/A

Action: The Zoning Board of Adjustment Decision and Order was adopted by a 6-0 vote in support of granting a Conditional use for a “Non-Accessory Surface Parking Lot” in an DX2 District.

Board: Urban Design Review Board

Date: November 3, 2020

Resolution Number: N/A

Action: Motion to recommend approval of the project design as presented by Huggins. Seconded by Weisenbach. Yes = 9, No = 0, Abstain = 0, Absent = 0.

Motion to recommend approval of the financial assistance as presented by Clark. Seconded by Nagel. Yes = 9, No = 0, Abstain = 0, Absent = 0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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