

Public Hearing: September 30, 2013

FACT SHEET

TITLE: Agreement to Lease a Portion of Holmes Lake Park

SPONSOR: Parks & Recreation Dept.

OTHER DEPARTMENTS AFFECTED:
Building and Safety

OPPONENTS: None known.

STAFF RECOMMENDATION: For

APPLICANT: 3732 Holdings, LLC

REASON FOR LEGISLATION: To approve a proposed lease agreement to allow the property owner at 6800 Normal Boulevard to lease a 4,525 square foot area within a portion of Holmes Lake Park to accommodate an expansion of the parking for their office building.

DISCUSSION

The lease area lies within an underutilized portion of Holmes Lake Park that is a triangular open space bounded by 70th Street on the east, Normal Boulevard on the south, and the businesses along Park Place Drive to the west and north. The proposed lease agreement is consistent with the policy of the Parks Department to lease portions of underutilized parkland where appropriate and not in conflict with other uses. The lease agreement will allow the lessee to remove 3 evergreen trees and 1 Silver Maple within the park, but they will be obligated to plant 6 Bald Cypress and 3 Swamp White Oaks that will screen the parking lot.

The proposed lease agreement with the owner of 6800 Normal Boulevard has been developed to be consistent with a lease agreement for parking that was approved in April 2012 with the property immediately adjacent to the north at 2855 S. 70th Street. Thus, the lease period is for 9 years ending on April 30, 2022 and the agreement includes the option to renew for 2 additional terms of 10 years. The rental rate calculation is also consistent with the rate for the property to the north, which is based on a percentage of the assessed valuation per square foot of the adjoining land. The agreement contains requirements for the lessee to maintain General Liability insurance.

The Parks and Recreation Advisory Board recommended approval of the lease agreement during their meeting on September 12, 2013. A building permit for this site is under review and is pending approval of the agreement.

POLICY OR PROGRAM CHANGE: No

FACT SHEET PREPARED BY: Nicole Fleck-Tooze

REVIEWED BY: Lynn Johnson, Director

