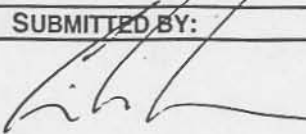


**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-057
FEBRUARY 5, 1996 AGENDA**

SUBJECT:	TYPE:	PREPARED BY:	SUBMITTED BY:
ACQUISITION OF WOODLAND HEIGHTS REPLACEMENT PARK, 2100 BLOCK WOODLAND A VE.	◆ RESOLUTION ORDINANCE RECEIVE/FILE	HAROLD E. SMITH CITY ENGINEER	 ERIC A. ANDERSON CITY MANAGER

SYNOPSIS —

A fair market value of \$33,510 has been established as the fair market value for a 1.1-acre vacant parcel located on the 2100 block of Woodland Avenue. The property is to be used as a replacement park for Chamberlain Park which has been sold.

FISCAL IMPACT —

Funding is available from proceeds from the sale of Chamberlain Park, Index Code 601948.

RECOMMENDATION —

Establish fair market value of \$33,510 for the property in the 2100 block of Woodland Avenue, recognizing that the cost of environmental contamination cleanup has been deducted from the indicated appraised value, and direct the City Manager to acquire the property.

BACKGROUND —

The City Council directed the City Manager's Office to negotiate the sale of Chamberlain Park on the condition that the City Manager assure replacement parks are developed and that neighborhood groups participate in site selection. The Council also directed the City Manager to pursue acquisition of the property at 2100 Woodland as a replacement park.

In a letter dated June 14, 1995, to the City Council, Woodland Heights Organization President George H. Nichols, Jr. stated that the Woodland Heights Organization voted for a change in the neighborhood land use plan to accommodate a neighborhood park in the 2100 block of Woodland Avenue.

At the Des Moines Park and Recreation Board meeting of August 8, 1995, the Planning Director's recommendation was approved to locate the Woodland Heights replacement park at the 2100 block of Woodland Avenue.