

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 96-298
JULY 15, 1996 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
WOODLAND HEIGHTS REPLACEMENT PARK — LAND ACQUISITION	◆ RESOLUTION ORDINANCE RECEIVE/FILE	DONALD TRIPP, DIRECTOR PARK AND RECREATION DEPARTMENT

SYNOPSIS —

Approving Offer-To-Buy & Acceptance, Warranty Deed, and related conveyance documents regarding acquisition of land on Woodland Avenue west of M.L. King, Jr. Parkway as new neighborhood park. Site to serve as replacement park for the former Chamberlain Park on Ingersoll Avenue which was sold for commercial development.

FISCAL IMPACT —

Funds are available for this project in the adopted 1995-96 Capital Improvements Budget, "Chamberlain Park Sale and Replacement". These are private dollars which came to the City as a result of the sale of Chamberlain Park.

RECOMMENDATION —

Approval.

BACKGROUND —

The 1995 sale of Chamberlain Park for commercial redevelopment carried with it a commitment from the City of Des Moines to locate and construct two replacement parks to serve surrounding neighborhoods—one for the Woodland Heights Neighborhood west of M.L. King, Jr. Parkway, and one for the Sherman Hill Historic Neighborhood. For the past two years, the Woodland Heights Neighborhood Association (WHNA) has been working with City staff on a proposal to have their replacement park located on approximately two acres of vacant land just west of the Art Store on the south side of Woodland Ave. across from Woodland Cemetery. The land is owned by Youth Emergency Services and Shelter (YESS), a non-profit organization in Des Moines.

According to preliminary discussions with neighborhood residents, this site will be developed as a passive park with picnic facilities, open shelter, play area, walking path, and play field. Other development ideas will be discussed with the residents as the park master plan is developed over the next several months in conjunction with the Park and Recreation Board and staff. The new park is a key element in the adopted revitalization plan for the Woodland Heights Neighborhood prepared by the Community Development Department.

Approximately \$250,000 is available for acquisition and development of this site. Negotiations with YESS have proceeded on the sale and conveyance based on an appraised fair market value of \$49,000. However, YESS has agreed to a final purchase price of only \$40,000 if the City will assume responsibility for cleanup of a small area of on-site lead contamination from a former commercial business. This is estimated to cost an additional \$15,490.