

CITY COUNCIL COMMUNICATION 97-441  
AUGUST 25, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
RISE GRANT APPLICATION FOR WIDENING AND PAVING OF FLEUR DRIVE FROM ARMY POST ROAD TO RELOCATED IOWA 5	◆ RESOLUTION ORDINANCE RECEIVE/FILE	HAROLD SMITH CITY ENGINEER

**SYNOPSIS —**

In order to complete the widening and paving of Fleur Drive from Army Post Road to Relocated Iowa 5, City staff prepared a RISE Grant application for submittal to the Iowa Department of Transportation (IDOT) for consideration. The application requests a total of \$3,300,000 in RISE funds.

**FISCAL IMPACT —**

The total project cost is estimated at \$6,300,000, of which \$3,300,000 is requested to be funded through the RISE Grant. The remaining \$3,000,000 is being funded through a combination of existing approved FAA grant funds, TIF funding through an existing City/developer agreement, and Warren County funds. No additional City funds are expected to be required in conjunction with the RISE Grant to complete this project.

**RECOMMENDATION —**

Approve the RISE Grant application, authorize the Mayor to execute the application, and direct the City Manager to submit the application to IDOT.

**BACKGROUND —**

IDOT has planned for a beltway on the east (Relocated US 65) and south (Relocated Iowa 5) sides of the Des Moines Metropolitan Area since the 1970s. At the urging of the Metropolitan Area, the first phases of the overall project were initiated on the east segments of the project (Relocated US 65). Currently, the section from I-80 near the Hubbell Avenue interchange south to University Avenue (Iowa Highway 163) near Pleasant Hill is completed and open to traffic. Additional sections from Pleasant Hill south and west to present US 65/69 just south of the Des Moines City Limits in Warren County are under construction and scheduled for completion by the end of this year.

On April 15, 1996, by Roll Call Number 96-1400, the City Council approved the predesign project agreement with IDOT for the design and construction of Relocated Iowa 5 from US 65/69 west to I-35. The section from US 65/69 to Iowa 28 is scheduled to be completed in 2000, and the section from Iowa 28 west to I-35 is scheduled to be completed by 2002.

Because of the importance of Fleur Drive to serve traffic in this area, it is a requirement of the Relocated Iowa 5 Predesign Project Agreement that the local jurisdictions (City of Des Moines and Warren County) improve Fleur Drive by widening and paving from existing Iowa 5 (Army Post Road) to Relocated Iowa 5. In addition, in accordance with the current Memorandum of Understanding for Urban Primary Road Service between the Des Moines Area Metropolitan Planning Organization and IDOT, "Fleur Drive shall be designated a Primary Road from Relocated Iowa 5 to the proposed Martin

Luther King Jr. Parkway, immediately south of the Des Moines CBD." This transfer to State jurisdiction will take place upon: (1) the completion of Relocated Iowa 5; (2) the extension of Fleur Drive from Army Post Road to Relocated Iowa 5; and (3) the completion of Martin Luther King Jr. Parkway from Fleur Drive east to US 69 (East 15th Street) or north to the interchange with I-235.

The City is currently constructing phase one of the Fleur Drive widening and paving south of Army Post Road. This phase will include widening and paving to the full four-lane divided roadway from Army Post Road south approximately 600 feet to a new signalized intersection with relocated Army Post Road, and also will include widening and paving to a three-lane cross-section (one lane each direction with raised median and left-turn lanes at median openings) from this point south to a point approximately 3,400 feet south of Army Post Road.

To complete phase two of the project, City staff has prepared a RISE Grant application to be submitted to IDOT for consideration. The application requests a total of \$3,300,000 in RISE funds.

Phase two of the project will involve widening the three-lane section constructed during phase one to the full four-lane divided roadway, including paved shoulders and curb and gutter storm drainage, and the widening and paving of the full four-lane divided roadway from the south end of the phase one section south of Relocated Iowa 5. RISE funding is requested for the section north of County Line Road, while Warren County will construct the section from County Line Road south to Relocated Iowa 5 and IDOT will include the section of Fleur Drive within the interchange area as part of the Relocated Iowa 5 construction, using previously approved RISE (\$4 million) and Polk County matching funds (\$18 million).

#### DEVELOPMENT POTENTIAL AND JOB CREATION

The Des Moines International Airport is the largest and most heavily used airport in the State, both for passenger and freight operations. The area to the south of the Airport presents a unique opportunity within the metropolitan area for the development of a premiere business center, with the potential to employ thousands of Iowans in quality jobs and to significantly enhance the area's tax base. Although the Airport is a tremendous asset for attracting new development and business growth, the absence of direct freeway type access has severely hindered the area's potential growth. The widening and paving of Fleur Drive and the completion of Relocated Iowa 5 will provide that transportation access, with direct links between the business center and I-35 and I-80.

The Airport Commerce Park South is expected to reach a total value over \$60 million when fully developed. Based on the planned business park zoning requirements, the area's attributes and market potential, it is generally expected that the majority of land within the Airport Commerce Park South will be developed for commercial/office, hotel and warehouse/wholesale/distribution uses. Although the ultimate mix is difficult to predict, it is projected that 65 percent of the usable acreage will be developed with the above-mentioned uses, and the remaining 35 percent of the land will be developed for light industrial/manufacturing uses.

Based on analysis of similar development projects, it is reasonable to assume the creation of 15 to 25 direct jobs per usable acre. Following the above assumptions, it is estimated that between 1,710 to 2,850 direct jobs will be created within 10 years after completion of the Fleur Drive improvement project in the Airport Commerce Park South alone. Under the projected build-out for the park, between 240 to 400 direct jobs will be created in the first two years.

The Airport is currently conducting negotiations with the United Parcel Service (UPS) to lease over 40 acres in the southeast quadrant of the Airport complex for a new Air and Ground Sort Facility. This \$40 million project will include a 290,000 square foot facility and provide over 180 jobs.



Even though it appears that the level of public and private financial commitment to the Fleur Drive improvement project, combined with the job creation expected in the Airport Commerce Park South, is more than sufficient to warrant award of the requested RISE grant, the real total benefits are much greater. As a major regional transportation facility connecting the new Relocated Iowa 5 beltway with the Airport, downtown, and I-235, the Fleur Drive improvement project will help spur economic development over a wide geographic area, causing the creation of substantially more direct jobs than expected from the Airport Commerce Park South alone.