



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

98-444

SYNOPSIS –

AGENDA:

SEPTEMBER 28, 1998

A parking study completed within the past year, along with a structural evaluation by Shuck-Britson Consulting Engineers, recommends that the Seventh and Mulberry Garage be demolished. In conjunction with this demolition, it is also necessary to acquire the surface parking lot immediately south of the Eighth and Mulberry Garage, to provide spaces for the displaced parkers at Seventh and Mulberry. In order to provide full replacement parking, an additional 100-plus spaces will need to be acquired. A recommended solution to providing these additional spaces will be presented in the near future.

SUBJECT:

SEVENTH AND
MULBERRY
PARKING GARAGE
STUDY

After demolition, the site at Seventh and Mulberry could be sold. Norwest Bank has indicated some interest in acquiring this site for the relocation of their drive-up banking facility which is currently located at the site for the proposed Entertainment Center.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

FISCAL IMPACT –

SUBMITTED BY:

HAROLD SMITH
CITY ENGINEER

Land acquisition costs for the new site are expected to be offset by the sale of the Seventh and Mulberry site after demolition of the old structure. This project is included on page 197 of the 1998-99/2003-04 Capital Improvements Program, which was approved by the City Council on March 2, 1998, by Roll Call No. 98-649.

The two revenue sources needed to provide cash to make payments for said improvement– Parking Revenue Bonds and proceeds from the sale of surplus property resulting from the demolition– are not yet available. Therefore, a temporary source of cash funding must be identified before this project can proceed. Staff recommends that existing available cash in the Parking Fund serve as the temporary source of cash funding– to be replenished eventually from bond proceeds and the sale of land. It is anticipated that sale of the Parking System

Revenue Bonds, and subsequent reimbursement of the Parking Fund, will occur before the end of the current fiscal year.

As contemplated in the 1990 parking bond resolution and as noted by staff over the past 18 months, an increase in parking rates will be required within the next year.

RECOMMENDATION –

Authorization to proceed with taking of bids for the demolition of the Seventh and Mulberry Garage and to proceed with acquisition of the parking lot south of the Eighth and Mulberry Garage, including appraisal of the fair market value of the land at the Seventh and Mulberry site for sale.

BACKGROUND –

The City engaged the services of Ramp Associates of Mineola, New York (Michael S. Dimitri, President) to perform a parking study in the Central Business District (CBD). The study area covered 36 city blocks, bounded on the north by Locust Street, on the south by Elm Street, on the east by Fifth Avenue, and on the west by Eleventh Street. The primary focus of the study was to account for the pending loss of the parking spaces in the Seventh and Mulberry Garage. This 276 space garage was constructed in 1951, and is experiencing substantial deterioration of the concrete structure. Due to the existing deterioration, a number of parking spaces are blocked off, and approximately 240 monthly parkers currently use this facility.

A structural evaluation of the garage by the Des Moines firm of Shuck-Britson Consulting Engineers concluded that nearly \$2 million in structural and non-structural repairs would be required to provide an acceptable structural condition for continued operation. However, even this major expenditure would only extend the facility life by approximately 10-12 years, and the facility would continue to be functionally obsolete, with no elevator, restricted parking and maneuvering, poor appearance, etc. Based on these factors, the major cost to extend the life of the structure is not practical from a cost-benefit standpoint. Shuck-Britson recently made a site visit to visually inspect the condition of the ramp and the emergency repairs which were completed in December 1997. Based on this

inspection, the structural engineers recommend “expeditious demolition of this structure.”

Due to the timing of the proposed development of the Court Avenue Entertainment Complex and the continuing deterioration of the Seventh and Mulberry Garage, it is necessary to demolish this structure as soon as possible. In conjunction with this demolition, it is also necessary to acquire the surface parking lot immediately south of the Eighth and Mulberry Garage, to provide replacement parking for displaced parkers at Seventh and Mulberry. This lot currently has 137 parking spaces, so it will be necessary to acquire an additional 100-plus spaces to provide full replacement for the Seventh and Mulberry Garage. This additional replacement parking has not been identified, although some preliminary sites have been researched. Staff will provide a recommended solution to these additional replacement spaces in the near future.

Staff has prepared separate roll calls which authorize taking bids for the demolition of the Seventh and Mulberry Garage and authorize the acquisition of the parking lot south of the Eighth and Mulberry Garage, including appraisal of the fair market value of the land at the Seventh and Mulberry site for sale.