

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

99-317

SYNOPSIS -

AGENDA:

JUNE 28, 1999

SUBJECT:

ELEVENTH AND
MARKET SHUTTLE
PARKING LOT

A potential site for a fringe park-and-ride lot has been identified at the former Norfolk Southern Railroad yard located north of Market Street between 11th Street and 16th Street. This site would operate with a shuttle bus system, with an initial number of 400-600 parking spaces constructed to provide for existing parking needs, for planned growth of existing businesses in the next one to two years, and to replace spaces that will be lost due to construction of Martin Luther King, Jr. Parkway.

TYPE:

**RESOLUTION
ORDINANCE
RECEIVE/FILE**

FISCAL IMPACT -

This project is included in the 1999-2000/2004-2005 Capital Improvements Program (CIP), page 192, Account No. 352864, Surface Parking Program Expansion. The preliminary cost estimate included in the CIP includes \$1.5 million for land acquisition and design and construction of a 400-600 space lot. Funding for this project will come from Parking System Revenue, including the Center Street Park and Ride.

SUBMITTED BY:

FLOYD BENTZ
CITY ENGINEER

RECOMMENDATION -

The following actions are recommended: (1) authorize the Engineering Department to proceed with environmental testing of the property to determine if there is any environmental contamination; (2) authorize Des Moines Development Corporation to negotiate on behalf of the City the acquisition of this property from the Norfolk Southern Corporation. If an agreement is reached between the property owners and Des Moines Development Corporation the agreement shall be submitted to the City Council for further consideration. Acquisition of the property shall only occur upon approval by the City Council.

BACKGROUND -

The 1999-2000/2004-2005 CIP includes a Parking System Improvements project entitled "Surface Parking Program Expansion," page 192, Account No. 352864. This project provides for expansion of the surface parking lot portion of the Municipal Parking System, including land acquisition and paving of new surface parking spaces, with the operation of the new parking lot expected to include shuttle bus service contracted with the Metropolitan Transit Authority (MTA).

Expansion of surface parking spaces in a fringe park-and-ride lot will have lower land acquisition and construction costs, as well as lower ongoing operating and maintenance costs, compared to a parking structure with the same number of spaces. Operating a surface park-and-ride lot with a coordinated shuttle system through the downtown area will provide a more cost-effective means of expanding the parking supply than providing only structured parking. Fringe lots would also help attract all-day employee parking away from the downtown core parking garages, which would free up needed spaces for short-term transient parking.

An excellent potential site for such a fringe park-and-ride lot has been identified. This site contains slightly over ten acres as one parcel, and will have excellent access upon the completion of the east-west section of Martin Luther King, Jr. Parkway, with signalized intersections at both 11th and 16th Streets.

It is expected that surface parking would be developed in phases on this parcel. Depending on the total demand, 400-600 spaces will be constructed in 2000. The site is well suited for future expansion to accommodate future parking demand associated with downtown employment growth, especially in the Gateway area.

At the request of the City, the Des Moines Development Corporation has made preliminary contact with the Norfolk Southern Corporation (Mr. Kelly Harris, Manager of Real Estate, St. Louis, Missouri) to determine their interest in selling this parcel and in allowing environmental testing of the site. Norfolk Southern has indicated they would consider allowing the necessary testing and sale of the parcel. The Engineering Department has prepared a preliminary plan for the environmental testing.

Staff has reviewed this potential site for a park-and-ride lot and believes that it is an excellent site if the environmental testing confirms no major contamination and if it can be acquired at a reasonable cost.

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