

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

99-562

SYNOPSIS -

AGENDA:

DECEMBER 20, 1999

On the December 20, 1999, Council agenda is a resolution to submit an application to compete nationwide for a \$150,000 grant from the Environmental Protection Agency (EPA) Supplemental Assistance for Brownfields Assessment Demonstration Pilot Program. If awarded, the City will use the funds to conduct Phase II environmental assessment work in Riverpoint West. This area is located directly south of the Central Business District and is bounded by the new Martin Luther King Jr. Parkway (currently Market Street) to the north, SW 9th Street to the east and the Raccoon River to the south and west.

SUBJECT:

EPA BROWNFIELDS
ASSESSMENT
GRANT
APPLICATION-
RIVERPOINT WEST

The City proposes to redevelop the Riverpoint West area into an urban village with support commercial uses, which includes office space. Results of the Phase I environmental assessment, completed in November 1999, indicate that soil and groundwater testing need to be performed on approximately 175 acres (excluding the DICO Superfund site). This information is a critical component of the area redevelopment feasibility study, which the Des Moines Development Corporation (DMDC) is in process of conducting. Submittal of the grant application is consistent with Council's April 1999 directive to determine the economic development potential created by completion of the Martin Luther King Jr. Parkway.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

ERIC A. ANDERSON
CITY MANAGER

FISCAL IMPACT -

No matching funds are required to compete for the \$150,000 EPA grant. Funds must be expended within two years from the date of entering into the EPA Cooperative Agreement.

RECOMMENDATION -

Approval.

BACKGROUND -

In May 1999, a report was submitted to Council that indicated Riverpoint West offers a significant opportunity to redevelop the area from underutilized industrial uses into a vital residential and commercial center immediately adjacent to the downtown. Subsequently, the City hired the environmental consulting firm of Barker, Lemar & Associates to conduct a Phase I environmental assessment. Results indicate that soil and groundwater testing need to be performed on approximately 175 acres (excluding the DICO Superfund site).

The City has the opportunity to compete for a \$150,000 EPA grant to conduct Phase II environmental assessment work in the Riverpoint West area. Approximately 227 communities nationwide are eligible to participate based on previous success in obtaining EPA funds for environmental evaluation (i.e. Agribusiness Park project). Approximately 40-50 projects will be funded. Des Moines' prospects for obtaining this grant are excellent.

EPA anticipates that it will announce the communities selected for participation in the Supplemental Assistance for Brownfields Assessment Demonstration Pilot Program in March 2000. Upon selection, the City will be required to enter into a cooperative agreement with the EPA. Resources from our recent \$500,000 EPA Brownfields Cleanup Revolving Loan Fund grant award may be used to remediate sites in the Riverpoint West area.

Environmental research is proposed to assist in determining the redevelopment feasibility of Riverpoint West. The DMDC is in the process of obtaining land acquisition and demolition estimates in order to complete the feasibility study. DMDC is also working with RDG Crose Gardner Shukert Inc. on a conceptual redevelopment plan.

Redevelopment of the Riverpoint West area will benefit the community significantly by exponentially increasing the tax base from approximately \$12 million to at least \$120 million. It will provide quality, livable wage jobs to reduce the 37.8 percent family poverty rate in Census Tract 51. Most importantly, it will support the fundamental genesis of downtown Des Moines into a vital and integrated residential

and service center poised for smart growth in the new millennium.