

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-083

SYNOPSIS -

AGENDA:

A request to proceed with the sale of 42 Frisbee Park area "flood lots" according to the process outlined here in the drafts of Request for Proposals (RFP's) attached to the roll call..

MARCH 6, 2000

FISCAL IMPACT -

SUBJECT:

REQUEST TO
PROCEED WITH
THE SALE OF THE
FRISBEE PARK
FLOOD LOTS

In a letter dated November 15, 1999, the Iowa Emergency Management Division in accordance with the Federal Emergency Management Agency (FEMA) in the Frisbee Park area from the covenants restricting development. The City is required to sell the lots at fair market value and use the proceeds to acquire new land and restrict development on land in flood-prone areas of the city.

TYPE:

Proceeds from the sale of the lots will also be used to offset the costs of selling the land (appraisals, closing costs, etc.).

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION-

Approval.

SUBMITTED BY:

JIM GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

BACKGROUND-

Since receiving the November 15, 1999, letter from the Iowa Emergency Management Division allowing development to occur on the Frisbee Park lots, staff from Community Development has been working on a process to sell the lots for a new single-family housing development. A few lots were determined to be too narrow for new housing. In these cases, the adjacent property owners will be contacted individually and given the opportunity to purchase these lots. The remaining lots will be available through this process for new housing.

During this time, staff met twice with the Frisbee Park Neighborhood Association and twice with a group of interested developers. Residents in the neighborhood made it clear that they were interested in having an opportunity to purchase some of these lots for additions to their homes, new garages, garden space, or in some cases, to build a new home for themselves. Many of these residents have been leasing these lots from the City and maintaining them for the last several years. Developers, on the other hand, expressed an interest in being able to purchase a "package" of lots and concern of the residents coming forward later to acquire lots in their package. Therefore, staff is recommending a "two-step" RFP process. Following the "approval to proceed" at this meeting, appraisals will be ordered for the lots. Council will need to approve the whole process and RFP packages one more time. Once those tasks are accomplished, a "Request Form for Flood Lots" will be available for residents in Frisbee Park who are interested in purchasing lots. These residents will have a short (2-3 weeks) window in which to respond. Staff will act on these requests quickly. The lots that are purchased by residents will then be eliminated from the "packages" offered in the "developer" RFP.

The following schedule shows the timeline of the process:

Plan Zoning Commission Presentation March 2
City Council Approval to Proceed March 6
Appraisals Complete Mid March*
Final City Council Approval to Proceed March 27*
"Resident" RFP Distributed by March 31
Resident Deadline April 14
"Developer" RFP Distributed April 21
Developer Proposals Due May 26
Reviews Complete June 23

*These dates are subject to change slightly, depending on the length of time to secure the appraisals.

Draft copies of the "Request Form for Flood Lots" for residents in Frisbee Park and the "2000 Frisbee Park Infill Housing Request for Proposals" for developers are attached to the roll call. A summary of each is included below..

Summary of "Request Form for Flood Lots"

This is a short and simple application form for Residents in

Frisbee Park to use if they would like to purchase a lot in their neighborhood. Current Frisbee Park property owners may request one lot for their own personal use. If they are planning to build a new home for themselves, they will need to compete construction before August 1, 2003, and they will need to live in the home for one year. Adjacent property owners will be given the first priority for purchasing a lot. If more than one request is made for a lot, then a "split" may be negotiated. To show the seriousness of their intent to purchase, the residents who request lots will be asked to submit \$500 along with their application form.

Summary of the "2000 Frisbee Park Infill Housing RFP

This is a standard RFP for developers interested in building multiple houses in an area. The lots will be grouped in four packages and developers will be required to bid on all of the lots in any given package. Some of the requirements specific to this set of lots are:

1. The house must be a single-family residence with a minimum of 900 or 1000 square feet for a single-story structure and a minimum of 1200 square feet for structures that are more than one story. We have put different "minimum" size requirements on different packages of lots in the proposal.
2. A full size (exclusive of porches etc.) basement constructed of concrete block or poured-in-place concrete is required, as is a sump pump. If a basement is not feasible due to water table or sewer depth, a 2-car garage must be constructed.
3. A two-car garage must be shown on the initial site plan. The garage may or may not be constructed, depending on marketability and funding. If a basement cannot be built, a garage must be constructed.
4. The specifications must include gas heat and a gas water heater. Central air conditioning is mandatory.

As in all other City infill projects, the proposals will be evaluated on how well the houses fit with the character of the existing neighborhood.







[[Council Members](#) | [Leave a Message](#) | [Meeting Agendas/Info](#) | [Recent Ordinances](#)]
[[Board/Commission List](#) | [Meeting Schedule](#) | [Request to Speak](#) | [Election/Voter Reg](#)]