

**CITY COUNCIL
COMMUNICATION:**

03-072

AGENDA:

FEBRUARY 10, 2003

SUBJECT:

PRINCIPAL
RIVERWALK

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

ITEM _____

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

SYNOPSIS —

The Principal Financial Group has prepared a concept master plan and feasibility study for the downtown riverfront and is asking the City to review and recommend Phase I.

FISCAL IMPACT —

The Principal has estimated the total cost of the Phase I improvements to be about \$25.5 million of which \$10 million would be provided by The Principal, \$7 million to \$10 million would be provided by federal match, and \$800,000 would be provided by the City for the Riverpoint trail connection to Gray's Lake. The remaining \$4.7 million to \$7.7 million would come from private or other sources.

The City's \$800,000 is identified in the proposed Capital Improvement Program (CIP).

Operating and maintenance costs will be identified prior to any construction.

RECOMMENDATION —

Receive, file, and refer to the Urban Design Review Board, Access Advisory Board, Historic District Commission, Park and Recreation Board, Plan and Zoning Commission, and Public Art Commission to provide a recommendation on Phase I to City Council for the meeting of March 24, 2003. (If the appointments to the Urban Design Review Board have not been made sufficient to allow a quorum, the referral would be made to the existing Architectural Advisory Committee and Urban Development Board.)

BACKGROUND —

The major elements of the proposed Phase I Riverwalk improvements are as follows:

1. The Principal Riverwalk Loop
 - Promenade – Upper Levee Area
 - Multipurpose Trail – Lower Levee Area
 - New Center Street Pedestrian Bridge
 - Railroad Bridge Renovation (just south of Court

Avenue)

2. Plazas

- Court Avenue Plaza East and West
- Fountain and Skating Plaza (Pete Crivaro Park)
- Civic Gardens (Riverside of Municipal Building)
- Balustrade Repair and Rework

3. The Riverpoint Trail segment of the American Discovery Trail connecting the Principal Riverwalk to the Grays' Lake trail.

On March 24, 2003, Council will be asked to receive the recommendations from Boards and Commissions, and to approve the Phase I concept Plan for the Principal Riverwalk. In addition, we will ask Council to authorize staff to:

1. Continue to work with The Principal Financial Group, the Des Moines Recreation and River Greenbelt Committee, the Army Corps of Engineers, the Department of Natural Resources, the State Historic Preservation Office, the Federal Emergency Management Agency and other interested parties in developing the detailed design for the Phase I improvements.
2. Continue to work with The Principal Financial Group in obtaining federal and state dollars to fund Phase I improvements.
3. Work with the Army Corps of Engineers in drafting a memorandum of agreement.
4. In conjunction with The Principal Financial Group, identify the operating and maintenance expenses for the Riverwalk, and develop a plan that addresses the funding sources for these ongoing expenses. This "O&M Plan" is to be completed before construction of the Phase I improvements.
5. Review the entire Riverwalk master plan (beyond Phase I), including the various development concepts identified by the proposed Master Plan for adoption as part of the 2020 Community Character Plan. This work would be conducted in conjunction with The Principal and would seek the input of interested parties.
6. Coordinate the design and construction of the proposed Combined Sewer System (CSS), Des Moines River Outlet project with Phase I of the Principal Riverwalk.

Based on input from the public meetings, as well as the current use of the trails along the rivers and around Gray's Lake, there is a need to complete the Riverpoint trail connection from the Riverwalk to Gray's Lake as quickly as possible. In order to ensure that this critical link

	<p>can be completed as soon as possible, staff intends to retain the services of RDG Crose Gardner Shukert Landscape Architects to complete a conceptual plan and cost estimate for the Riverpoint Trail to connect Gray's Lake with the Principal Riverwalk. We also intend to issue a Request for Proposals (RFP) to obtain complete design services for the Riverpoint Trail once the conceptual plan is completed. Council will be asked to approve the detailed design contract later this year.</p>
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