

CITY COUNCIL
COMMUNICATION:

03-184

AGENDA:

APRIL 21, 2003

SUBJECT:

BRODY COMMUNITY
SCHOOL PARK
MASTER PLAN

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

DONALD M. TRIPP
PARK & RECREATION
DIRECTOR

ITEM _____

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

SYNOPSIS —

To receive and file the master plan for Brody Community School Park, and to direct City staff to engage in developing a 28E Agreement between Des Moines Public Schools and the City of Des Moines for construction, maintenance, and operation of the park.

FISCAL IMPACT —

\$562,000 preliminary construction cost estimate. \$252,000 is available in FY03 in the City's Capital Improvement Program, Account CP40PKS990000PKS133.

RECOMMENDATION —

Approval.

BACKGROUND —

Two previous planning documents recommended the development of a Park at Brody Middle School:

- 1) The 1995 Park and Recreation Comprehensive Master Plan, Parklands, recommends the construction of new parks in residential areas of the City that are not presently served by a park within approximately ½ mile of the center of a residential neighborhood. It also suggests that schools be inventoried and utilized for this need if campuses have at least five acres of suitable, undeveloped acreage or open space.
- 2) The Southwestern Hills Neighborhood Parks Plan by Dunbar Jones was approved in 1998/99 by the Southwestern Hills Neighborhood Association, the Park and Recreation Board, and the Des Moines City Council on September 13, 1999 by Roll Call No. 99-2743. The recommendations and action plan identified Brody Middle School campus as a site to be developed into a neighborhood park.

The Community School Park Concept is based upon the premise that existing school campuses favored with surplus property or open space are conducive to serving a multi-faceted role, especially as a community park. Schools are usually well located and in close proximity to residential areas. Cost savings through shared use of

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land can be realized if new schools are planned and designed jointly by both the school system and a park and recreation agency.

The first public meeting on developing Brody Middle School as a community school park was held in April 2000 and allowed neighbors to give their ideas and concerns for the park. At the February 12, 2001 City Council meeting, by Roll Call No. 01-400, the School District and City entered into a 28E Agreement that identified the need for a master plan for Brody School, established a master plan steering committee, and established an approval process.

The first steering committee meeting was held in May 2001. A second public meeting in June of 2001 was called to present the concepts and programs for the park to the neighborhood. Over the next four months, the steering committee met to finalize the master plan for the park. In November 2001, a third public meeting was held to present the proposed master plan to the community.

Due to some points of contention, the Parks staff held an additional public input meeting in January 2002 to provide ample opportunity for all community members to express their views concerning the proposed park plan.

The steering committee then met again with the additional input. Over the course of a couple of meetings, members worked out a master plan that serves the needs of the entire neighborhood and is sensitive to the concerns of the park's immediate neighbors. On August 12, 2002, the Brody School Park Steering Committee unanimously approved the proposed master plan for the park.

On September 26, 2002, a final public meeting was held to share the proposed master plan with the neighborhood. The recommended site improvements and related facilities include:

- Basketball courts
- Educational area with sitting wall providing an outdoor classroom for teachers
- Portable soccer goals and softball backstops allowing more flexibility of open space
- Fitness stations
- Playground equipment with sand fill and curb containment
- An architecturally enhanced shelter with benches
- Park restroom facility incorporated within existing Brody Middle School building
- Skate Park area
- Removal of existing tennis courts and construction of new tennis courts
- Walking trail with sitting areas
- Automatic gates at both SW 23rd Street and east side of building

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- Bus drop-off/pick-up lane along Park Avenue
- Widening of entry road off SW 23rd Street
- Widening of entry road off Park Avenue allowing for additional parent drop-off/pick-up lane
- Expansion and resurfacing of back parking lot

On February 18, 2003, and March 12, 2003, the Des Moines Public School System and the Des Moines Park and Recreation Department approved the Brody Community School Park Master Plan.

If the City and school can reach a 28E Agreement, it will return to the City Council for approval.

