

**CITY COUNCIL
COMMUNICATION:**

03-241

AGENDA:

MAY 19, 2003

SUBJECT:

WESTERN
GATEWAY
SCHEMATIC PLAN

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

ERIC A. ANDERSON
CITY MANAGER

ITEM EX-2

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

SYNOPSIS—

On May 16, 2003, the Gateway Steering Committee voted to recommend approval of the Western Gateway Schematic Plan, including a proposed capital budget to complete the project of \$12 million.

The proposed budget includes acquisition of the remaining land needed to complete the Park between 13th and 15th. The Schematic Plan will accommodate park enhancements if funding sources are identified for both the cost of the improvement as well as the cost to operate and maintain the enhancement. The Committee's recommendation also included authorization to negotiate construction design services with the consulting team (WA Architecture, et. al.) and to begin the steps necessary to acquire the remaining land.

FISCAL IMPACT—

A funding plan for the \$12 million capital cost has now been identified which includes issuance of \$12 million in bonds by Polk County and the full repayment of these bonds over a 20-year period by the City of Des Moines with a corresponding commitment from the Downtown Community Alliance to assume existing obligations of the City of Des Moines related to the Martin Luther King, Jr. (MLK) Parkway and Interstate 235 (I-235) reconstruction in the amount of \$6 million. The net affect of this agreement will be that the City of Des Moines and the Downtown Community Alliance will each pay 50 percent of the cost of the \$12 million bond for Gateway issued by Polk County. This funding plan is contingent upon approval by the Polk County Board of Supervisors, the Board of the Downtown Community Alliance, and the City Council.

RECOMMENDATION—

- 1. Approve Western Gateway Schematic Plan and related actions as put forth by the Gateway Steering Committee and outlined in the Synopsis.**
- 2. Direct the City Manager to move forward with preparation of the formal agreements necessary to implement the funding plan as outlined under Fiscal Impact.**

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BACKGROUND—

Brooks Borg Skiles (BBS), in association with Zimmer Gunsul Frasca Partnership and Dunbar/Jones Partnership, completed the Western Gateway Framework Plan in October 2000. The Plan was approved by Council on October 26, 2000, by Roll Call No. 00-4166. Mr. Anderson was the lead for the design team on the project. In July 2001, the Council approved an agreement for professional services to complete use and programming activities. The park program is a vital input in the schematic design process.

On April 8, 2002, by Roll Call No. 02-862, the Council approved the contract with WA Architecture, Zimmer Gunsul Frasca Partnership, and Dunbar/Jones Partnership for the development of the schematic plan. Upon Council's direction, the City Manager will commence contract negotiations with the design team for the last phases of design—design development, construction documents, and construction monitoring.

