



Agenda Item:

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## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 03/28/05

Communication

No.:05-172

Agenda Item Type: Resolution

Roll Call No.:

Submitted by: Richard A. Clark, Deputy City Manager

### SUBJECT—

Approval & authorization for the execution of an Agreement between the City of Des Moines and Principal Life Insurance Company for the Construction and Funding of Ice Skating and Fountain Plaza.

### SYNOPSIS—

The Principal Life Insurance Company (Barry Griswell, CEO, 711 High Street Des Moines, IA 50392) is proposing to construct an Ice Skating and Fountain Plaza just south of the Armory Building. The improvements will be built privately and then donated to the City of Des Moines at the end of the construction. The Ice Skating Rink was initially proposed as part of the Riverwalk Master Plan approved by Council on November 3, 2003.

### FISCAL IMPACT—

The Ice Skating and Fountain Plaza will be constructed with private funds. The cost to operate and maintain the ice rink has been estimated at \$75,000 to \$100,000 per year. It is proposed that the cost will be split three ways between City of Des Moines, Downtown Community Alliance, and Principal for a period of three years. Thereafter, it is anticipated that revenues from on-site restaurant(s) and other revenues related to the ice rink would be pledged to cover these expenses. A formal agreement for funding the O&M expenses will be presented to Council for review and approval in conjunction with Council acceptance of the completed project.

## **RECOMMENDATION—**

Approval

## **BACKGROUND—**

The agreement allows Principal to construct an Ice Skating and Fountain Plaza in Pete Crivaro Park. The design is not finalized for the Ice Skating and Fountain Plaza, but the agreement allows for the construction based upon the attached conceptual drawing. The stated goal of having the Ice Skating Plaza open to public skating by Christmas requires that a compressed design/build approach be used; therefore authorization to proceed based upon a conceptual design is necessary. The final plans will be reviewed by staff. Although no further Council review of the plans is required, the final plans will be made available to Council for informational purposes. Those Council members who wish to be briefed on the plans as they are finalized will be able to do so. The City Council will be asked to accept the completed project as a public improvement.

Principal and their design team anticipate that the project will impact City property in the following ways:

- Site grading and fill in the park area will result in the removal of all but one of the existing trees. The conceptual plan includes replanting trees as part of the project.
- Installation of a cooling tower in the existing Armory mechanical space on the west side of the Armory will have minimal impact on the building. The mechanical space is currently unoccupied.
- Building of a vault next to the Armory. If this results in any impacts to the Armory, Principal will pay all costs associated with these impacts, including relocation costs.
- The existing communications ducts in the Pete Crivaro Park will be protected in place. This will allow continued use of the Armory information processing.
- The flood wall along the park will be rebuilt. The glazed tiles will not be saved.
- The final plans for the ice rink are expected to address both on-site restaurant facilities and restrooms. This initial phase of the project may utilize rented mobile restroom facilities.

While the impacts of the current Ice Skating project are limited to those listed above there are a number of potential impacts to City property that may or may not occur depending on final Riverwalk plans and the future use of the Armory itself. The following is a list of potential impacts to the Armory and Pete Crivaro Park:

- Future permanent restroom and restaurant facilities inside the Armory. Any future reuse of the Armory would need to accommodate these facilities.
- Construction of compatible concession and retail space along the ice skating park. Some of these future facilities could be located in new structures placed along Robert D Ray Dr., others could be located inside the Armory. The design will consider future development in the site layout.
- Removal of the north Armory Parking lot. A planned Center Street pedestrian bridge will remove the parking on the north end of the Armory. The future use of the Armory will

require replacement parking. A new parking solution will be required to support both the Armory and the Ice Rink.

- In addition to the physical impact to the Pete Crivaro Park there is an issue regarding the naming of the Ice Skating Plaza to recognize an Ice Skating Plaza donor. A proposal will be sent to Council recommending a name after thorough consultation with the Ice Skating Plaza donor and the Crivaro family.

Decisions about the future use of the Armory Building will require thorough review and direction of the City Council before implementation. This includes the commercial uses identified above as well as relocation of any City functions currently housed in the building.

The Urban Design Review Board and the Park and Recreation Board have both reviewed the concept plans for the Ice Skating rink.