



Agenda Item:

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COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 4/11/05
Agenda Item Type: Resolution

Communication No.: 05-180
Roll Call No.:

Submitted by: Donald M. Tripp, Park and Recreation Director

SUBJECT—

Southeast Park, Library and School 28E Agreement

SYNOPSIS—

Approve a 28E Agreement between the Des Moines Independent Community School District (School District) and the City of Des Moines (City) that delineates the process by which the two agencies will work cooperatively to develop a 60-acre community school park campus to be located south of Army Post Road near the existing Croatian Cemetery on the east side of Indianola Road (see attached map, Exhibit A).

FISCAL IMPACT—

\$450,000 will be spent by the City for purchasing one-half (30-acres) of the proposed site. The same amount, \$450,000, will be spent by the School District to purchase the remaining thirty acres. Funds are available in the FY06 Capital Improvement Program, CP040PKS990000PKS163, to allow for the City's portion of the purchase.

RECOMMENDATION—

Approval.

BACKGROUND—

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 one-half mile of the center of a residential neighborhood. The Easter Lake New Town Plan segment of the City's 2020 Community Character Plan specifically recommends a "town center" in the southeast area of the City that would include a school, library, and park. On July 14, 2003, by Roll Call No. 03-1615, the City Council directed the Park and Recreation Department staff to negotiate a 28E Agreement between the City and the Des Moines Independent Community School District to purchase land in the southeast area of the City for the purpose of developing such a shared campus "town center".

Residential expansion within Des Moines is occurring at a fast pace on the City's southeast side. Development in the area south of Easter Lake and east of Indianola Road has been particularly significant. The School District and the City have recognized the need for the development of both schools and parks in this area. The School District and the City have been working closely over the past year to develop a proposal for constructing a combined elementary/middle school, library and park in the area south of Army Post Road near the existing Croatian Cemetery and east of Indianola Road (see attached map, Exhibit A).

A sixty-acre campus would be an ideal size to serve the needs of both parties. The proposed 28E Agreement for this development is available for review in the City Clerk's office. The key points of this agreement are:

- 1) Because the developer is anxious to sell the proposed property, the City and the School District will proceed to purchase their respective one-half of the site (30 acres) no later than August 31, 2005. The funds to purchase the City's one-half of the site are available after July 1, 2005.
- 2) Because the School District also desires to build a new elementary school on the north side of Army Post Road, it proposes to trade ten acres of its 30-acre purchase for ten acres of the south end of Ewing Park. The cost per acre of each site has been assessed to be the same. The proposed Ewing site sits just behind the new fire station at the south end of Ewing Park (see attached map, Exhibit A).
- 3) A steering committee will be established to develop a master plan for the site. Membership will include representatives from the School District, the Bloomfield/Allen Neighborhood and the Park and Recreation Board.

On December 14, 2004, the Des Moines Park and Recreation Board voted to recommend approval of the 28E, and on April 5, 2005, the School District approved the 28E.

Staff requests that the City Council approve the proposed 28E Agreement between the Des Moines Independent Community School District and the City of Des Moines.