



Council
Communication
Office of the City Manager

Date

January 7, 2008

Agenda Item No. Extra Item 1
Roll Call No. 08-
Communication No. 08-023
Submitted by: Donald M. Tripp, Park and
Recreation Director

AGENDA HEADING:

A request to extend the completion of the SuperBlock Master Plan process to April 2008.

SYNOPSIS:

Recommend approval of an extension of the SuperBlock Master Plan process until April 2008. City staff, Blank Park Zoo Foundation members and the Polk County Conservation Board (PCCB) have concluded that additional time is needed to develop the details associated with a Master Plan which is mutually beneficial to all parties.

FISCAL IMPACT:

Amount: \$16,960

Overall costs of the Master Plan include \$10,000 for Genus Landscape Architects' consulting services for area attractions and facilities including Fort Des Moines Park, A.H. Blank Golf Course, Fort Des Moines Museum and Education Center, South Suburban YMCA, McCombs Middle School, Studebaker Elementary School, Southridge Mall, and other area businesses as well as \$1,960 to Genus Landscape Architects for consulting services specifically relating to the golf course. A one-day Des Moines planning meeting by zoo consultant Jim Bassett will cost approximately \$5,000.

Funding Source: 2007-2008 CIP, G. O. Bonds from, Neighborhood Park Improvements, CP040PKS990000, PKS137, page 13.

ADDITIONAL INFORMATION:

The SuperBlock is generally defined as a South Des Moines development area bounded by SE 14th and SW 9th Streets and Army Post and County Line Roads. Previous City Council action on August 6, 2007 established SuperBlock Technical and Steering Committees. To date, the Technical Committee has met three times and the Steering Committee twice to discuss the issues and options available for the SuperBlock. The Committees have reviewed numerous land-use options for the SuperBlock Master Plan and have narrowed the area of potential Zoo expansion to the northwestern portion of Fort Des Moines Park and the northern five golf holes of Blank Golf Course.

The objective of the SuperBlock Master Plan is to provide for expansion of the Blank Park Zoo while at the same time considering the needs of other area attractions and facilities including Fort Des Moines

Park, A.H. Blank Golf Course, Fort Des Moines Museum and Education Center, South Suburban YMCA, McCombs Middle School, Studebaker Elementary School, Southridge Mall and other area businesses.

The Committee's adopted vision is development of a plan which has consensus support of the stakeholders and uses the Zoo and other area attractions to stimulate economic and social growth in South Des Moines while developing a signature sustainable green project.

In a recent meeting to discuss a recommended plan with the Zoo, the PCCB indicated support for working out a proposal that could include Zoo expansion into Fort Des Moines Park, but also requested that additional planning be done to determine the exact program for that development and the relationship to Fort Des Moines Park. The PCCB has submitted a letter, which is attached, outlining this request.

PREVIOUS COUNCIL ACTION(S):

Date: August 6, 2007

Roll Call Number: [07-1559](#)

Action: [Receive](#) and file planning [proposal](#) and authorize City Manager to initiate master planning process and convene the steering committee for the Southside SuperBlock Master Plan. Moved by Meyer to receive, file, and refer to the City Manager for action, as appropriate. Motion Carried 7-0.

Date: April 23, 2007

Roll Call Number: [07-822](#)

Action: [Zoo](#) expansion and new County Park Land Transfer Agreement between the City of Des Moines, Polk County Conservation Board, Polk County, and Blank Park Zoo Foundation, Inc. ([Council Communication No. 07-246](#)) Moved by Meyer to adopt. Motion Carried 7-0.

Date: March 12, 2007

Roll Call Number: [07-498](#)

Action: [Principles](#) of an Agreement between the Polk County Conservation Board, the Polk County Board of Supervisors and the Blank Park Zoo Foundation regarding expansion of the Blank Park Zoo, and authorizing City Manager to negotiate the agreement. Moved by Meyer to adopt; refer to the City Manager to review the conservation of the "Parade Grounds" and Fort Des Moines areas. Motion Carried 6-1.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Usual Council actions for consultant services of design, approval of a SuperBlock Master Plan, subsequent actions necessary to implement the Master Plan, an agreement with the Blank Park Zoo Foundation for professional service agreement for final design and construction phase services.