

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	December 6, 2010
	<b>Agenda Item No.</b>	<b>41</b>
	<b>Roll Call No.</b>	<b><u>10-2023</u></b>
	<b>Communication No.</b>	<b><u>10-737</u></b>
	<b>Submitted by:</b>	<b>Larry Hulse, Assistant City Manager</b>

**AGENDA HEADING:**

Authorization to:

- a) Issue a request for proposals (RFP) for development of a master plan and needs assessment for development of a consolidated Municipal Service Park (MSP), to be located in the vicinity of SE 14th Street, Maury Street and Harriett Street.
- b) Authorization to proceed with acquisition of real property locally known as 903 SE 22nd Street from OMG Midwest Inc. d/b/a Des Moines Asphalt & Paving Co. for relocation of the Public Works supply yard by voluntary negotiation.

**SYNOPSIS:**

Staff recommended action that City Council authorize the City Manager to issue an RFP to hire a consultant to develop a master plan and needs assessment document for a Municipal Service Park in the vicinity of the SE 14th Street, Maury Street and Harriett Street. This action also includes approval to purchase property at 903 SE 22nd Street for relocation of the Public Works supply yard that is currently located at SE 20th and Scott Avenue. This site is needed to enable Public Works operations being displaced by the SE Connector Project to maintain uninterrupted operations during the period the MSP is being developed.

**FISCAL IMPACT:**

Amount: \$1,350,000. Consultant services for the master plan are estimated at \$150,000. Costs will be finalized upon receipt and review of proposals. \$1,200,000 for acquisition of the property located at 903 SE 22nd Street will be paid out of the SE Agrimergent Park project, CP065, CMO990000, URR035

Funding Source: SE Agrimergent Park project CP065 CMO990000 URR035. The funding sources within that project are \$353,000 land sale and farm crop proceeds, \$833,000 Ethanol Plant Good Faith Deposit, \$164,000 bond proceeds

**ADDITIONAL INFORMATION:**

In response to the pending construction of the SE Connector and the City’s need to more efficiently deliver City services in the future, the City Manager’s Office directed staff to begin the evaluation of potential sites for a consolidated Municipal Service Park. This center would house Public Works, Parks and Recreation and Traffic and Transportation facilities that are currently located at the SE 20th and Scott Street site, and have the capacity to include other city facilities, such as Public Works Administration, Fleet Services, Radio Shop and other facilities now located in the vicinity of SE 5th Street and distributed among various sites throughout the city.

A committee consisting of departmental staff members from City Manager's Office, Community Development, Economic Development, Engineering, Finance, Parks and Recreation, and Public Works developed site criteria for these facilities. The group also developed a list of potential sites, and performed a preliminary evaluation of these sites based on the criteria.

The site recommended is centrally located, with close proximity to main transportation corridors and access to necessary utilities; offers centralized staging for critical city resources; is levee protected from flood waters up to the projected 500 year flood level, and certified to the 1% (100year) level by the Army Corps of Engineers; offers adequate room for initial and future needs; and can be developed without compromising existing operations. Further, the site is underutilized, and would benefit the area by redeveloping a Brownfield landfill site and surrounding area, which would be an improvement to a distressed portion of the community, and likely stimulate other redevelopment in the area.

To facilitate the staff committee's review, a matrix of potential sites and selection criteria were developed. That matrix is attached. The site characteristics considered in the evaluation process include:

**Site size:** A review of the existing site facilities was conducted. Existing facilities are now housed on approximately 50 acres, and through review, was determined to be the minimum necessary size. In order to accommodate growth, it was estimated that up to 70 acres may be necessary in the future. Sites that met the minimum area, with potential for future growth were identified.

**Existing operations:** Consideration of the need to minimize disruptions to existing operations was considered. The need to maintain critical services, such as snow removal and disposal, composting, snow dump and other operations was prioritized, and phasing scenarios were discussed.

**Zoning:** Most operations in the Public Works and Parks and Recreation yards are industrial in nature, and require outside storage of equipment and materials. City zoning regulations for these operations require M2 zoning. Areas that currently are industrial in nature were evaluated. Those areas where a down zoning would be required, or where the MSP would be seen as detrimental were discounted.

**Utilities and site development:** The proximity to sewer, water and storm water utilities were evaluated, as well as the infrastructure improvements necessary for each site, including site drainage, sewer construction, and drive and road development. Also considered were the potential for alignment with city and council development goals including tree mitigation, compliant development in flood plain, and the ability to spur redevelopment in the vicinity of the MSP.

**Flood protection:** The committee considered the site elevation, levee protection, and the proximity to the balance of the city for flood fighting capability. A centralized location for resource staging, as well as a location out of the 100 year flood plain was deemed to be significant. Levee protected areas with sufficient elevation above the 500 year elevation (.02% risk) was deemed acceptable.

**Centralized location and access to primary transit corridors:** In order to maximize efficiencies, limit travel and cycle time, and provide for a central staging of materials, sites with a central location and immediate access to major city thoroughfares were sought. Consideration was also given for non-traditional access, such as proximity to trails. Remote sites were discounted.

**Parcel ownership and assemblage:** The ease and process by which the necessary size parcel could be assembled was considered. Those sites currently owned by the city, sites currently listed for sale, and

underutilized sites were considered favorably over sites where existing businesses would be displaced; or require extensive demolition, contained contamination issues, or require extensive condemnation procedures, or protracted negotiations.

Neighboring use compatibility: Sites where the facility would be buffered from residential areas, potentially viewed as an asset and improvement over existing conditions and a mechanism to foster redevelopment were evaluated. Sites with adjacent residential uses, residential zoning or a perception that the use would be seen as detrimental to the neighborhood were discounted.

**PREVIOUS COUNCIL ACTION(S): NONE**

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

If this recommendation is adopted; the City Manager will direct appropriate staff to:

- a) Issue an RFP to develop a master plan with the following objectives:
  - Create a cohesive vision and plan for the development of a City of Des Moines Municipal Services Park that:
    - can be phased and implemented over a period of many years
    - includes a realistic long-term facilities and space needs program
    - improves efficiency in delivering City services
    - takes into account needs resulting from population growth in the City, including annexed areas
  - Identify long-term physical facilities and space needs for the Municipal Services Park
  - Create a detailed facilities and space needs program and cost estimate for initial phases of Implementation
  - Improve worker safety. Incorporate industry standards and best practices for service facilities
  - Revitalize the SE 14th Street Corridor
  - Create a facility that adheres to sustainability principals and best environmental practices with regards to site planning and facility design. Sustainable features should recognize the City as a long-term owner and include those which contribute to long-term economic efficiencies without overburdening initial capital costs.
  - Consolidate services in Des Moines to deliver services more efficiently and effectively (potentially in collaboration with entities in addition to the City, such as the State, Des Moines Public Schools, Polk County, and/or local utilities.
  - Accommodate and encourage economic development in the City of Des Moines that positively contributes to the quality of life in the City and to the tax base. Responses to the RFP will be reviewed and recommendations presented to City Council for approval.

- b) Initiate amendments to the Se Agribusiness Urban Renewal Plan with respect to the MSP, providing for acquisition of properties, and,
- c) Begin preliminary negotiations on voluntary acquisition of property required for the Municipal Service Park project. Agreements reached for acquisition of property will be brought back to City Council for final approval.
- d) Proceed with acquisition of real property locally known as 903 SE 22nd Street from OMG Midwest Inc. d/b/a Des Moines Asphalt & Paving Co. for relocation of the public works supply yard by voluntary negotiation. This site is needed to enable Public Works operations being displaced by the SE Connector Project to maintain uninterrupted operations during the period the MSP is being developed.

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