 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: June 9, 2014
	Agenda Item No. 39 Roll Call No. <u>14-0867</u> Communication No. <u>14-260</u> Submitted by: Benjamin R. Page, Park and Recreation Director

AGENDA HEADING:

Authorizing the Blank Park Zoo Foundation (BPZF) to conduct contaminant assessments of buildings 138, 308, and 309 of the Fort Des Moines National Historic Landmark and authorizing the Mayor to execute the ownership section of the Historic Resource Development Program/Resource Enhancement and Protection grant.

SYNOPSIS:

Authorizing the BPZF to conduct contaminant assessments of buildings 138, 308, and 309 of the Fort Des Moines National Historic Landmark, which are owned by the City of Des Moines, and authorizing the Mayor to execute the ownership section of the Historic Resource Development Program/Resource Enhancement and Protection grant, which was submitted to the State Historic Preservation Office by the BPZF requesting partial funding for the assessments.

FISCAL IMPACT:

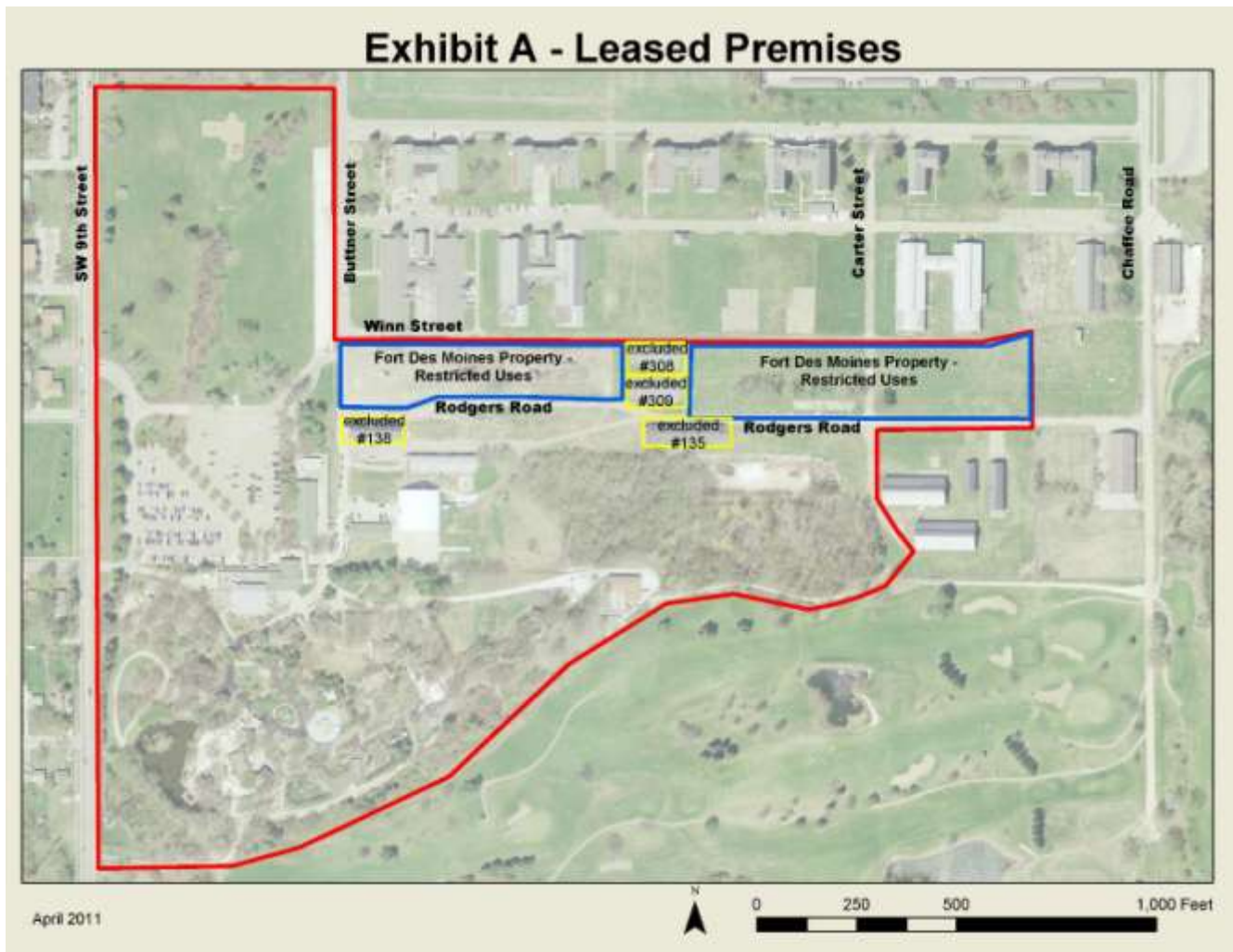
Amount: \$17,260 (no cost to the City of Des Moines)

Funding Source: \$11,506 Historic Resource Development Program/Resource Enhancement and Protection (HRDP/REAP) grant requested by Blank Park Zoo Foundation; \$5754 cash match by the Blank Park Zoo Foundation

ADDITIONAL INFORMATION:

The BPZF has submitted a HRDP/REAP grant application in the historic preservation category to the State Historic Preservation Office. The City, as the owner of the property, must sign a form giving permission for the applicant to carry out the project described in the HRDP/REAP application.

On April 25, 2011, by Roll Call No. 11-0712, the City Council authorized the execution of a lease, operation, management, and maintenance agreement with the BPZF for the A.H. Blank Park Zoo. There are five (5) historic Fort Des Moines buildings within the exterior limits of the leased area, but buildings 138, 308, 309, and 135 are excluded from the lease. The BPZF wants to expand and develop into the area of buildings 138, 308 and 309, but needs to determine the viability of these buildings before developing definitive plans. The leased premises map identifying the location of the buildings is presented below.



Fort Des Moines was originally established as a calvary post, dedicated in 1903, and is now a National Historic Landmark (NHL). The fort is historically significant as the World War I site of the Provisional Army Officer Training School, which was the U.S. Army’s first extensive attempt to train African American men for military leadership. Fort Des Moines is also recognized for innovations in the field of orthopedics research during WWI, and during World War II, was the home of the first and largest Women’s Army Auxiliary Corps (WAAC), later renamed the Women’s Army Corps (WAC), where more than 72,000 women completed training to assist the military mission, with 3,069 trained as officers. Since WWII the Army has disposed of major portions of the original 640 acre tract, reducing it to 170 acres. Only 43 of the nearly 350 original buildings remain.

On September 27, 2010, by Roll Call No. 10-1614, the City Council received and filed the Fort Des Moines Historic Preservation Plan, which included building assessments and recommendations for rehabilitation. The plan presents a “Land Use Protection Area Map” which identifies the level of restriction for different areas within the Fort. The three (3) buildings subject to the proposed assessments are all in Area 3A, which the Plan describes on page 65 as the “Semi-restricted land use and construction” area and provides the following recommendation:

...new construction in Area 3A [should] be focused more on maintaining the fort’s broader historic spatial organization patterns and characteristics such as the historic layout of street corridors. While preservation and reuse is the preferred method of development for this area, it is possible that some demolition could occur if undertaken as part of a larger approved

planning program and efforts were taken to mitigate the negative historic impact on the site. ...Buildings and landscapes in this area could be used for the zoo as exhibit space or holding areas.

Built in 1908, Building 138 was formerly a quartermaster storehouse. It is a contributing structure to the NHL designation. The building assessment in the Historic Preservation Plan states that “Although the building would ordinarily be considered worthy of preservation, it has been used to store pesticides and has been designated as contaminated; it is not practicable to retain it.”

Buildings 308 and 309 were mess halls completed in 1942 specifically for WAAC use. They were not listed as contributing structures to the NHL since they were not of sufficient age in 1974, when the nomination was awarded. They are now of sufficient age and the Historic Preservation Plan recommends including these structures into the NHL designation. These buildings are significant as the only two (2) buildings remaining that were constructed specifically for WAAC use. As such, they illustrate the living conditions encountered during the WAAC periods of the Fort’s long history.

The BPZF has applied for HRDP/REAP grant funding to complete assessments of Buildings 138, 308, and 309. The studies will include identification and quantification of asbestos-containing materials (ACM), lead-based paint (LBP), and polychlorinated biphenyl (PCB) of all three (3) buildings as well as pesticide sampling of Building 138.

Terracon Consultants, Inc. has provided a proposal to conduct the assessments of the buildings. They will produce a report addressing ACMs, LBP, and PCBs including:

- Number, description, type and location of samples collected (and concerning ACMs, the friability, the type and degree of damaged material);
- Analytical results of collected samples;
- Drawings depicting the extent of ACBs, LBP, and PCBs;
- An approximate quantification of the amount of each type of ACM;
- An approximate quantification of LCB-coated surfaces; and
- An approximate quantification of the amount of each type of PCB-containing equipment and caulks.

For the pesticide analysis of Building 138, the report will include the following:

- Number, description, type and location of samples collected;
- Analytical results of collected samples;
- Results compared with the EPA’s Regional Screening Levels for residential soils;
- Conclusions and recommendations; and
- Drawings showing samples locations on each floor.

Having a clear picture of the contaminants of each building will help determine the prudent next steps for the Blank Park Zoo’s future expansion.

As a condition of City approval for authorization to proceed, the BPZF shall submit a copy of all studies to the City and obtain an access agreement from Real Estate for each of the buildings; further, the consultant shall indemnify the City for report findings and while accessing the buildings.

PREVIOUS COUNCIL ACTION(S):

Date: April 25, 2011

Roll Call Number: [11-0708](#), [11-0709](#), and [11-0712](#)

Action: Items regarding the A. H. Blank Park Zoo: ([Council Communication No. 11-229](#))

- (A) [Amended](#) Conceptual Superblock Master Plan. Moved by Coleman to adopt. Motion Carried 7-0.
- (B) Conceptual Master Plan by the Blank Park Zoo Foundation, Inc. Moved by Coleman to adopt. Motion Carried 7-0.
- (D) [Hearing](#) on Long-term Lease, Operation, Management and Maintenance Agreement. Moved by Coleman to adopt. Motion Carried 7-0.

Date: September 27, 2010

Roll Call Number: [10-1614](#)

Action: [Receive](#) and file the Historic Preservation Plan for Fort Des Moines National Historic Landmark and direct the City Manager to review said Plan and return to the City Council for recommendation regarding an update to the SuperBlock Master Plan to take into account the findings of the Historic Preservation Plan ([Council Communication No. 10-587](#)) Moved by Meyer to adopt. Motion carried 5-2. Absent Coleman and Hensley.

BOARD/COMMISSION ACTION(S):

Board: Historic Preservation Commission

Date: July 29, 2010

Resolution Number: N/A

Action: Receive, file and refer the Fort Des Moines Historic Preservation Plan to the City Council for further study.

Board: Plan and Zoning Commission

Date: July 15, 2010

Resolution Number: N/A

Action: Receive, file and refer the Fort Des Moines Historic Preservation Plan to the City Council for further study, suggest relocation of the 5th Judicial District correctional facilities; reinstate the parade ground by replanting trees, rehab Allen Circle in order to construct the bandstand, and reconstruction of Butner Street and Dickman Road to restore this area for vehicular traffic.

Board: Plan and Zoning Commission

Date: April 3, 2008

Resolution Number: N/A

Action: Approve the Conceptual SuperBlock Master Plan and recommend approval to the City Council.

Board: Park and Recreation Board

Date: January 25, 2011

Resolution Number: 11-007

Action: Approval of proposed development and long-term lease amendment and guiding principles for the Blank Park Zoo.

Board: Park and Recreation Board

Date: August 24, 2010

Resolution Number: 10-069

Action: Refer the Fort Des Moines Historic Preservation Plan to City Council for further study.

Board: Park and Recreation Board

Date: March 25, 2008

Resolution Number: 08-030

Action: Approve the Conceptual SuperBlock Master Plan and recommend approval to the City Council.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Execution of access agreements for conducting the building assessments.
- Review and approval of modified conceptual plan for the Blank Park Zoo.

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