

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: October 12, 2015
	Agenda Item No. 22 Roll Call No. <u>15-1693</u> Communication No. <u>15-533</u> Submitted by: Benjamin R. Page, Park and Recreation Director

AGENDA HEADING:

Set date of hearing to vacate and lease approximately 0.79-acres of Prospect Park, 1225 Prospect Road, to Drake University (Drake), 2507 University Avenue, Des Moines, Iowa to construct and maintain at its expense a 7,000-square-foot boathouse for Drake’s rowing team.

SYNOPSIS:

Recommend setting date of hearing to vacate and lease approximately 0.79-acres of Prospect Park, 1225 Prospect Road, to Drake University, 2507 University Avenue, Des Moines, Iowa to construct and maintain at its expense a 7,000-square-foot boathouse for Drake’s rowing team.

FISCAL IMPACT:

Amount: City use of the Knapp Center, Drake Football Stadium, or equivalent university facility for two (2) days each year, (approximate cost \$4,000) for recreation programming in exchange for fair market value of the leased land (approximate value \$1719.55).

Funding Source: N/A

ADDITIONAL INFORMATION:

Drake approached the Parks and Recreation Department with a request to build a rowing boathouse facility in Prospect Park. Drake’s team is currently sharing space with the Des Moines Rowing Club, currently located in the Guzman Building at Birdland Marina.

Drake’s rowing program is growing and is in need of a new facility to sustain that growth and their program. As the rowing season is dependent on weather early in the spring and late in the fall, locating at Prospect Park will allow student athletes to row several weeks earlier and several weeks later than at Birdland Marina due to ice in the Des Moines River, according to Drake’s rowing coach.

Drake is proposing a 7,000-square-foot building located in Prospect Park south of Prospect Road, directly across from the boat ramp. This facility will house restrooms, locker rooms, storage for crewing shells and associated rowing equipment, break room, and a team meeting room. The building has been designed with materials to minimize damage in the event of flooding and to be low maintenance and highly secure for stored contents. The estimated project costs is \$1.1 million, which Drake has raised a majority from private donors. All maintenance and repairs of the facility will be the responsibility of Drake.

The term of the lease is 20 years starting November 9, 2015, with initial term ending December 31, 2035. The lease agreement may be renewed for an additional 20 year term upon mutual agreement of both parties. At the end of the lease, the City has the option to accept the improvements or have lessee return the premises to its original condition. The lease payment in the agreement states, Drake agrees to allow the City to use the Knapp Center, Drake Football Stadium, or another Drake facility for two (2) days each year. This will permit the Parks and Recreation Department to host youth basketball or flag football championship games at great facilities on the Drake campus.

The site plan and architectural plans have been reviewed and approved by the Access Advisory Board and the Urban Design Review Board. In construction of the facility, Drake University agrees to comply with the “Tree Preservation Principles for City Property, Public Improvements Projects and Utilities, and Chapter 42, Article X (Tree Removal Mitigation) of the Municipal Code of the City of Des Moines, Iowa. Drake hopes to break ground this fall with completion of the building next year.



Staff recommends council set date of hearing to vacate and lease approximately 0.79-acres of Prospect Park, 1225 Prospect Road, to Drake.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Park and Recreation Board

Date: September 22, 2015

Resolution Number: 15-062

Action: Approve a recommendation that City Council vacate and lease approximately 0.75-acres of Prospect Park, 1225 Prospect Road, to Drake University, 2507 University Avenue, Des Moines, Iowa to construct and maintain at its expense a 7,000-square-foot boathouse for their rowing team.

Board: Park and Recreation Board

Date: June 23, 2015

Resolution Number: 15-045

Action: Receive and file Drake Boat House Proposal at Prospect Park Presentation.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Hold hearing on vacation and approve lease agreement.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.