


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-382	Meeting:	August 22, 2022
	Agenda Item:	14	Roll Call:	22-1318
	Submitted by:	Benjamin R. Page, Park and Recreation Director; Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Acceptance of real estate documents from the James R. Scavo 2013 Revocable Trust, Anna P. Scavo 2013 Revocable Trust, and Rose M. Scavo 2013 Revocable Trust for voluntary acquisition of property located in the vicinity of S.E. 5th Street and E. Titus Avenue for the relocation of Allen Park, and dedication of the property as parkland.

SYNOPSIS:

Recommend acceptance of real estate documents for voluntary acquisition of property located in the vicinity of S.E. 5th Street and E. Titus Avenue for the relocation of Allen Park. This action is required to approve the voluntary purchase of property from James R. Scavo, Trustee of the James R. Scavo 2013 Revocable Trust, Anna P. Scavo, Trustee of the Anna P. Scavo 2013 Revocable Trust, and Rose M. Scavo, Trustee of the Rose M. Scavo Revocable Trust.

FISCAL IMPACT:

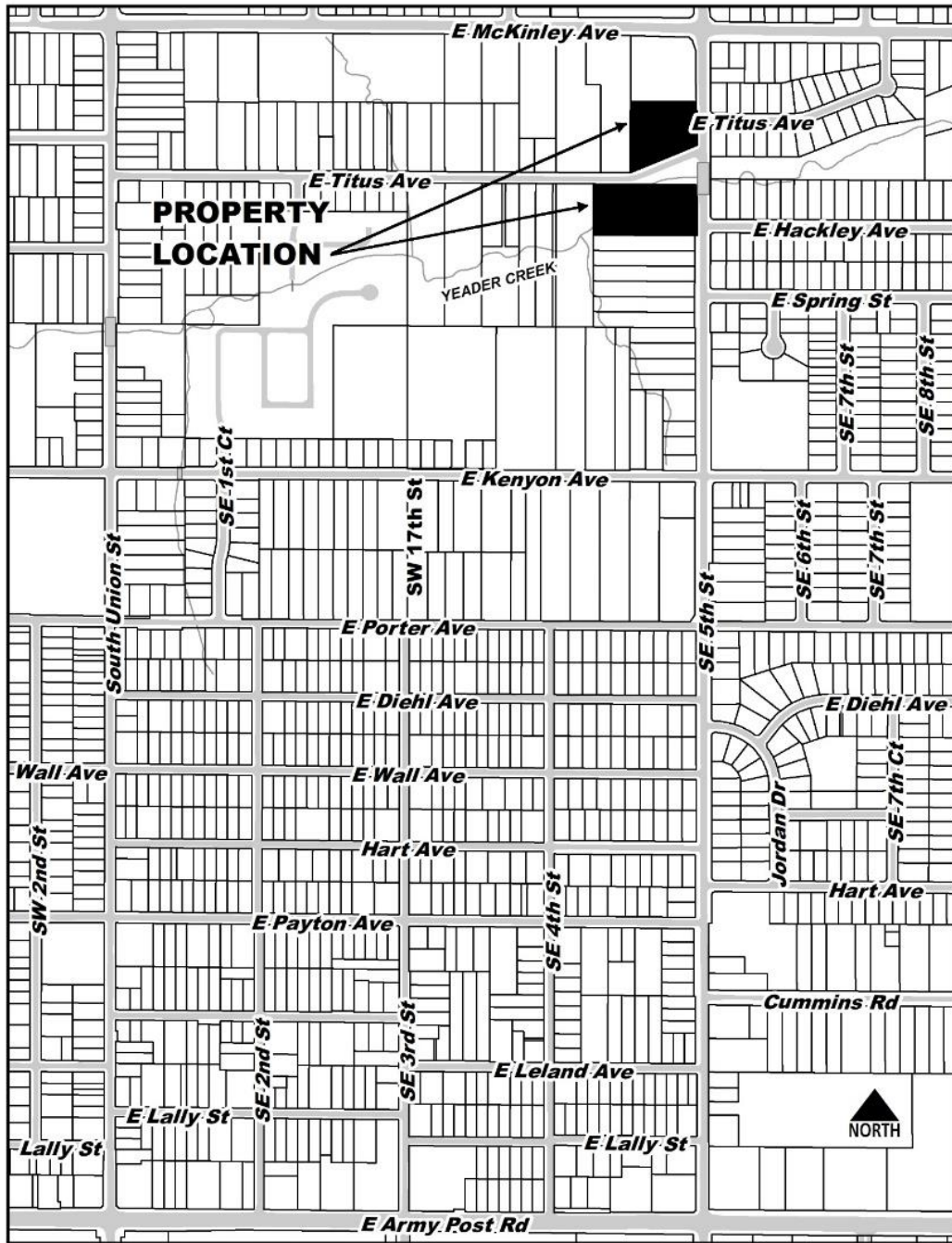
Amount: \$185,000 plus closing costs.

Funding Source: 2022-23 Capital Improvement Plan (CIP), Page 71, Park Improvements, PK137, Being: LOSST and ARPA Funds.

ADDITIONAL INFORMATION:

- Allen Park, located at Shaw Street and S.E. 6th Street, will be impacted by the increased footprint of the levee as part of the Des Moines Levee Alterations – Phase C improvements. The impacts leave little to no viable parkland available for the existing community gardens or other park improvements.
- The existing Allen Park property is in close proximity to several other existing parks, so a comprehensive approach to locating an ideal new Allen Park location included a collaborative effort with staff from Parks and Recreation, Real Estate, Engineering, Development Services, and Neighborhood Development Departments and resulted in the proposed voluntary acquisition of property located in the vicinity of S.E. 5th Street and E. Titus Avenue.

- This recommended location fills an identified park service gap, thus moves the Parks and Recreation Department closer to achieving goals outlined in LiveDSM, Des Moines Parks and Recreation’s comprehensive plan and supporting Mayor Cownie’s pledge to work towards every resident being within a 10-minute walk of a park or open space from home.
- The City’s Real Estate Division reached a voluntary agreement with the property owners for a total purchase price of \$185,000, plus closing costs. The property to be acquired consists of approximately 4.15-acres and the purchase price is equal to the estimated fair market value of the property, as determined by the City’s Real Estate Division.
- The voluntary purchase of the property is also subject to a future, mutually agreed-to, named park element recognizing the owners’ parents, Nicola and Patricia Scavo. City staff will negotiate the terms of a Naming Rights Agreement with the owners which will be presented to City Council for approval at a future date.
- The property to be acquired will immediately be dedicated as parkland, but the official naming of the replacement park property as “Allen Park” will occur at the time the existing Allen Park is vacated for construction of the Des Moines Levee Alterations – Phase C improvements.
- The Parks and Recreation Department will at a future date seek input from the community and stakeholders to design and program Allen Park. No funding to improve the relocated Allen Park is currently identified in the CIP, but it is anticipated that this future work would be realized with a combination of City, grant and donor funding.
- Efforts concurrent to identifying the new Allen Park location included relocating the community garden located at the existing Allen Park. Based on site suitability analysis, stakeholder preferences and community input, this community garden will now be located within Stone Park, which is also home to Pioneer Columbus Community Recreation Center. Work is well underway with construction of the relocated community garden anticipated to be complete in fiscal year 2023.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Anticipated future actions include vacation of existing Allen Park and naming the replacement property as “Allen Park”, approval of a naming rights agreement, professional services agreement for park design, grant agreement(s), ordering construction, public hearing, receive and file bids, designate lowest bidder, approval of contract and bond, partial payments to the contractor, and final acceptance of work.

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