


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	24-382	Meeting:	October 7, 2024
	Agenda Item:	10	Roll Call:	24-1337
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approval of Four Party Agreement – Tuttle Street, SW 14th Street to SW 16th Street – Blackacre Development, LLC (Krause +), HCR NFS I, LLC (Hubbell), MidAmerican Energy Company, and the City of Des Moines.

SYNOPSIS:

Recommend approval of the funding agreement to construct Tuttle Street between SW 14th Street and SW 16th Street. There are three (3) property owners with property adjacent to Tuttle Street: Blackacre, Hubbell, and MidAmerican Energy. In an effort to organize construction efforts to prepare the road for pending development, the City has agreed to build and fund the road construction, with the adjacent property owners agreeing to pay back the cost of the road over three (3) years.

FISCAL IMPACT:

Amount: The anticipated net fiscal impact is \$0. The City will pay for the upfront construction costs and will be reimbursed by the three (3) property owners. The cost to the three (3) property owners will be calculated based on linear feet of Tuttle Street frontage. Payments from the three (3) property owners will be made over three (3) years.

Funding Source: Fiscal Year (FY) 2024-2025 Capital Improvement Program (CIP), Page 129, Tuttle Street Improvements, ST296, Private Funds

ADDITIONAL INFORMATION:

- The engineer’s estimate for the road project is approximately \$1.5 million. The first payment from the property owners will be based on this estimate. Future payments will be based on actual cost.
- If the first payment is not received from the three (3) adjacent property owners, the project will not be awarded (anticipated winter or spring 2025).

The cross section of Tuttle Street from SW 14th Street to SW 16th Street will be consistent with the completed Tuttle Street cross section between SW 11th Street and SW 14th Street, providing two (2) travel lanes [one (1) lane in each direction], on-street parallel parking on both sides of Tuttle Street, a two (2) way cycle track on the south side of Tuttle Street, and grading for future sidewalks on both sides of Tuttle Street.

- Construction will commence in summer 2025. The roadway, including restoration, will be complete by fall 2026.
- The eventual completion of Tuttle Street from SW 12th Street to 16th Street will provide east/west continuity for the Riverpoint West area and provide north/south connections at SW 11th Street, SW 14th Street, and planned at SW 16th Street, as part of the Krause+ development.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Ordering Construction – City Council
- Consider Award – City Council

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