



Date December 19, 2011

RESOLUTION ADOPTING THE MUNICIPAL SERVICES CENTER MASTER PLAN AND AUTHORIZING THE CITY MANAGER TO PROCEED WITH AN RFP FOR DESIGN AND CONSTRUCTION SERVICES FOR PHASE 1 OF THE MUNICIPAL SERVICES CENTER PROJECT AND DIRECTING STAFF TO PREPARE THE PUD CONCEPTUAL PLAN AND INITIATE THE REZONING

WHEREAS, on July 25, 2011, by Roll Call No. 11-1323, the City Council approved the following components of the Executive Summary of the Draft Municipal Services Center Master Plan and directed that such components be incorporated into the final Master Plan:

- a) The location of the Municipal Services Center and the portion thereof to be initially constructed.
- b) The City services to be relocated in the first phase of the Municipal Services Center.
- c) The conceptual design of the Municipal Services Center.

and, the City Council also authorized and directed the City Manager to proceed with the following actions to advance the proposed Municipal Services Center:

- a) To finalize the Master Plan.
- b) To proceed with the voluntary acquisition of the additional properties needed in the future to complete the Municipal Services Center as identified in the Master Plan Executive Summary.
- c) To prepare a Request for Proposals ("RFP") for Design Services for the facilities to be constructed in the first phase of the Municipal Services Center.
- d) To communicate with the public entities and other institutions that operate services in the City (Polk County, State of Iowa, Des Moines Public Schools, Dart, MidAmerican Energy, and potentially others) to further explore potential collaborative opportunities related to the Municipal Services Center and the redevelopment of the surrounding area.

WHEREAS, the proposed Municipal Services Center Master Plan, a copy of which is on file and available for public inspection in the office of the City Clerk, has been finalized as directed by the City Council with additional program changes to incorporate the relocation of the greenhouses from the Chesterfield Community Center, and to incorporate a section dedicated to sustainable design opportunities and potential and to place a greater emphasis on sustainable design and LEED Certification, all as more specifically described in the accompanying Council Communication; and,

(continued)

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WHEREAS, appropriate action has been commenced to acquire the site for the Municipal Services Center by gift, negotiation or eminent domain as directed by the City Council on August 8, 2011, by Roll Call No. 11-1390, and a purchase offer has been presented to the property owners; and,

WHEREAS, the City staff have prepared a Request for Proposals ("RFP") for Design Services for the facilities to be constructed in the first phase of the Municipal Services Center, which is on file and available for public inspection in the office of the City Clerk; and,

WHEREAS, the City Manager and staff have communicated with the public entities and other institutions that operate services in the City (Polk County, State of Iowa, Des Moines Public Schools, Dart, MidAmerican Energy, and potentially others) to further explore potential collaborative opportunities related to the Municipal Services Center and the redevelopment of the surrounding area, and such communications are ongoing; and,

WHEREAS, on December 1, 2011, the City Plan and Zoning Commission voted 12-0 in support of a motion to support the staff recommendation to find the Municipal Services Center Master Plan in conformance with the Des Moines 2020 Community Character Plan, and to recommend approval of the Master Plan; and,

WHEREAS, the City Manager recommends that the Municipal Services Center Master Plan be adopted, and that the City Manager be authorized to proceed with a Request for Proposals for design and construction services for Phase 1 of the Municipal Services Center project, and that City staff be directed to prepare the PUD Conceptual Plan and to initiate the rezoning of the site to the PUD Planned Unit Development District when the City has the site under contract.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Des Moines, Iowa, as follows:

1. The Municipal Services Center Master Plan is hereby approved and adopted.
2. The City Manager is hereby authorized and directed to proceed with an RFP for design and construction services for Phase 1 of the Municipal Services Center project as defined in the Municipal Services Center Master Plan.
3. The City Manager is further authorized and directed to immediately commence preparation of a PUD Conceptual Plan consistent with the Municipal Services Center Master Plan, and to initiate the rezoning of the Municipal Services Center site to the "PUD" Planned Unit Development District as soon as the City has the land under contract.

(continued)



Roll Call Number

Agenda Item Number

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Date December 19, 2011

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(Council Communication No. 11- **770**)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Assistant City Attorney

C:\Rog\Engineering\MunServCtr\RC 11-12-19 Approve Master Plan.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

MOTION CARRIED

APPROVED

Mayor

City Clerk

Master Plan

Site Development - Phase One

Site Development - Long Term

Site Development - Phase Two

Master Plan - Land Use

Redevelopment Potential

Storm Water Strategy

Buffers / Open Space / Trails

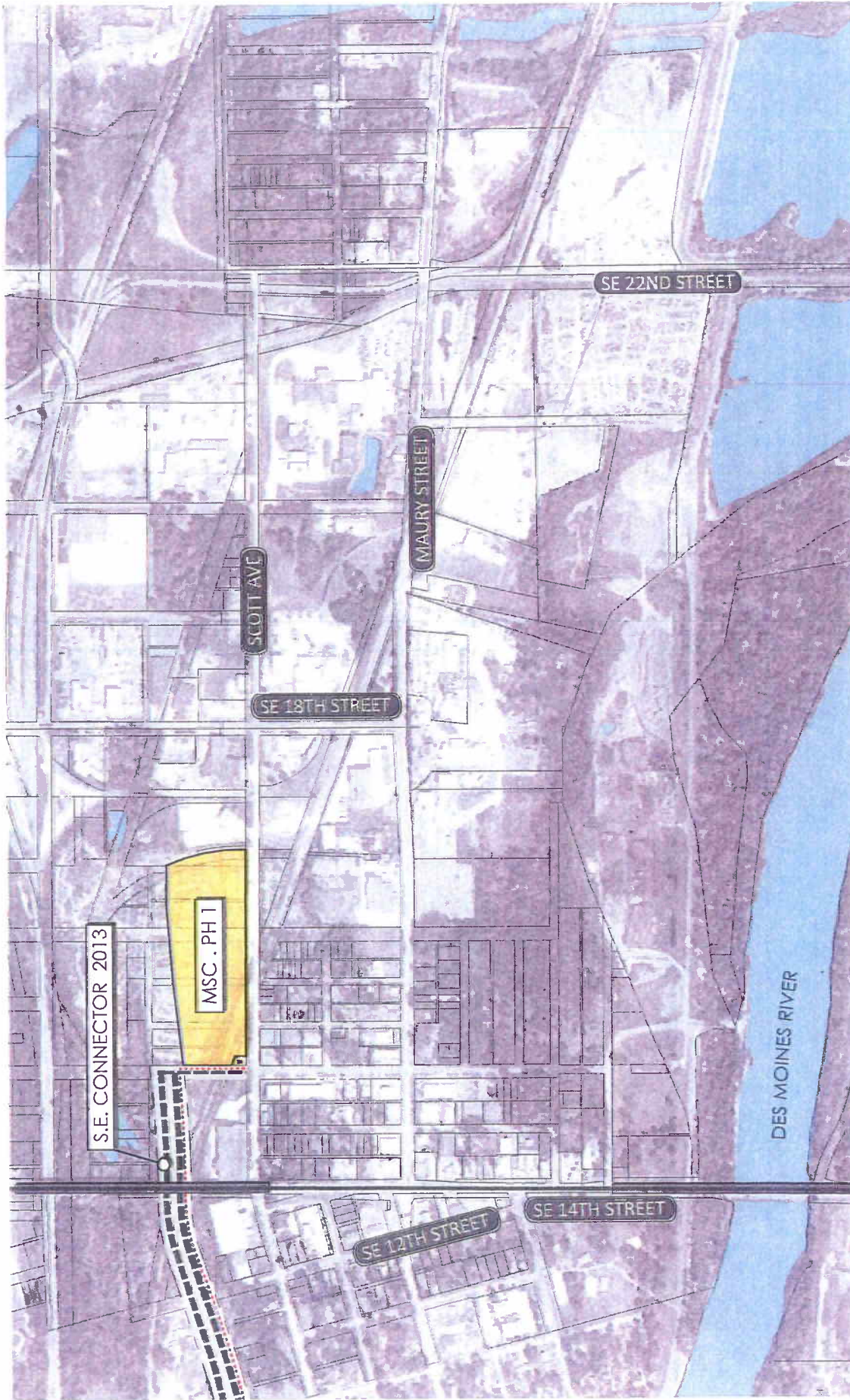
Proposed Land Assemblage

Site Development - Phase One

To satisfy the immediate needs of the City of Des Moines' municipal services (including Parts and Engineering Department functions), approximately 11.5 acres north of Scott Avenue will be acquired and developed for the new Municipal Services Center. To meet redevelopment needs on the current site of these programs, the facility is slated for completion in mid-2013.

The SE Connector is scheduled to extend to SE 15th Street by 2013. This extension will include reconstruction of SE 15th Street from the Connector south to Scott Avenue. The new Municipal Services Center and extended parkway should act as catalyst for the redevelopment of the area near the SE Connector.





- MSC SITE [11.52 AC]
- NEW 10' MULTI-PURPOSE TRAIL

SITE DEVELOPMENT . SHORT TERM



Site Development - Phase Two

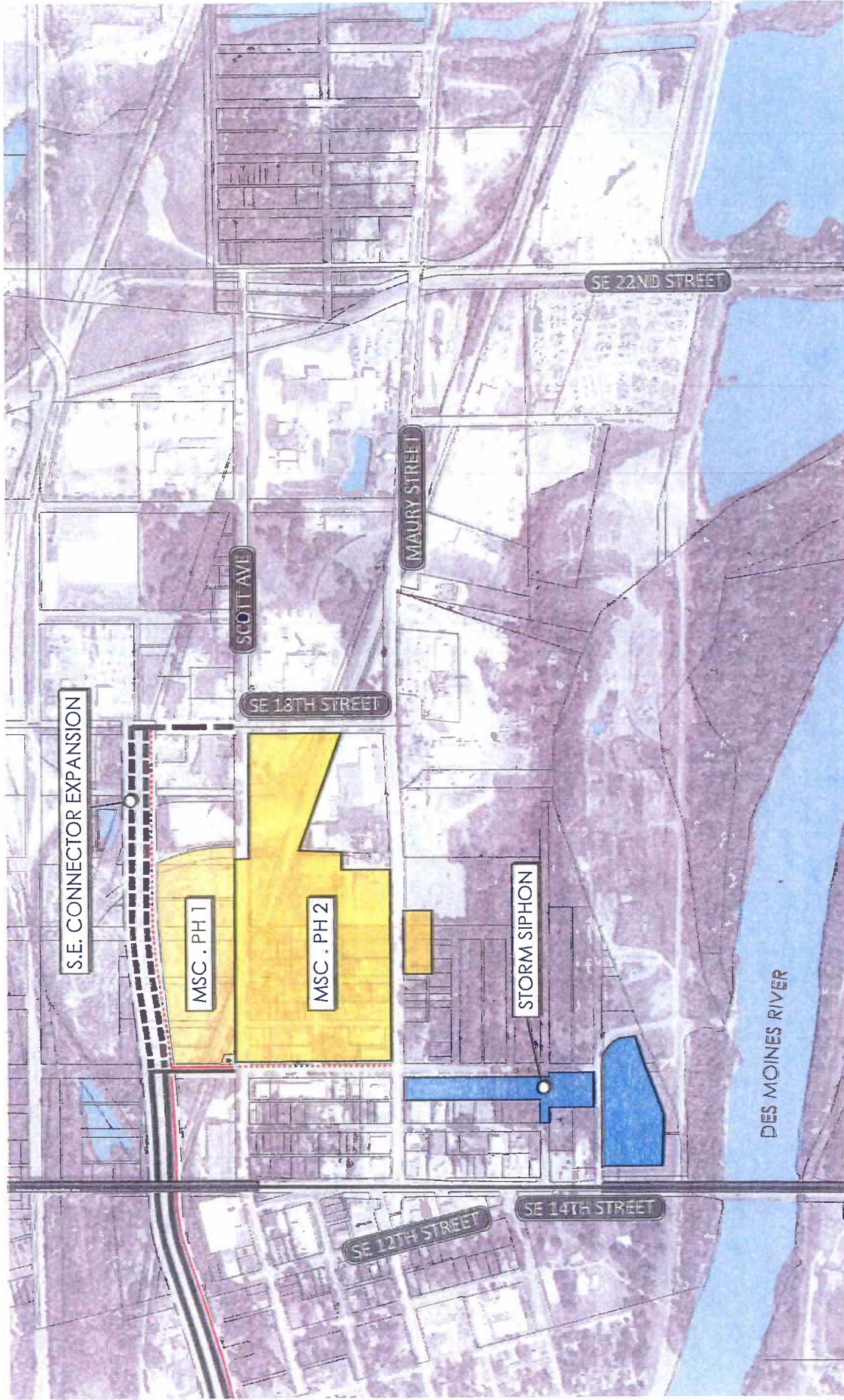
Implementation of Phase Two of the Municipal Service Center will require land assemblage for the remainder of the facility and associated regional stormwater retention. Approximately 30.5 acres is required for the expansion of the MSC facility including closing Scott Avenue through the site. To address the increased impervious development in the study area and to mitigate existing flooding concerns during storm events, a permanent regional stormwater retention system is planned between Maury Street and the levee. Please refer to the Stormwater Strategy section for more information on these regional improvements.

During this period of the study area development, land assemblage and necessary infrastructure improvements, including storm, sewer, and water utilities, must occur to support the future expansion of the MSC facility and redevelopment of the area. The SE Connector must be extended during this period to 18th Street to support the expansion of the MSC facility and to alleviate traffic pressures once Scott Street is closed.

Phase 2 will require the relocation, removal, or abandonment of several existing utilities as follows:

- 16" Ductile Iron water main – Scott Avenue.
- Storm Sewer in Scott Avenue and SE Astor Street.
- Sanitary Sewer in SE Astor Street.
- Level 3 Communications Fiber Optic from Scott Avenue to SE 18th Street along existing rail line.
- Qwest Communications in Scott Avenue and SE Astor Street.
- Verizon Communications Fiber Option from Scott Avenue to SE 18th Street along existing rail line.
- MidAmerican Energy Gas in Scott Avenue.
- MidAmerican Energy Electric in Scott Avenue.

Note: See Storm Water Strategy Section on page 78.



STORM SIPHON: SEE STORMWATER STRATEGY INFORMATION

- MSC SITE PH. 1 [11.5 AC]
- MSC SITE PH. 2 [30.5 AC]
- STORMWATER MANAGEMENT [+/- 6AC]
- NEW 10' MULTI-PURPOSE TRAIL
- EXISTING 10' MULTI-PURPOSE TRAIL

SITE DEVELOPMENT . MID TERM



