



Agenda Item:

072

## **COUNCIL COMMUNICATION**

### **City Manager's Office**

#### **GENERAL INFORMATION**

Agenda Date: 05/03/04

Communication

No.: 04-209

Agenda Item Type: Resolution

Roll Call No.:

Submitted by: Donald M. Tripp, Park and Recreation Director  
Jeb E. Brewer, P.E., City Engineer

#### **SUBJECT—**

Set the trail alignment of Walnut Creek Trail, Phases 1A and 1B and approving Supplemental Agreement No. 2 with Brian Clark and Associates, Inc., for additional design services.

#### **SYNOPSIS—**

Approve the new alignment of Phases 1A and 1B of the Trail and Supplemental Agreement No. 2 to the Professional Services Contract for realignment and re-design of Walnut Creek Trail Phases 1A and 1B, with Brian Clark and Associates, (Brian Clark, President, 303 Locust, Suite 200, Des Moines, Iowa, 50309).

#### **FISCAL IMPACT—**

The Professional Services Contract with Brian Clark and Associates is for \$92,550, which includes redesign of the Walnut Creek Trail, Phases 1A and 1B. City funds for this additional service are included in the Fiscal Year 2004 Capital Improvement Program (CIP) Budget, CP040PKS990000PKS045.

#### **RECOMMENDATION—**

Approval

## **BACKGROUND—**

A 28E Agreement with West Des Moines and Windsor Heights was approved by the Des Moines City Council by Roll Call No. 01-3477, on November 19, 2001, for the development of Phases 1A and 1B of the Walnut Creek Trail. The entire 2.4 miles Walnut Creek Trail (Phases 1A, 1B and II) was estimated to cost \$1,622,000. Of that amount, the City of Des Moines was to pay \$1,160,000. This amount covered only the Des Moines phases, (1B and II) which totaled 1.8 miles in length.

On May 21, 2001, by Roll Call No. 01-1593, the City Council approved a \$69,960 Professional Service Agreement with Brian Clark and Associates (BCA) to provide planning and design services for the phases 1B and II. Similar agreements were developed by BCA with the Cities of West Des Moines and Windsor Heights since Phase 1A of the Walnut Creek Trail crosses through their jurisdictions. BCA's recommendation for the original trail alignment for Phases 1A and 1B was to cross Walnut Creek on a new pedestrian bridge near the end of Center Street, follow the west side of Walnut Creek, cross under the 63<sup>rd</sup> Street bridge, and cross Walnut Creek with a second new pedestrian bridge(see attached map). Near the completion of the design process, BCA was informed by the Army Corps of Engineers (ACOE) and Iowa Department of Natural Resources (IDNR) that the 1998 flood elevation figures used by BCA in locating the abutments for the proposed bridges in the trail master plan were no longer valid.

Due to these changes in flood elevation figures, Supplemental Agreement No.1 was approved by City Council on February 18, 2002 by Roll Call No. 02-413, to allow for additional survey work, stream profiling, analysis of crossing alternatives and preparation of documents and drawings. The total cost of this agreement with BCA was \$11,600. After this analysis of flood conditions, it was determined that the bridges could not be built across Walnut Creek without creating flood impacts on properties upstream of the bridge sites. Therefore, BCA recommended that the trail be moved to the other side of the creek and that the City work with the property owners on that side of the creek. By moving the trail to the other side of the creek, the need for bridges was eliminated, and preliminary analysis showed the construction of the trail was possible without flood impact.

The original alignment for Phases 1A and 1B as recommended by BCA were originally estimated to cost a total of \$962,200. This original trail alignment had all of Phase 1A located in West Des Moines and Windsor Heights and all of Phase 1B in Des Moines. The revised cost estimate for realignment design and construction of Phase 1A and 1B is \$551,000, which is estimated to result in a total cost savings of \$411,200 from the original cost estimate. This new proposed route has none of Phase 1A in Windsor Heights, half in West Des Moines and half in Des Moines. All of Phase 1B remains in the City of Des Moines. This results in estimated cost savings of approximately \$60,000 to the City of Des Moines from initial cost estimates. Included in the total cost is the proposed amount of \$92,550 for the contract with Brian Clark and Associates for re-aligning and re-designing the new portions of Phases 1A and 1B of the trail on the north side of Walnut Creek. This price includes the costs for redesign that was to be paid by West Des Moines when the original alignment for Phase 1A was solely located in West Des Moines. The 28E Agreement will need to be amended to reflect the changes in trail alignment and responsibility for construction of the trail to the City of Des Moines.

Moving the trail alignment to the east side of the creek includes having to place the trail across the back of two private residences. One property, 6554 Center Street, owned by Douglas and Roberta Myers will be most impacted by the trail. Preliminary designs show that at its closest point the trail will come as close as 65 feet from the southwest corner of the Meyer's home. A second property, 6550 Center Street, owned by Thomas Patterson, will have the trail coming as close 230 feet from the south edge of the Patterson home. The Meyer's are very concerned about the proposed trail being constructed through the back of their property. BCA will attempt to mitigate these concerns with the trail design. While additional private properties are involved, none contain residences, and some owners have volunteered to donate trail easements. Public meetings have been held to present the trail alignments. Notices were sent to all adjacent property owners and neighborhood associations. Some adjacent property owners have expressed concerns about the trail, including loss of privacy and possible vandalism along the trail. The current budget includes approximately \$40,000 to mitigate these concerns. Mitigation may include privacy fencing and/or landscaping.

On March 30, 2004 a meeting was held with the affected property owners to present the final trail route recommended by BCA. At this meeting there was some continued opposition from property owners in the area to this trail alignment. There was support for the trail from surrounding neighborhood groups and trail users. During the meeting it was suggested that BCA look at an alternative route that would cross Walnut Creek on the bridge leading from 73<sup>rd</sup> Street to the Wal-Mart in Windsor Heights. The existing bridge has a 5-foot pedestrian path on its north side, and the existing Walnut Creek trail (Colby Trail) has a connection to the bridge. This proposed trail would loop under the west side of the bridge and follow Walnut Creek to 63<sup>rd</sup> Street in Des Moines. The trail would then loop under the 63<sup>rd</sup> Street bridge, cross a 4-foot pedestrian path on the east side of the bridge and then follow the east side of Walnut Creek to Grand Avenue. This trail alignment would require an additional 2,900 feet of trail, a small bridge to cross a drainage area feeding into Walnut Creek, and widening of the Wal-Mart and the 63<sup>rd</sup> Street bridges.

BCA and staff agree that this is not a viable alternative. Phases 1A and 1B of the Walnut Creek Trail are anticipated to be heavily used connections from the western communities to downtown Des Moines. Based on trail use surveys from metro areas similar in size to Des Moines an estimated 800 to 1,000 walkers, runners, bikers and rollerbladers will use this trail daily. Some of the concerns with this alternative trail alignment are as follows:

- Time to complete this alternate route is indeterminate due to the time it might take West Des Moines and Windsor Heights to find funds to design and construct this additional trail and widen the bridge at Wal-Mart, but delays will likely be an additional 3 to 5 years (under the current time schedule the trail is likely to be built and opened by late summer of 2005).
- Grants transferred to the City of Des Moines for the construction of this trail would have to be transferred back to West Des Moines and Windsor Heights because no portion of Phase 1A of the trail would be located within Des Moines.
- BCA has estimated the additional cost of this alternative to be approximately \$577,000 for all three cities to widen the two bridges and add the additional length of trail. Under this alternative each city would become responsible for the following costs:

- ◆ The City of Windsor Heights would be responsible for widening the Wal-Mart bridge and trail construction from the bridge the West Des Moines City limits near Center Street.
- ◆ The City of West Des Moines would be responsible for the trail from Center Street to the 63<sup>rd</sup> Street bridge.
- ◆ The City of Des Moines would be responsible for the widening of the 63<sup>rd</sup> Street bridge and the trail from the 63<sup>rd</sup> Street bridge to Grand Avenue.

Routing decisions have been continually discussed with the Park and Recreation Board and the Bike and Trail Advisory Committee. On Wednesday April 28, 2004, the Bike and Trail Advisory Committee voted unanimously 8 to 0 to endorse the proposed route of Phases 1A and 1B of the Walnut Creek Trail. The members in attendance were Robin Paul - Chair, Scott Sumpter - Vice Chair, Joe Galloway, David Goldman, Dan Hanson, Mike Lustig, Carl Voss and Gay Wilson