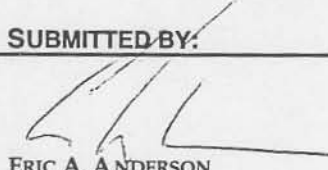


**OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-095  
FEBRUARY 26, 1996 AGENDA**

SUBJECT:	TYPE:	PREPARED BY:	SUBMITTED BY:
GATEWAY PLAN	◆ RESOLUTION ORDINANCE RECEIVE/FILE	STEVE GUNSON ADMINISTRATIVE ASSISTANT TO THE CITY MANAGER	 ERIC A. ANDERSON CITY MANAGER

**SYNOPSIS —**

On June 26, 1995, by Roll Call 95-2510, the City Council voted to adopt the recommendation of the City Plan and Zoning Commission and the City Manager regarding the Gateway Workbook/Gateway District Concept. This action also authorized the expenditure of \$50,000, together with the commitment of \$50,000 by the Des Moines Development Corporation, to complete design and planning activities for the Gateway Urban Landmark Project. A contract is now recommended for an urban design consultant to perform this work.

**FISCAL IMPACT —**

The consultant contract, as negotiated, is for a \$48,500 lump sum fee. It may be necessary to expend up to an additional \$1,500 for activities related to printing, public meetings and input, and additional expenses related to the study. Tax increment funds will be available for this consultant study and the expense is included in the proposed 1996-97 Operating Budget.

**RECOMMENDATION —**

Approval of the contract with the firm of Aleks Istanbulu-John Kaliski, Architecture and City Design.

**BACKGROUND —**

As reported in my February 5, 1996 communication to you, staff and the Gateway Steering Committee have been involved in an interview process to recommend an urban design consultant to the City Council. This consultant will collaborate with staff, the local design consultant, and the Steering Committee to conduct an economic feasibility study, and to explore design alternatives for the Gateway Urban Landmark Project. The urban designer's role will be to analyze this project in its larger context of the downtown, and determine how the design can address the multi-faceted needs of the entire community.

Having completed the selection review and analysis, the six member selection team recommends as the urban design group the firm of Aleks Istanbulu-John Kaliski, Architecture and City Design, Santa Monica, California; they are paired with the Sedway Kotin Mouchley Group, Real Estate and Urban Economists, Los Angeles, California; and The Trotter Group, Inc., Development Management Consultants, St. Louis, Missouri.

Upon Council's approval of this contract, it is anticipated that work will begin immediately on research and data gathering by the consultant group. This will be followed by an on-site visit, anticipated for the first week of April, during which the consultant will meet with the Steering Committee, staff, citizens, business groups, and others interested in this project to develop a design consensus and to perform the economic feasibility analysis.

This will be followed by additional on-site visits at which time the design concept and economic analysis will be presented to the City Council, and at other public information forums. It is anticipated that all work will be completed by June 30, 1996.

Staff will ensure that Council concerns raised previously regarding project cost, ongoing operating and maintenance expenses, and public safety within the Gateway project area will be addressed by the study.