

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

**CITY COUNCIL COMMUNICATION 96-486  
NOVEMBER 18, 1996 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
CAPITOL GATEWAY EAST URBAN DESIGN PLAN— CONSULTANT CONTRACT	◆ RESOLUTION ORDINANCE RECEIVE/FILE	RICHARD CLARK DEPUTY CITY MANAGER

**SYNOPSIS —**

On March 25, 1996, the Council approved a recommendation submitted by Council Member Gene Phillips to develop a strategic master plan for the East Downtown area. This recommendation included the formation of a steering committee and the allocation of \$50,000 from the City, which together with \$50,000 each from Des Moines Development Corporation and the State of Iowa, will pay for the necessary consulting services and related project expenses. The Steering Committee has selected a consulting team comprised of Brooks Borg Skiles Architecture Engineering and Chan Krieger & Associates Inc. Compensation to these consultants would be \$30,000 for Brooks Borg Skiles Architecture Engineering, and \$100,000 for Chan Krieger & Associates Inc.

**FISCAL IMPACT —**

Tax Increment Funds (TIF) will be used to pay the City's cost share (\$50,000) of the consulting services, as well as related project expenses. Des Moines Development Corporation and the State of Iowa will pay the balance of the expenses. Although the State has indicated support for the project, the Governor has not yet provided a funding commitment. In the event State funding is not provided, the City and Des Moines Development Corporation would need to each provide an additional \$25,000. The City's funding would come from TIF revenues.

**RECOMMENDATION —**

Approve consulting contract with Brooks Borg Skiles Architecture Engineering and Chan Krieger & Associates Inc.

**BACKGROUND —**

This planning project is intended to reurbanize the downtown area east of the Des Moines River by creating the character and density of activity necessary to support an urban pedestrian environment as well as a competitive development district. This will result in new places for businesses and residents to locate—to bring this area to life as both a commercial and residential location and as a civic place. Several prior planning efforts have led to specific projects such as the Simon Estes Amphitheater, Embassy Suite Hotel, East Grant Office Park, Capitol Center and the new Historical Building; however, it is clear that the potential of the area far exceeds what we as a community have accomplished to date. This planning process, by far the most comprehensive and well represented effort to date, is a necessary step for this area to continue its improvement toward vitality and marketability.

The State of Iowa, the Des Moines Development Corporation, and the City of Des Moines have agreed to jointly provide the funding for this project at \$150,000. The work of developing the plan is being guided by the Capitol Gateway East Steering Committee, which includes representatives of property owners and businesses in the area, the State of Iowa, the Des Moines Development Corporation and City government. Council Member Gene

Phillips and Mayor Arthur Davis are serving as ex-officio members of the Committee. A list of the Steering Committee members is attached. The project is a 12-month process and will be completed in August of 1997.

This project builds on the concepts and plan elements included in the Destination Downtown Strategic Plan which was adopted by the City Council on December 18, 1995, as part of the City 's Comprehensive Plan.

#### PROFESSIONAL SERVICES AGREEMENT

A consultant team, which includes an Urban Design Consultant, a Market Analyst and Financial Feasibility Consultant and a Local Architecture Consultant, has been selected by the Capitol Gateway East Steering Committee and has agreed to produce the following end products:

- 1) an urban design plan,
- 2) an economic feasibility study,
- 3) specific implementation projects, and
- 4) an overall implementation strategy.

A Professional Services Agreement has been negotiated with Brooks Borg Skiles Architecture Engineering of Des Moines, Iowa, and with Chan Krieger & Associates Inc. of Cambridge, Massachusetts, to do this work.

Attachment

10/10/96 STEERING COMMITTEE

John Burgeson, Chairman  
Iowa State Bank  
E. 7th & Locust  
Des Moines, IA 50309  
515-288-0111/w 515-288-0945/fax

John Connors, Vice-Chairman  
State Representative  
1316 E. 22nd  
Des Moines, IA 50317  
515-262-3345

Mark Feldmann, Vice-Chairman  
Beving Swanson & Forest  
321 E. Walnut  
Des Moines, IA 50309  
515-237-1182/w 515-288-9409/fax

Mayor Arthur Davis  
Ex Officio Member  
City Hall  
400 East First Street  
Des Moines, IA 50309  
515-283-4944/w 515 237-1645/fax

Gene Phillips  
City Councilman  
Ex Officio Member  
811 S.E. Diehl  
Des Moines, IA 50315  
515-285-6370/h 515-237-1627w  
515-235-6666(pge)515-285-8588/fax

Jim Boyt  
James O'Malley Boyt Adv.  
522 E. Grand  
Des Moines, IA 50309  
515-282-9303/w 515-282-1730/fax

Orville Crowley  
Capitol Planning Commission  
129 Coolidge Street  
Cumming, IA 50061  
515-981-0753/h 515-229-5313/cell  
515-981-4983/fax

Bob Dilley  
Dilley Mfg. Co.  
215 E. 3rd  
Des Moines, IA 50309  
515-288-7289/w 515-288-4210/fax

Thomas C. Fredregill  
P.O. Box 4811  
Des Moines, IA 50306  
515-244-0551

Barbara Harkin  
Superior Art Glass & Mirror  
424 E. Grand Avenue  
Des Moines, IA 50309

Nadine Hogate  
1742 E. Walnut  
Des Moines, IA 50316  
515-265-7919

James Hubbell III  
Hubbell Realty Co.  
904 Walnut #900  
Des Moines, IA 50309  
515-280-2043/w 515-280-2000/fax

Libby Jacobs  
The Principal Financial Group  
711 High  
Des Moines, IA 50309  
515-247-5111/w 515-248-8617/fax

Kurt E. Johnson  
Hammer & Pharmacy &  
523 E. Grand  
Des Moines, IA 50309  
515-243-4177/w 515-243-2919/fax

Bob Mahaffey  
Anderson Erickson Dairy  
2420 E. University  
Des Moines, IA 50317  
515-265-2521/w 515-263-6301/fax

John Mauro  
Polk Co. Board of Supervisors  
111 Court Avenue #300  
Des Moines, IA 50309  
515-286-3120/w 515-286-3082/fax

Bud Mulcahy  
Bud Mulcahy's Eagle Inc.  
201 E. Locust  
Des Moines, IA 50309  
515-288-2231/w 515-288-7632/fax

Robert Murray  
Mercantile Bank  
222 Equitable Bldg./604  
Des Moines, IA 50317  
515-284-1930/w 515-248-7570

Phil Riley  
Embassy Suites Hotel  
101 E. Locust  
Des Moines, IA 50309  
515-244-1700/w 515-244-2537/fax

Matt Rosen  
Botanical Center  
909 E. River Drive  
Des Moines, IA 50316  
515-242-2934/w 515-242-2797/fax

Linda Santi  
512 1/2 E. Grand Avenue  
Des Moines, IA 50309  
515-243-1620/h 515-281-5072/w

Jim Skogsbergh  
Iowa Health System  
1200 Pleasant Street  
Des Moines, IA 50309  
515-241-6212/w 515-241-5994

Margaret Swanson  
1624 Penn Avenue  
Des Moines, IA 50316  
515-266-4260

Roy Wright  
Des Moines General Hospital  
603 E. 12th  
Des Moines, IA 50309  
515-263-4496/w 515-263-4699/fax

Dewey Vukovich  
Dewey Ford Inc.  
E. 4th & Grand  
Des Moines, IA 50309  
515-282-2828/w 515-282-2614/fax

#### COORDINATING TEAM

Red Brannan  
Suite 100B  
601 Locust St.  
Des Moines, IA 50309  
515-245-3897

Rick Clark  
602 E. First Street  
Des Moines, IA 50309  
515-283-2039

Janet E. Phipps  
Director of General Services  
Hoover Building A Level  
Des Moines, IA 50319  
515-281-3196/w 515-242-5974/fax

#### PROJECT TEAM

Patricia Zingsheim, Project Manager  
Planning and Urban Design Division  
Community Development Department

283-4095

Jim Grant  
Community Development Department  
283-4758

Gary Lozano  
Community Development Department  
283-4810

Elly Walkowiak and Bruce Gates  
Community Development Department  
237-1351/Elly 237-1326/Bruce