



**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

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

**00-489**

**SYNOPSIS -**

**AGENDA:**  
  
OCTOBER 23, 2000

Approval of the Fleur Drive Gateway Real Estate and Redevelopment contract to Adamson and Associates, Landscape Architects, 1200 Grand Avenue, West Des Moines, Iowa.

**SUBJECT:**  
  
FLEUR DRIVE  
GATEWAY REAL  
ESTATE AND  
REDEVELOPMENT  
CONTRACT

**FISCAL IMPACT -**

It is anticipated that up to \$50,000 will be expended for professional services for this project. Farmland Insurance Companies, a division of Nationwide Insurance, is providing \$25,000 as a challenge grant. The City will provide up to \$22,000 and staff as in-kind assistance. Coppola Enterprises and The Clarke Companies will provide a total of \$3,000.

**TYPE:**  
  
RESOLUTION  
ORDINANCE  
RECEIVE/FILE

**RECOMMENDATION -**

**Approval.**

**SUBMITTED BY:**  
  
RICHARD CLARK  
DEPUTY CITY  
MANAGER

**BACKGROUND -**

The approval of this contract with Adamson and Associates will allow for landscape design and real estate development consultant services for the Fleur Drive corridor. The consultants will produce a study that will provide professional recommendations on the existing conditions, market forces, and feasibility of redevelopment and rehab/adaptive reuse options for the Fleur Drive corridor. Additionally, the study will produce recommendations on conceptual design options for development/redevelopment of the Fleur Drive corridor for the purpose of reestablishing a vital commercial district that promotes competitive development opportunities.

A five-person steering committee, which Council approved at its June 5, 2000 Council meeting, chose Adamson and Associates, Landscape Architects, from a total of four project proposals that were submitted.

Two of the proposals' estimated costs were inconsistent with project funding. In interviewing the two remaining firms, Steering Committee members were most impressed with Adamson and Associates' progressive and promising proposal and felt that the proposal, in conjunction with subcontractor John Mandelbaum's retail experience, made an impressive package. Steering Committee members consisted of Council Member Christine Hensley; Bill Polston, representing Farmland; Marilyn Staples; and Tom Ross and Bob Graham, both representing the Fleur Drive Development Corporation.

Adamson and Associates will team with Architects Wells Woodburn O'Niel for housing and retail/commercial aspects of the project and Mandelbaum Johnson for assistance in retail and commercial development.