

**CITY COUNCIL
COMMUNICATION:**

03-255

AGENDA:

JUNE 9, 2003

SUBJECT:

AGREEMENT FOR
PROFESSIONAL
SERVICES FOR
DEVELOPMENT OF
SMART GROWTH
COMPUTER MODEL

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

ERIC A. ANDERSON
CITY MANAGER

ITEM _____

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

SYNOPSIS —

On the June 9, 2003 Council agenda is a roll call to enter into an Agreement for Professional Services with the Conservation Design Forum, Inc.'s team to develop a smart growth computer model for revitalizing Des Moines' brownfields. The team includes the Conservation Design Forum, Inc. as project lead, the Conservation Research Institute, CommunityViz (Orton Family Foundation), and the Rocky Mountain Institute. James Patchett is the Principal of the Conservation Design Forum, Inc., headquartered in Elmhurst, Illinois. The model is intended to effect higher quality development in site and building design, specifically on brownfields for industrial reuse. By applying this decision-making model, businesses will be enabled to build smarter, conserve resources, reduce operating expenditures, and enhance worker productivity. The City will potentially yield a higher tax base from more compact development, lessen public infrastructure costs, improve water quality, and enhance its quality of life. This model will be the first of its kind in the U.S. and have broad national and international applicability. Ellen Walkowiak with the City's Office of Economic Development is coordinating the City activities relative to this project.

FISCAL IMPACT —

The Environmental Protection Agency (EPA) awarded a \$45,000 grant to the City under the Smart Growth: Saving Open Space, Revitalizing Brownfields Program. No matching funds are required. The entire grant will be expended for contractual services.

RECOMMENDATION —

Approval.

BACKGROUND —

On October 11, 2000, EPA designated the City of Des Moines a Brownfields Showcase Community. On July 24, 2002, the EPA awarded a \$45,000 smart growth grant to the City of Des Moines. The City is compelled to perform exceptionally because the award is among the first ones in the nation to be provided under a new EPA initiative. Des Moines is one of only nine communities throughout the country to receive this funding. The award also recognizes Des Moines as an innovator and a leader in brownfields redevelopment. On May 5, 2003, Council selected the Conservation Research Institute/Conservation Design Forum, Inc. team ("Consultant") to develop a smart growth computer model.

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The City and the Consultant will create a computer software program that will generate a four-dimensional visual presentation and be comprised of interacting formulas to assist in planning for industrial redevelopment. The model will be designed to demonstrate the costs, cost savings, and other benefits of implementing smart growth and environmental stewardship strategies in site and building design on brownfields for industrial reuse. The Des Moines Agrimergent Technology Park will be the demonstration site.

The Scope of Services will include:

- Establishing an Advisory Committee to assist in identifying and prioritizing smart growth and sustainability indicators.
- Learning about the physical, economic, ecological, and cultural aspects of the Park and taking digital photos of it to import into the model so that real time output can be generated.
- Providing training to City staff in CommunityViz, a GIS-based tool that performs impact analysis, and the requisite License Agreement and software.
- Conducting a one-day workshop to inform the public about smart growth and sustainability and to elicit comment on the most important indicators to include in the model.
- Merging existing formulas and creating new ones to provide the information user-owner businesses and developers need when making investment choices.
- Compiling a list of web-based links so that model users can learn more about smart growth and sustainable development.

The City will own the copyright to the interplay of formulas to create different scenarios the model will depict. The model will be readily adaptable to industrial sites in Des Moines and in other communities. The City will also explore the opportunity to enter into a future joint venture agreement with the Consultant to disseminate the model nationally and internationally and for further product development.

Development of the smart growth computer model will assist in encouraging new business investment and protecting the environment. The City of Des Moines will be at the forefront of this significant endeavor and may yield potential revenue from future model users.

