



Agenda Item:

72

## COUNCIL COMMUNICATION City Manager's Office

### GENERAL INFORMATION

Agenda Date: 5/23/05

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No.:

Communication

Roll Call

Submitted by: Richard A. Clark, Deputy City Manager

### SUBJECT—

Indianola Avenue Connector Land Use and Redevelopment Plan.

### SYNOPSIS—

Communication from the City Manager's Office requesting approval to prepare a request for proposals for the preparation of a land use and redevelopment plan for area impacted by the extension of Indianola Avenue from the SE 1<sup>st</sup> Street intersection across the Raccoon River to SW 3<sup>rd</sup> Street. This area is generally bound by the Raccoon and Des Moines Rivers, SE 2<sup>nd</sup> Court, Indianola Avenue, Indianola Road, and SW 7<sup>th</sup> Street. The extension of Indianola Avenue has drastically altered the traffic pattern and opened up underutilized sites for redevelopment. This area is also primed for redevelopment given its proximity to the Meredith Trail, the Principal Riverwalk and other redevelopment activities that are taking place to the north.

Polk County has expressed an interest in supporting development of the plan thus allowing for a collaborative effort between City and County. This plan will allow the City to guide redevelopment in a thought out way, ensuring that it is done in a manor that takes full advantage of its prime location.

### FISCAL IMPACT—

Consultant costs for this project are estimated to be \$30,000 and would be split evenly by the City and Polk County. The City's portion of the consultant cost will come from Economic

Development funds. Staff time and related costs will also be provided by the City for contract management, plan development, and other related administrative duties. Approval of the request for proposals (RFP) document and the subsequent selection of a consultant will be brought back to the City Council for approval.

**RECOMMENDATION—**

Approval.

**BACKGROUND—**

The extension of Indianola Avenue from the SE 1<sup>st</sup> Street intersection across the Raccoon River to SW 3<sup>rd</sup> Street has drastically altered the traffic pattern of the area and opened up underutilized sites for redevelopment. This area is also primed for redevelopment given its proximity to the Meredith Trail, the Principal Riverwalk and other redevelopment activities that are taking place to the north. This plan will allow the City to guide redevelopment in a thought out way, ensuring that it is done in a manor that takes full advantage of its prime location.

The selected consultant would prepare a land use plan, recommend appropriate zoning and develop a conceptual design for the area that integrates the trail system, Columbus Park, new multi-family units, the existing single-family residences to the east and a proposed Italian-American cultural center.

Public input will be gathered though a series of workshops with property owners, business owners, residents, developers and other stakeholders such as Meredith, the McKinley School/Columbus Park Neighborhood Association, and St. Anthony's Church. Staff estimates that it will take four to six months for the consultant to complete the plan.

Approval of the RFP document and the subsequent selection of a consultant will be brought back to the City Council for approval.