



Agenda Item:
30

## **COUNCIL COMMUNICATION**

### **City Manager's Office**

#### **GENERAL INFORMATION**

Agenda Date: 06/20/05  
Agenda Item Type: Resolution

Communication No.: 05-351  
Roll Call No.:

Submitted by: Richard A. Clark, Deputy City Manager  
William G. Stowe, Assistant City Manager/Public Works/Engineering  
Larry D. Hulse, Community Development Director

#### **SUBJECT—**

Approving Professional Services Agreement with Gould Evans Goodman Associates, L.C. for the Hwy 5 and North River Master Plan, not to exceed \$550,000.

#### **SYNOPSIS—**

This action will approve a Professional Services Agreement with Gould Evans Goodman Associates, L.C., Robert Gould, Owner/Principal, 4041 Mill Street, Kansas City, Missouri 64111, for the Hwy 5 and North River Master Plan consisting of a Development Plan, Economic and Market Analysis, FEMA Flood Insurance Study Map Revisions, and a Storm Water Planning, not to exceed \$550,000.

#### **FISCAL IMPACT—**

Funds for this project are provided for in the following sections of the 2004-05/2009-10 Capital Improvements Program:

- Development Plan: Economic Development Budget Item URR060, SE Development Plan: \$138,000; and Street Improvements: Corridor Studies; Project STR118: \$50,000
- Economic and Market Analysis: Economic Development Budget Item URR060, SE Development Plan: \$50,000
- FEMA Flood Insurance Study Map Revisions & Storm Water Planning: Storm Water Improvements, Watershed Studies, Project STE072: \$312,000

#### **RECOMMENDATION—**

**Approval.**

#### **BACKGROUND—**

The City of Des Moines has an opportunity to guide and enable the future development of land along the Iowa Highway 5 Corridor in south Des Moines, and along a portion of the North River and Middle

Creek streams in Warren County. This master plan will provide guidance for an integrated strategy to protect the attributes of the area, including topography and the natural environment - and will encourage high quality development, sustainable tax base generation, and livable wage job creation.

On August 23, 2004 the City Council authorized staff to proceed with the Request For Qualifications (RFQ) process for the development of a plan for the Iowa Highway 5 Corridor and the North River area. A RFQ was released to 80 firms and on November 9 and 10, 2004 five firms were interviewed. Based on experience and expertise demonstrated during the direct questioning interview, Gould Evans Goodman Associates, L.C. is recommended to perform the master plan.

Estimated completion for each of the master plan components, after notice to proceed, is:

- Development Plan: 11 Months
- Economic and Market Analysis: 4 Months
- FEMA Flood Insurance Study Map Revisions: 7 Months
- Storm Water Planning: 11 Months

The public will be invited to attend a visioning workshop, a development strategy alternatives workshop, and a presentation of the draft plan. Input will also be gathered from key governmental and civic groups that will be impacted by the development of the Highway 5 area.

A steering committee of public officials will assist the consultant in refining the public input into a unified vision for the Highway 5 area. A technical committee made up of staff will provide guidance and input to the steering committee and the consultant.

The Steering Committee will meet on a semi-regular basis with the consultant and staff to provide guidance during the development of the plan. The Committee will make recommendations and periodic reports to the Plan and Zoning Commission and the City Council. The Steering Committee will be comprised of 10 members:

- P&Z Commission (3 members)
- Developers/Large Land Owners (2 members)
- Warren County Supervisor
- Polk County Supervisor
- Council Member Brooks
- Council Member Hensley
- Mayor Cownie

The Technical Committee will meet on a regular basis with the consultant to provide guidance and technical information. The Committee will also make recommendations to the Steering Committee. Membership on the Technical Committee is proposed as follows:

- Advisory member from Polk County
- Advisory member from Warren County
- Community Development - Larry Hulse, Mike Ludwig
- Economic Development - Ellie Walkowiak
- Public Works - Bill Stowe
- Storm Water Utility - Carl W. Elshire, Scott Ralston
- Traffic & Transportation - Gary Fox
- Engineering - Jeb Brewer
- Parks and Recreation - Don Tripp

Key input groups will be effected by or involved with the development of the Highway 5 area. They will be invited to attend the Public workshops and will meet either individually or in groups with the consultant and staff after the Visioning workshop, but before the Development Strategy Alternatives workshop. Key Input Groups include the following:

- Warren County Planning Commission
- Polk County Planning Commission
- School Districts:
  - Des Moines School District
  - Carlisle School District
  - Indianola School District
  - Norwalk School District
- Rural Warren Co. Fire Departments (Linn, Greenfield, & Allen Townships)
- Des Moines Partnership
- Iowa Department of Transportation
- Neighborhood Associations (adjoining or south of Army Post Road)
  - Bloomfield Allen Neighborhood
  - Greater South Side Neighborhood
  - South Park Neighborhood
  - Southwestern Hills Neighborhood
- Economic Development Groups, such as
  - Des Moines Partnership
  - Southside Revitalization
  - Polk and Warren County Economic Development
  - Southside Chamber of Commerce

The Steering Committee will approve a final draft plan and forward it to the Des Moines Plan and Zoning Commission for review. The Plan and Zoning Commission will review the plan and forward a recommendation on to the City Council. The City Council will have final approval of the plan.