



Agenda Item:

54

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 08/08/05
Agenda Item Type: Receive/File

Communication No.: 05-444
Roll Call No.:

Submitted by: Richard A. Clark, Acting City Manager

SUBJECT—

Approval to Release a Request for Proposals for Professional Services for the Development of the Indianola Avenue Connector Land Use and Redevelopment Plan.

SYNOPSIS—

On May 23, 2005 the City Council approved Roll Call Number 05-1338 directing staff to prepare a request for proposals for the preparation of a land use and redevelopment plan for the area impacted by the extension of Indianola Avenue from the SE 1st Street intersection across the Raccoon River to SW 3rd Street. On June 28, 2005 by Roll Call Number 05-1595 the City Council approved a letter of agreement with Polk County agreeing to jointly fund and prepare a master plan for the subject area. Staff has prepared the RFP document and is seeking approval to release it.

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.

RECOMMENDATION—

Approval.

BACKGROUND—

The extension of Indianola Avenue from the SE 1st Street intersection across the Raccoon River to SW 3rd Street has significantly 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 and the County to guide development and redevelopment in a thoughtful 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 through 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. A Steering Committee will also be created to provide guidance to the consultant and staff. The Steering Committee will consist of Council Member Archie Brooks, Supervisor John Mauro, Luca Berrone and a representative from the Meredith Corporation and the Principal Financial Group who have been vital leaders in the redevelopment of the riverfront and trails. Staff estimates that it will take six months for the consultant to complete the plan, depending on meeting scheduling during the plan preparation.

A selection committee made up of staff and the Steering Committee will review all proposals and will recommend a consultant to the City Council for the project. Staff anticipates returning to the City Council for approval of a consultant and contact by the first Council meeting in October.