



Council Communication

Office of the City Manager

Date December 4, 2006

Agenda Item No. 53
Roll Call No. 06-
Communication No. 06-771
Submitted by: Richard A. Clark

AGENDA HEADING:

Resolution approving professional services contract with Mario Gandelsonas for downtown plan assistance.

SYNOPSIS:

The City of Des Moines and Polk County, in conjunction with the Downtown Community Alliance, are undertaking a 12-15 month study of the downtown to identify future projects and development opportunities.

The roll call on the December 4, 2006, Council agenda approves the contract for professional consulting services with Mario Gandelsonas (Agrest & Gandelsonas Architects, 2nd Floor/176 Grand Street, New York, NY, 10013) who will work with the City's primary consultant, Erin Olson-Douglas, staff, and community stakeholders. Gandelsonas worked in downtown Des Moines in the late 1980s and early 1990s; his work provided the basis for the Des Moines Vision Plan, which was adopted in the mid-1990s. The plan laid the groundwork for many of today's major public projects.

Gandelsonas will provide creative input and suggest and review development concepts with the City's primary consultant, Olson-Douglas. Their work will focus on potential areas and sites that present new development opportunities for downtown Des Moines. In particular, Gandelsonas will work to identify future downtown opportunities that capitalize on existing and future downtown investment and/or catalyze further development; develop strategies for building linkages between downtown amenities; and generate interest in the public and private sectors for downtown investment.

To assist in gathering information, a steering committee, composed of 12-15 representatives of the City, Polk County, the Downtown Community Alliance, and downtown residents and businesses, will meet periodically with Gandelsonas. The committee will be chaired by Mayor Cownie. In addition, a number of public and stakeholder meetings will be held in this time period.

FISCAL INFORMATION:

Amount: The City's share of the total estimated cost is \$17,500.

The total estimated cost is \$70,000 (\$60,000 for services and \$10,000 for travel and production expenses) and will be jointly funded by:

- \$35,000 - Downtown Community Alliance (Mary Lawyer, President, 700 Locust St./Des Moines, IA)
- \$17,500 - Polk County (already received)
- \$17,500 - City of Des Moines

Funding Source: The City's share of the total estimated cost will be funded through 2006-07/2011/12 CIP, Economic Development Enterprise Account Fund: SP743 Org: CMO980717, Page 6 – Development Opportunities

PREVIOUS COUNCIL ACTION(S):

Date: November 7, 2005

Roll Call Number: 05-2719

Action: Economic Development Grant to Des Moines Community Investment Corporation for commissioning a Comprehensive Study of the Downtown Area, not to exceed \$75,000. Moved by Kiernan to adopt. Motion Carried 7-0.

Date: May 8, 2006

Roll Call Number: 06-944

Action: One-year agreement with Erin Olson-Douglas, 3819 Lincoln Place Drive, Des Moines, for a study of downtown development, not to exceed \$94,000 with an option to extend for three months. Moved by Brooks to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

During the next six to eight months, between four and six meetings with the Downtown Plan Steering Committee and other groups will be held; Mr. Gandelsonas will attend these meetings.