



Council Communication

Office of the City Manager

Date

August 20, 2007

Agenda Item No. 73

Roll Call No. 07-

Communication No. 07-519

Submitted by: Richard A. Clark, City Manager

AGENDA HEADING:

Approval of extension of contract for services with Erin Olson-Douglas, AIA, for downtown planning.

SYNOPSIS:

Recommend approval of an extension of ten months for the contract for services with Erin Olson-Douglas, AIA, (3819 Lincoln Place Dr./Des Moines, Ia) who is completing the final report on the downtown plan. This plan is an inclusive study of the downtown which integrates older and newer planned downtown development projects with an overall strategy to provide a cohesive plan to guide optimal development for the downtown area.

This extension is necessary for the completion, presentation and publication of the final report documents and to provide assistance with implementation actions and other related downtown-related development projects. Ms. Olson-Douglas's current contract expires on September 5, 2007; this provides for 2/3 time continuation for a ten month extension to June 30, 2008.

FISCAL IMPACT:

Amount: \$54,500

Funding Sources: 2007-08/2011/12 Capital Improvements Program Budget for Economic Development Enterprise Account Fund: SP743 Org: CMO980717 (Page 6 – Development Opportunities)

ADDITIONAL INFORMATION:

In June 2006, the Council approved hiring Erin Olson-Douglas, AIA, to undertake a comprehensive study of the downtown. As part of the plan, Ms. Olson-Douglas has worked with Mario Gandelsonas who has been utilized on short-term consulting basis throughout the process to provide creative input and to suggest and review development concepts. They have held numerous meetings with stakeholders, the Steering Committee (chaired by Mayor Cownie) and public meetings at the Central Library throughout the past year.

A summary of the plan was presented to a joint meeting of the City Council and Polk County Board of Supervisors on August 6, 2007. As directed at that meeting, the final plan will undergo community input, board and commission review in September and reviewed by the City Council upon receipt of the complete final report in late November/ early December.

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.

Date: December 4, 2006

Roll Call Number: 06-2417

Action: Professional Services Agreement with Mario Gandelsonas of Agrest & Gandelsonas Architects to provide additional creative input and analysis for the Downtown Plan. Moved by Hensley to adopt. Motion Carried 6-0.

Date: June 11, 2007

Roll Call Number: N/A

Action: At the June 11, 2007, at the Council workshop, project consultant Erin Olson-Douglas provided an interim update on the downtown plan progress and the public input that had been received. The Council indicated interest and support on the general direction that plan was taking. Since that time, she and Mario Gandelsonas, the other project consultant, have continued to work with the Steering Committee and other stakeholders on refining the goals and strategies to achieve those goals for the plan document.

Date: August 6, 2007

Roll Call Number: 07-1474

Action: Presentation and to receive and file a Draft Executive Summary of the Downtown Des Moines Planning Project (presentation by project consultants, Erin Olson-Douglas, AIA and Mario Gandelsonas, AIA).

Moved by Kiernan to receive and file the “Draft Executive Summary – Downtown Des Moines Planning Project” and request input from the Plan & Zoning Commission, Parks and Recreation Commission and the Urban Design Review Board on or by October 1, 2007 and from the public sessions to be held at the Des Moines Central Library on September 18, 2007. Upon receipt of the input and comments, the consultants will then complete the plan report and its related documents for submission to the City

Council for adoption and to the Polk County Board of Supervisors for its endorsement. Motion Carried 6-1.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The Council requested receipt of comments from various boards and commissions on the draft executive summary by October 1, 2007. Public meetings will be held at the central library at 11:30 a.m. – 1 p.m. at 4:30 -6 p.m. on September 18, 2007. Ms. Olson-Douglas will incorporate those comments in the final report which will be completed in late October with Council action on its adoption scheduled for November/December. Publication of the report will then be completed with Ms. Olson-Douglas then working on implementation actions and other related downtown-related development projects. As part of the FY2008-09 budget process, consideration will be given to creating a permanent position that would be responsible for continuing the architectural and urban design work initiated under this contract.