

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: November 18, 2013
	Agenda Item No. 7 Roll Call No. [_____] Communication No. <u>13-553</u> Submitted by: Phillip Delafield, Community Development Director; Jeb E. Brewer, P.E., City Engineer

AGENDA HEADING:

Approving Walnut Street Streetscape Renovation Concept Plan.

SYNOPSIS:

Recommend approval of the Walnut Street Streetscape Renovation Concept Plan for streetscape improvements along Walnut Street from 2nd Avenue to 10th Street. The concept plan was developed by the Confluence + Genus consultant team, in collaboration with the Downtown Community Alliance (DCA), key downtown property owners, businesses, multiple advisory committees, and City staff from various departments.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The planning process for renovating Walnut Street began when the Des Moines Area Transit Authority (DART) released plans to build a new transit center on the south side of downtown. Realizing the impact of this decision and the potential opportunities it created, the DCA initiated several studies of the corridor in 2011. Agrest and Gandelsonas Architects, in cooperation with Genus Landscape Architects, were retained to craft a vision for Walnut Street. As a result, a functional programming report was developed that has guided the design of the streetscape.

On August 13, 2012, by Roll Call No. 12-1231, the City Council approved a professional services agreement with the Confluence + Genus consultant team to provide a conceptual design and cost estimates for the Walnut Street Streetscape Renovation project. The conceptual plan builds upon the recommendations of the previous studies to create an environment along Walnut Street dominated by street activity where pedestrians, bikes, cars, street vendors, retailers and others interact on a daily basis. Vendor-friendly sidewalks, two-way traffic with additional parallel parking, and street trees are included in the plan. Realizing that the correct mix of retail is critical to street life, the design team included Robert Gibbs, a leading retail consultant, to develop a retail development strategy.

Implementation will be dependent on contributions from the private sector and commitment of public monies. The project will likely be implemented in phases, with the first phase located between 5th Avenue and 8th Street to coordinate with the redevelopment of the former Younkers and Kaleidoscope properties. A professional services agreement has been negotiated with the consultant for final design and construction administration services for Phase 1 of the project.

PREVIOUS COUNCIL ACTION(S):

Date: August 13, 2012

Roll Call Number: [12-1231](#)

Action: [Approving](#) Professional Services Agreement with Brian Clark and Associates, Inc. d/b/a Confluence (Brian Clark, President) for the Walnut Street Streetscape Renovation, not to exceed \$199,790. ([Council Communication No. 12-417](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: February 27, 2012

Roll Call Number: [12-0359](#)

Action: [Authorization](#) to proceed with design, including issuance of a Request for Proposals (RFP) for professional services for the Walnut Street Streetscape Renovation. ([Council Communication No. 12-103](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: April 2, 2013

Resolution Number: N/A

Action: An overall update of the proposed improvements was provided to the board. The project will come back for final review when the budget and implementation phasing is established.

Board: Planning and Zoning

Date: April 4, 2013

Resolution Number: N/A

Action: An overall update of the proposed improvements was provided to the board.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on consultant services for design and construction administration, and construction contracts.

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