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|  <p style="text-align: center;"><b>Council<br/>Communication</b><br/>Office of the City Manager</p> | <b>Date:</b>             | March 24, 2014   |
|  | <b>Agenda Item No.</b>   | <b>27</b>  |
|  | <b>Roll Call No.</b>     | <b><u>14-0487</u></b>  |
|  | <b>Communication No.</b> | <b><u>14-119</u></b>   |
|  | <b>Submitted by:</b>     | <b>Phillip Delafield,<br/>Community<br/>Development Director</b> |

**AGENDA HEADING:**

Approving a consultant agreement with MSA Professional Services for the Birdland Area Redevelopment Plan.

**SYNOPSIS:**

The City of Des Moines has selected MSA Professional Services (Chris Janson, Project Manager, 1555 SE Delaware Avenue, Suite F, Ankeny, IA 50021) to prepare a redevelopment plan for the Birdland Area. The boundaries of the study area are Sheridan Avenue on the north, Second Avenue on the West, Guthrie Avenue on the south, and Saylor Road on the east. The purpose of this planning process is to create a community vision and plan to be used by decision-makers and developers as a guide for future redevelopment and capital improvements in the Birdland Area.

**FISCAL IMPACT:**

Amount: \$23,340

Funding Source: CDBG: CDB06013 – Birdland Area Redevelopment Plan

**ADDITIONAL INFORMATION:**

The Birdland Area is located north of downtown within the boundaries of the Union Park Neighborhood. The Birdland Area sustained flooding during the floods of 1993 and 2008 due to the levee along the Des Moines River being breached. The levee was rebuilt to bring the flood protection for this area up to current standards. That work was completed in November 2011.

A number of voluntary buyouts occurred following the floods of 1993 and 2008. These properties were then demolished, leaving a number of vacant lots scattered throughout the study area. The property conditions in Birdland vary greatly with a number of well-kept homes intermixed with properties that are in varying states of disrepair. Establishing a plan and vision for this area will go a long way in helping the property owners, City, and other partners determine how best to reinvest in Birdland. A map of the Birdland Area is shown below.



The Des Moines City Council has allocated Community Development Block Grant (CDBG) funds to complete this redevelopment plan. The City is partnering with the Parks Area Foundation and Union Park Neighborhood Associations to work closely with MSA Professional Services to undertake this important planning effort for the Birdland Area. The goal and the challenge are to develop a community consensus on the outcomes that are most desirable and feasible, and to create a community vision and plan to be used by decision-makers and developers as a guide for future redevelopment and capital improvements in the Birdland Area.

MSA Professional Services will lead a planning process that will develop an area specific plan focused on what land uses are most appropriate – residential, commercial, industrial, mixed-use, open space, etc.; recommendations on design and building forms that will complement the surrounding neighborhood; how these uses and design forms best transition to the surrounding uses; analysis of existing infrastructure conditions; and recommendations for infrastructure upgrades necessary to support future development. Once complete, the plan will be presented to the City Council for adoption as an amendment to the Des Moines' 2020 Community Character Plan.

**PREVIOUS COUNCIL ACTION(S):**

Date: September 23, 2013

Roll Call Number: 13-1517

Action: On the Fifth (2014) Year Action Plan for the 2010-2014 U.S. Department of Housing and Urban Development (HUD) Consolidated Plan

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Adoption of the completed redevelopment plan as an amendment to the Des Moines' 2020 Community Character Plan.

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