



Date August 11, 2008

**AUTHORIZATION TO PROCEED WITH REQUEST FOR PROPOSALS (RFP) TO
INITIATE THE BEAVERDALE STREETScape DESIGN STUDY**

WHEREAS, on March 28, 2005, by Roll Call No. 05-786, the City Council received and filed the Beaverdale Neighborhood Revitalization Strategy and referred to the City Manager for recommendation regarding the City's involvement in implementing the strategy; and

WHEREAS, on October 24, 2005, by Roll Call No. 05-2534, the City Council authorized submittal of STP and STP-TE Fund Applications to the Des Moines Metropolitan Planning Organization, which resulted in a \$89,000 allocation to Beaverdale for streetscape improvements; and

WHEREAS, on October 9, 2006, by Roll Call No. 06-1960, the City Council authorized submittal of STP and STP-TE Applications to the Des Moines Metropolitan Planning Organization, which resulted in a \$150,000 allocation to Beaverdale for streetscape improvements; and

WHEREAS, on August 6, 2007, by Roll Call No. 07-1556, the City Council received and filed the Draft Beaverdale Master Plan developed by the Beaverdale Main Street Initiative and referred to the City Manager and appropriate Boards and Commissions for review and recommendation; and

WHEREAS, on October 22, 2007, by Roll Call No. 07-2032, the City Council authorized submittal of STP and STP-TE Fund FY 2012 Applications to the Des Moines Metropolitan Planning Organization, which resulted in a \$200,000 allocation to Beaverdale for streetscape improvements; and

WHEREAS, after reviewing the Draft Beaverdale Master Plan and the Beaverdale Neighborhood Revitalization Plan, Community Development Department staff, the Beaverdale Main Street Initiative, and the Beaverdale Neighborhood Association have agreed to pursue a streetscape design study, after having issued Requests for Proposals.

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Roll Call Number

Agenda Item Number

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NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, that the City Manager is hereby authorized and directed to proceed with a Request for Proposals (RFP) as set forth in the accompanying Council Communication, with the selection of a design firm to be brought back for City Council consideration and approval.

(Council Communication No. 08-487)

Moved by _____ to adopt.

APPROVED AS TO FORM:

Michael F. Kelley
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				
MOTION CARRIED			APPROVED	

CERTIFICATE

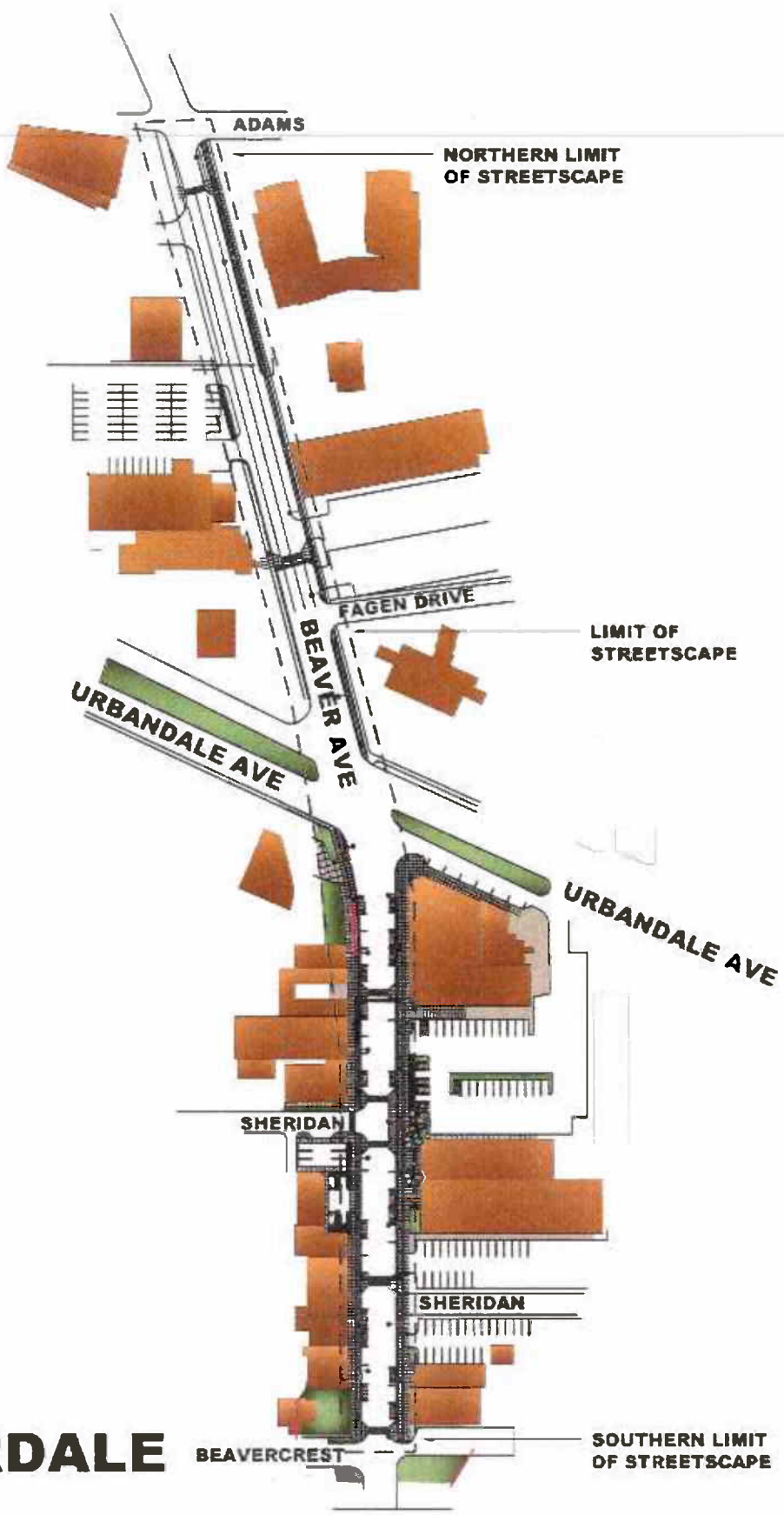
I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ Mayor

_____ City Clerk

N
BEAVERDALE
NOT TO SCALE



ADAMS

NORTHERN LIMIT
OF STREETScape

FAGEN DRIVE

LIMIT OF
STREETScape

URBANDALE AVE

BEAVER AVE

URBANDALE AVE

SHERIDAN

SHERIDAN

BEAVERCREST

SOUTHERN LIMIT
OF STREETScape



July 21, 2008

Mr. Richard Clark, City Manager
City of Des Moines
400 Robert D. Ray Drive
Des Moines, IA 50309-1891

RE: Beaverdale Streetscape Design Study

Dear Mr. Clark:

On behalf of the Beaverdale Main Street Initiative (BMSI) and the Beaverdale Neighborhood Association (BNA), I am requesting initiation of a Beaverdale streetscape design study.

The goals of the study would consist of two primary objectives: a complete study of streetscape improvements along Beaver Ave. between Reavercrest on the south and Adams on the North (the core) and a preliminary study of improvements from Adams north to Douglas (the north phase) and from Beavercrest south to Beaverbend (the south phase). A graphic showing the limits of the core improvements is enclosed. Ultimately, our goal would be to have the design contract that produces construction documents for the improvements for the "core" also include conceptual design for both the north and south phases.

We are all aware of the recently proposed and approved developments along the Beaver corridor. Understandably there is a sense of urgency among the members of our Beaverdale organizations to have design parameters in place in time to provide direction to the developers so they can incorporate improvements in their project that will complement the streetscape work we all are working hard to get underway.

To assist in understanding where the community is at with the Beaverdale streetscape project the following synopsis is provided.

- o 2002 A community task force is formed to address revitalization of the core district
- o 2003 After seeking community input, a comprehensive revitalization study and report is prepared by RDG. The concept of streetscape improvements is part of the study.
- o 2004 The Main Street Iowa model is adopted as an organizational framework for the revitalization effort. Main Street Iowa agrees to Beaverdale's participation as a pilot project. Beaverdale MSI seeks three-year monetary commitments from community and government stakeholders to fund the effort.
- o 2005 BMSI committees form to advance revitalization issues. The Design Committee's first task is to prepare an opinion of probable cost for the Core area streetscape improvements. The committee meets with the City Manager and Community Development Staff.
- o 2006 The opinion of probable cost is completed and submitted to the City. A copy of the letter is enclosed.
- o 2007 The City submits and receives approval for MPO funding for the Beaverdale streetscape project, \$89,000 for 2009 and \$150,000 for 2010. The City Council approves the Urban Renewal Plan and TTF district creation. The BMSI Design Committee prepares a draft Revitalization Master Plan in an effort to guide and shape Beaverdale's revitalization. Several public presentations of the plan are held to solicit input. The Plan is submitted to the City for comment and action. A copy of the Master Plan draft is enclosed. Main Street Iowa agrees to Beaverdale becoming its first "Urban" Main Street Iowa Community in a new pilot program.



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We understand the City's desire to fund neighborhood streetscape improvements with a collaborative, shared approach. Beaverdale has applied that approach since beginning the revitalization effort six years ago. We also understand that every neighborhood is unique. A specific approach to funding for one neighborhood may not be realistic or desirable for others. For this Design Study, we ask that consideration be given to the resources Beaverdale has expended to date and the efforts of our neighborhood that have advanced not only a coordinated revitalization plan, but also assisted in the difficult process of approving developments that will ultimately increase the tax base of the City and keep Beaverdale a vital neighborhood. We ask that the CMO recommend the study be funded by a partnership of the City, County, and neighborhood.

As leaders in the Beaverdale community we are committed to working with the City to find sources of funding for the streetscape design and construction. Through the Main Street Iowa committee structure, we are actively pursuing funding sources inside and outside of Beaverdale. However, given the amount of pending development along the Beaver Ave. corridor, we feel it is the best interests of the City and Beaverdale to expedite the design and construction of the streetscape work. We can then take advantage of the upcoming developments to incorporate public improvements in a much more efficient and cost effective way.

The boards of BMSI and the BNA are preparing to establish committees that are ready to work with City staff and project consultants to move the project forward. Whether the discussions focus on design, finding, or working with private property owners on potential construction issues, we have the people in place today to start work.

Respectfully Submitted,

Kevin Currie
Chair - BMSI Design Committee
Director - BNA Board

Enclosures: 2

Cc: Franklin Cownie, Mayor
Tom Vlassis, Ward 1 City Council Member
Chris Coleman, City Council Member At Large
Larry Hulac, Community Development Director
Matt Anderson, Economic Development Administrator