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Date November 19, 2012

COMMUNICATION FROM THE CITY MANAGER REGARDING THE  
PROPOSED STREETScape AND INTERSECTION IMPROVEMENTS IN THE  
BEAVERDALE COMMERCIAL AREA.

WHEREAS, on August 27, 2012, by the City Council took the following actions regarding the proposed Beaverdale streetscape and intersection improvements:

- (A) Approved a memorandum of Understanding with the Beaverdale Betterment Coalition for implementation of the proposed Beaverdale Streetscape Project;
- (B) Received petitions to establish the Beaverdale Self-Supported Municipal Improvement District ("SSMID");
- (C) Approved an agreement with the Iowa Department of Transportation for state assistance for the construction of a roundabout at the intersection of Beaver and Urbandale Avenues; and,
- (D) Approved a Professional Services Agreement with Genus Landscape Architects, P.C. for design and construction phase services, not to exceed \$420,000; and,

WHEREAS, on October 30, 2012, a petition was filed with the City Clerk in opposition to the proposed Beaverdale SSMID containing signatures which together represent ownership of property with an assessed value in excess of forty percent of the assessed value of all property within the proposed district; and,

WHEREAS, Iowa Code §386.3(9) provides that the entire matter of establishing the Beaverdale SSMID must be withdrawn from further consideration by the City Council upon the filing of such a petition in opposition to the proposed SSMID; and,

WHEREAS, the City Manager recommends that the nature and scope of the proposed Beaverdale streetscape and intersection improvements be reconsidered and amended as set forth in the accompanying Council Communication.

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 amend the project scope for the proposed Beaverdale streetscape and intersection improvements to remove the roundabout in favor of more traditional intersection improvements and signalization, and to amend the existing design contract with Genus Landscape Architects to further explore this design alternative and to answer questions such as the condition of and the necessity for improvements to the storm sewers, the impact upon utility connections, and the construction phasing.

★ Roll Call Number

Agenda Item Number

42

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Date November 19, 2012

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

*Roger K. Brown*

Roger K. Brown  
Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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

November 16, 2012



The Honorable Mayor  
and  
Members of the City Council  
City of Des Moines

Dear Mayor and City Council Members:

After considerable discussion and debate it is clear that our present course of action on the Beaverville streetscape and roundabout is not going to be successful. A change in direction is needed. The streetscape elements of the project appear to be strongly supported but the roundabout is not, and has in fact caused increasing opposition. The streetscape elements should be retained but the project scope should be amended to remove the roundabout in favor of more traditional intersection improvements and signalization. I recommend that Council authorize this change in direction. Here is the background.

As you know, on October 30, 2012 the City Clerk received a petition from several Beaverville property owners in opposition to the proposed streetscape project requesting that the Beaverville Self-Supported Municipal Improvement District (SSMID) not be established. This prompted the suspension of any further work on the project until a clear direction can be identified.

In order to help determine how to proceed with the project, a meeting was called with a few commercial property owners, both for and against the project, as well as the area City Council representatives. This meeting was held on November 14, 2012 at Tally's Restaurant on Beaver Avenue.

Those in attendance at the meeting were given the opportunity to voice their opinion of the streetscape project, as well as their recommended changes. The points of support for the project included traffic and pedestrian safety, beautification, and economic development, while the points of opposition were loss of business during construction, limited parking, and disapproval of the roundabout.

Despite over four years of meetings and discussions about this project, we do not yet have a plan that is supported by the property owners, residents, and businesses that are intended to be the beneficiaries of the project as evidenced by the rejected SSMID petition. It is essential that we work towards a plan that has the support of the benefited parties. The single element that appears to generate most of the opposition is the roundabout.

I make this recommendation based on the following common themes that began to emerge; however, many questions remain. The following is a list of those common themes:

- Streetscape enhancements are welcomed and supported by nearly everyone.
- Pedestrian safety remains a high priority and improved cross-walks are needed.
- The intersection at Beaver and Urbandale needs to be improved, but a roundabout is not a solution that most property owners within the district will support.

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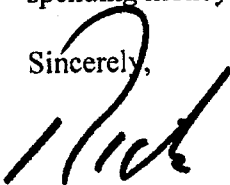
- Disruption to businesses and traffic need to be minimized as much as possible during construction.
- The establishment of a SSMID is something that can be supported by property owners if consensus can be reached on an alternative design for the Beaver and Urbandale intersection.
- Small group meetings with commercial property owners that are directly impacted by the project are more effective and preferred over open public forums.

In order to further explore this design alternative and answer questions such as sewer conditions, utility connections, construction phasing, etc., additional design and engineering work will be necessary. If you agree to this, I am prepared to direct the City Engineer to amend the existing design contract with Genus Landscape Architects and resume work on the project.

If Council agrees with this approach, we will work with property owners, businesses, and residents on a revised approach that hopefully meets the support of a "super majority" of all parties involved.

On the Council agenda for November 19 is a roll call approving these changes. In light of our past and present financial commitments to this project it is imperative that we make these changes or we risk spending money on a plan that will not happen. I recommend your approval.

Sincerely,



Richard A. Clark  
City Manager

cc: The Honorable State Senator Janet Petersen  
The Honorable State Representative Marti Anderson  
Polk County Supervisor Angela Connolly  
Des Moines Area Metropolitan Planning Organization Executive Director Todd Ashby  
Beaverdale Commercial Property Owners  
Beaverdale Betterment Coalition  
Beaverdale Neighborhood Association  
Community Development Director Phil Delafield  
City Engineer Jeb Brewer  
City Attorney Jeffrey Lester