



Agenda Item:

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COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 08/23/04
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Communication No.:

Agenda Item Type: Resolution
No.:

Roll Call

Submitted by: William G. Stowe, Director of Public Works
Larry D. Hulse, Community Development Director
Richard A. Clark, Deputy City Manager

SUBJECT—

Request For Qualifications process for the Iowa Highway 5 Corridor and North River Development Planning Study.

SYNOPSIS—

Authorization to proceed with Request For Qualifications process for the Iowa Highway 5 Corridor and North River Development Planning Study.

FISCAL IMPACT—

Funds for this project are provided for in the Storm Sewer Improvements section of the 2004-05/2009-10 CIP, Watershed Studies; Fund EN304; Organization: PWK990000; Project: STE072, Account 543030 – and in the Sanitary Sewer Improvements section, Clover Hill Trunk Sanitary Sewer; Fund EN104; PWK990000; Project: SAE 121, Account 543040. Activity ID 30-2003-012. Funds from the Economic Development Enterprise Account will also be used.

RECOMMENDATION—

Approval

BACKGROUND—

The City of Des Moines, in coordination with Warren County and other entities that choose to participate, has an opportunity to guide and enable the future development of land along the Iowa Highway 5 corridor in south Des Moines and along a portion of the North River and Middle Creek streams in Warren County. The Request For Qualifications process involves consultants submitting Statements of Qualifications describing their ability to perform the following professional services :

- Land use
- Economic development
- Transportation, utility and storm water master planning
- Market analysis
- FEMA Flood Insurance Study map revisions

It is the City's intent to capitalize on the Iowa Highway 5 corridor's amenities to create a signature development plan that will allow property owners to offer competitive alternatives to suburban sites. One of the most critical elements of the plan is that the quality and design of the uses should exceed the status quo and should add to the character of the community by providing a distinctive sense of place. Land uses to be considered should include but not be limited to high quality business parks that may be satellite operations for downtown Des Moines companies, low impact high wage industrial nodes, pedestrian scale destination retail, neighborhood centers with family-oriented gathering places, a variety of high quality residential units, recreational amenities and related uses. When recommending land uses, the selected consultant will be required to determine how this area can link to and support the growth and development of downtown Des Moines and its environs. Where feasible, specific market niches should be identified. An analysis of the urban and suburban markets will be essential to ascertain the area's best development potential.