

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> September 11, 2017
	<b>Agenda Item No.</b> 10 <b>Roll Call No.</b> <u>17-1540</u> <b>Communication No.</b> <u>17-631</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Approving Professional Services Agreement with RDG Planning & Design (RDG) for the development of the Douglas Avenue Corridor Plan.

**SYNOPSIS:**

The City of Des Moines has selected RDG to prepare a Corridor Plan for Douglas Avenue, from Merle Hay Road east to the Des Moines River. The goal of this planning effort is to develop a revitalization strategy that establishes community consensus for a desired outcome, and creates an implementation plan to be used by the City, developers, and others as a guide for future development and redevelopment of the Douglas Avenue Corridor.

**FISCAL IMPACT:**

Amount: \$174,000

Funding Source: 2017-2018 Operating Budget, Capital Improvements Program – Page 9, CO38EG99 ST265

**ADDITIONAL INFORMATION:**

- On August 23, 2016, the Douglas Avenue Coalition (a partnership between local businesses, neighborhood associations, non-profit organizations, and residents) submitted a formal request to the Community Development Department for assistance in completing a corridor plan for Douglas Avenue.
- On May 19, 2017, a Request for Proposals (RFP) for professional services was issued to 18 proposers to identify a qualified consultant to prepare the corridor plan for the Douglas Avenue study area.
- Four (4) proposals were received in response to the RFP, and a selection committee composed of Community Development staff from the Neighborhood Development Division and Planning & Urban Design Division, Economic Development staff, and representatives from the Douglas Avenue Coalition reviewed the proposals and determined that RDG has the appropriate qualifications and expertise, approach to the project, and extensive prior experience working with communities on similar corridor planning projects.

- RDG will work with City staff, property owners, business owners, residents, and other stakeholders to analyze existing conditions and develop recommendations.
- Elements to be included as part of the planning study includes: streetscape improvements, private property improvements, economic analysis, conceptual site plans, and implementation/phasing strategies. The final recommendations will be compiled into a Corridor Plan Report, which will be presented to the City Council for adoption.

**PREVIOUS COUNCIL ACTION(S): NONE**

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

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

- Approval of the plan as an Amendment to PlanDSM: Creating our Tomorrow.
- The consultant will provide recommendations for future projects in the plan. Future City Council action to support implementation activities may be necessary. Any projects requiring Capital Improvement Program (CIP), Community Development Block Grant (CDBG), or other funds will come before Council for approval.

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