

# **Minutes of the 86<sup>th</sup> Street Corridor Redevelopment Oversight and Vision Committee Monday, May 21, 2007**

**Members Present:** Mayor Aasheim, Ronni Begleiter, Paul Leighton, Bart Weller, Doug Ollendike, Kelly Canfield, Lisa Schmidt, Danielle Rogers

## **1. Corridor Activity Update**

Visually, it doesn't appear much is happening on the north-end, but a great deal of work is still being completed behind the scenes, including finalizing all the necessary right-of-way and easements for the improvement process. Jim Wine and his staff are currently reviewing the abstracts for both Pizza Hut and Dean's Studio in order to acquire possession on May 31. Once in the City's possession, preparations will be made to scrape both properties congruently. Community Development staff have turned attention to the Swanson/University Boulevard intersection, planning for the improvements to come next summer.

## **2. Discussion with BP Officials**

Per the Mayor's direction, City officials/staff and BP officials met on May 14 and began discussions about the redevelopment plans along 86<sup>th</sup> and University Boulevard. Representing the City were the Mayor, Scott Cirksena, Dennis Henderson, Lisa Schmidt, and Doug Ollendike. Ron Rybarczyk, Director of Government and Public Affairs and Murray Heth, Des Moines Terminal Manager, represented BP.

The following needs and wants were discussed with BP:

- Approximately 10 feet of ROW is needed from the above-grade valving north (see map) to intersection of 86<sup>th</sup>/University Boulevard in order to construct the continuous right-hand turn lane;
- Storm water easement is also needed on BP's eastern property line;
- From the valving both north and south, easement is wanted to help with the connectivity of the trail and to provide a means for pedestrians and bicycles to travel safely across 86<sup>th</sup>;
- Easement is wanted at the corner of 86<sup>th</sup> and University Boulevard to place monument/signage;
- The last wanted item communicated to BP is a request for voluntary enhancement of the screen fence/landscaping along BP's property line.

In summary, the initial meeting achieved the City's goal of opening up communication with BP. Neither Ron nor Murray has the authority to begin negotiating with the City for our needs or wants, but Ron will share our information with the appropriate decision-makers at BP. Mayor Aasheim will continue to keep the communication flowing between the two parties.

## **3. Streetscape Improvement Plan**

In terms of a streetscape improvement plan for the Corridor, the City has already developed design standards as set forth in the *NW 86<sup>th</sup> Corridor Plan*. Now is the time to move this design plan into an implementation plan. This will require the professional services of an engineering/landscaping firm, and a RFQ will soon be issued soliciting qualified firms to submit interest in this project.

Doug educated the group in terms of what the City will be looking for in a streetscape improvement plan. There are four key components:

1. Hardscape (Sidewalks, crosswalks, construction materials, street furniture, etc.)
2. Softscape (Plants, trees, and other landscaping elements)
3. Lighting (Street and pedestrian lighting)
4. Signage

The City will look to the selected firm to provide the vision and implementation plan for each of these four streetscape components. **The first opportunity to implement these changes may be at the 86<sup>th</sup> and Swanson/University Blvd intersection next summer, providing the opportunity to set the stage for future streetscape improvements along the Corridor.**

**Following are various point of discussion from the meeting:**

- The streetscape improvement plan must be a public-private partnership between the City and both business owners and homeowners.
- The master streetscape improvement plan must establish standards for consistency throughout the entire Corridor, especially with the fluid timeline and phasing of the road improvements over the next 5 years. While a consistent look throughout the Corridor is crucial, flexibility should be given to allow complementary styles and colors appropriate for the various “pockets” of the Corridor.
- There is a desire to create a town square feel at Swanson/University Blvd. and 86<sup>th</sup>.
- There will be trade-offs with each decision made. For example, when power lines are buried underground, trees cannot be planted along the same area. If softscape is incorporated into the streetscape plan, staffing plans must address the increased time and labor needed to maintain these features.
- How should the City collaborate with existing businesses to encourage improvements? Should we settle for voluntary compliance or become more aggressive with enforcement? The City may want to investigate opportunities to provide incentives to property owners to encourage improvements.
- The intersection of Hickman/86<sup>th</sup> provides a nice location for a flank feature/monument sign both at the current Auto Glass property and Dahl’s.
- Questions arose over the potential for landscaped medians, much like the treescape along 100<sup>th</sup> Street. There could eventually be an opportunity to build a median in the 5<sup>th</sup> turning lane, but the limited amount of space available in the median will probably allow for smaller plantings only.
- There is also the possibility of working with residents to replace wood fences from Summit to Primrose with a screen fence that ties into the entire streetscape plan and coordinates with screen walls already in place like the wall installed at Coldstone/Caribou Coffee.

**Future Meeting Time:**

Monday, June 18: Noon-1:00 @ City Hall

**Potential Agenda Items:**

Discuss 86<sup>th</sup> Street and University Blvd. plans