

**Minutes of the
86th Street Corridor Redevelopment Oversight and Vision Committee
Monday, June 18, 2007**

Members Present: Mayor Aasheim, John Edwards, Paul Leighton, Kelly Canfield, Doug Ollendike, Danielle Rogers, Lisa Schmidt, and Bart Weller

1. Corridor Activity Update

Construction crews are working on the north end of 86th and transmission poles are nearly moved. To reiterate from past meeting conversations, this phase of the project is basically a utility project with some paving at the end. Timelines on the utility relocation are still fluid as the outside contractors (electric, cable, telephone, etc.) each have individual timelines affecting the entire project timeline. At this point, the City does not have a definitive timeline for completion of this phase of construction.

Community Development staff are busy working on plans for the 86th Street and University Boulevard intersection and continuing east down the boulevard. The improvements to this area will physically begin next summer, and due to the nature of the reporting requirements attached to federal earmarks, staff must deliver improvement plans and information to the DOT within the next 60 days (see item 4 for further details).

2. Communication Efforts with 86th Street Business Group

Construction signs will be placed along 86th, specifically on the BP property, Dahl's and a joint sign with Urbandale north of 86th/Hickman near the Perkins driveway (Attachment A). Danielle Rogers has produced the first edition of the newsletter (Attachment B) that will be distributed to businesses along 86th and University Boulevard later this week. In addition, Danielle, Brock Haley, and Lisa Schmidt are working on a webpage design dedicated solely to 86th/University Boulevard news and information. The group hopes to have this page functioning within the next two weeks.

3. Update on Streetscape Improvement Plan

Doug Ollendike has completed a draft of the streetscape improvement plan RFP. Doug, Dennis, and Lisa will review the document this week with the plan to approve a final version by week's end. Once approved, the RFP will be made public with a submission deadline of late August.

4. Plans for 86th and University Boulevard

The improvement plans designed to this point include:

- Update railroad crossing signals and bars on 86th to bring up to current safety standards;
- Widen the boulevard three lanes with the potential to expand to five lanes if the need arises in the future;

- Acquire additional right-of-way along the north side of the boulevard to widen the road (cannot move any further south along the boulevard due to location of railroad—cannot condemn railroad property);
- Bury utilities (electric, cable, telephone) and relocate watermain;
- Adding standard urban street design with curb and gutter along the south side of the boulevard.

Doug requested direction regarding 1) the addition of bike paths along 86th and University Boulevard, and 2) assessments to commercial property owners along the boulevard.

- 1) **Bike Path/Trail Extension:** The committee advised Doug to move forward with adding a larger sidewalk on the north side of University Boulevard (from the 86th/University Blvd intersection eastward) as well as an adjacent paved bike lane on the south side of the street. The committee also expressed interest to expand the ROW along BP's property line to accommodate the extension of our existing trail north along the east side of 86th to the University Boulevard intersection.
- 2) **Assessments:** The City has a history of assessing commercial properties owners for improvements made on or near their property if the business will directly benefit from the improvements. Businesses along University Boulevard have never been assessed in part due to the rural conditions of the street. Now that the City is making improvements via the urban design standards and the businesses will directly benefit from those improvements, the question arose if the City should pursue assessing the property owners for a portion of the future improvements. The precedent has been to assess property owners for half of the physical area that is improved. Because the City has received federal earmarks for this project, the committee advised Doug to move forward assessing the property owners, but using an equation that takes into consideration the federal earmarks received to complete the project. In reality, owners will be trading a portion of that increased assessment for additional right-of-way the City will soon be requesting.

Future Meeting Time:

Monday, July 16: Noon-1:00 @ City Hall

Potential Agenda Items:

- 1) Streetscape improvement plan RFP update
- 2) Further discussions re: 86th Street and University Boulevard transportation plans, including “triangle area” improvement ideas