

ITEM #: 29  
DATE: 02-10-26  
DEPT: PW

## COUNCIL ACTION FORM

**SUBJECT: 2023/24 MULTI-MODAL ROADWAY IMPROVEMENTS (SOMERSET IMPROVEMENTS - STANGE ROAD)**

### **BACKGROUND:**

At its September 23, 2025 meeting, the City Council approved a Professional Services Agreement with Shive-Hattery, Inc., of West Des Moines, Iowa, for the 2023/24 Multi-Modal Roadway Improvements (Somerset Improvements – Stange Road). As part of its proposal submission, Shive-Hattery included a design alternative that differed from the conceptual layout included in the Request for Proposal (RFP). The design alternatives are included as attachments to this Council Action Form, with the Shive-Hattery proposal identified as Design Alternative A and the Conceptual Layout from the RFP identified as Design Alternative B.

Both design alternatives reduce Stange Road to one lane in each direction between Northridge Parkway and Aspen Road, implement all-way stop control at the intersections with Northridge Parkway and Aspen Road, provide a dedicated bicycle facility to better separate bicyclists from pedestrians in front of west-side businesses, and increase on-street parking along Stange Road where feasible.

Although both design alternatives accomplish the project goals, Design Alternative A provides facilities that offer greater comfort and better align with user expectations than Design Alternative B. Specifically, Design Alternative A includes a new separated shared-use path for bicyclists and pedestrians along Stange Road, whereas Design Alternative B would place a two-way cycle track within the roadway by converting the existing southbound parallel parking. In addition, the separated parking configuration along the west side of Stange Road in Design Alternative A offers a higher level of user comfort compared to the parallel parking proposed in Design Alternative B. Design Alternative A also simplifies the improvements needed to address areas of localized flooding.

**At the September 23, 2025 meeting, Council directed staff to gather business and neighborhood feedback regarding the design alternatives.**

### **PUBLIC OUTREACH:**

Staff, in coordination with Shive-Hattery, worked with the Somerset Property Owners Association to solicit feedback on the proposed alternatives. A presentation of the design options was provided at the Association's December 2025 board meeting. Feedback was collected during the meeting, and an online feedback form was distributed to Association members for a six-week period following the presentation.

This outreach focused on businesses adjacent to this segment of Stange Road. **The feedback received is attached and reflects a strong preference for Design Alternative A.** All but one of the nine responses favored Alternative A. The lone dissent expressed concern about reducing Stange Road to fewer than four lanes due to anticipated future growth

north of the area.

Staff and Shive-Hattery also attended the Somerset Property Owners Association Annual Meeting on February 5, 2026, where additional neighborhood feedback was received. The neighborhood comments were consistent with the prior business feedback and strongly favored Design Alternative A. The neighborhood is very excited to implement improvements to Stange Road to reduce the speeds along Stange Road, improve the safety of the intersections of Northridge Parkway and Aspen Road, and improve the overall walkability and bikeability within the district.

**FUTURE TRAFFIC:**

**As discussed at the September 23, 2025 City Council meeting, forecasted 2050 traffic volumes do not support the need for four lanes along this segment of Stange Road. Staff anticipates that a significant amount of through traffic will shift west to G.W. Carver Avenue between Bloomington Road and 24th Street. G.W. Carver is better suited to serve as the primary through route in this area due to fewer side streets and the absence of direct driveway access, while Stange Road is intended to function as a more walkable corridor that prioritizes local access and commercial activity.**

**CONTRACT AMENDMENT:**

Based on the strong preference for Design Alternative A, staff worked with Shive-Hattery to prepare a contract amendment revising the project scope to include design services for that alternative. The original Professional Services Agreement approved by City Council was in the amount of \$55,000. **Additional services included in the amendment involve the design of a dedicated shared-use path along the east side of the crescent green space, added pavement design for new driveway connections serving the west-side parking area, and storm sewer modifications to address flooding concerns identified during the public engagement process. The proposed amendment totals \$27,000.**

Preliminary cost estimates for both design alternatives are included in the attachments. **Design Alternative A has an estimated cost of \$546,745, compared to \$388,889 for Design Alternative B. The higher cost for Alternative A reflects the same additional elements that drive the increased design scope as described above.**

The project is programmed with \$450,000 of Road Use Tax funding in the 2023/24 Multi-Modal Roadway Improvements Program. **Project savings from previous fiscal year projects in this program have resulted in an available balance of \$225,828 to fund the proposed contract amendment and the higher construction cost associated with Design Alternative A.** The table below shows the anticipated revenues and expenses for the project.

<b>Expenses</b>	<b>Amount</b>	<b>Revenues</b>	<b>Amount</b>
Design (Original Contract)	\$55,000		
<b>Design Amendment (This Item)</b>	<b>\$27,000</b>		
<b>Construction (Design Alternative A)</b>	<b>\$546,745</b>		

Administration	\$30,000		
		FY 2023/24 Multi-Modal Roadway Improvements	\$450,000
		Multi-Modal Roadway Improvements Road Use Tax Balance	\$225,828
<b>Totals</b>	<b>\$658,745</b>		<b>\$675,828</b>

**Providing direction regarding the design alternative and approving the contract amendment will allow staff to proceed with further refinement of project design with the goal of returning to City Council at a future date for approval of plans and specifications for the project.**

**ALTERNATIVES:**

1. a. Direct staff to proceed with Design Alternative A for the 2023/24 Multi-Modal Roadway Improvements (Somerset Improvements - Stange Road).  
b. Approve Amendment No. 1 to the design contract with Shive-Hattery, Inc. of West Des Moines, IA, in the amount of \$27,000.
2. Direct staff to proceed with Design Alternative B for the 2023/24 Multi-Modal Roadway Improvements (Somerset Improvements - Stange Road).
3. Direct staff to consider different design alternatives for the 2023/24 Multi-Modal Roadway Improvements (Somerset Improvements - Stange Road).

**CITY MANAGER'S RECOMMENDED ACTION:**

**Based on staff evaluation and public feedback received, Design Alternative A is best suited to address the project's goals of improving the safety of all transportation modes through this area, and increasing the prioritization of bicycles and pedestrians traveling to and through the area.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

**ATTACHMENT(S):**

- [Stange Road Improvements - Community Feedback Form Results.pdf](#)
- [Design Alternatives.pdf](#)
- [Cost Estimates.pdf](#)
- [Amendment 1 - Stange Multi-Modal.pdf](#)