



Agenda Item:

38

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 11/08/04
No.: 04-574
Agenda Item Type: Receive/File
No.:

Communication

Roll Call

Submitted by: Larry Hulse, Community Development Department

SUBJECT—

Ingersoll Avenue Improvement Plan

SYNOPSIS—

On the November 8, 2004, City Council agenda is a resolution to receive and file the Ingersoll Avenue Improvement Plan and refer to City Manager for recommendation. This plan is the outcome of a two-year partnership among business and property owners, area residents and the City. The plan provides direction for the improvement of Ingersoll Avenue from the 17th Street intersection to the 42nd Street intersection and includes a variety of suggestions from planting street trees to redevelopment concepts to parking improvements.

FISCAL IMPACT—

The fiscal impact of this plan will vary on which goals are identified for implementation and their staging. These details will be identified and discussed in a future report from the City Manager's Office.

RECOMMENDATION—

Approval

BACKGROUND—

The development of a plan for the Ingersoll Avenue Corridor has long been the goal of many in the Ingersoll community and has been specifically mentioned in the neighborhood plans for the Woodland Heights Neighborhood (1990), the North of Grand Neighborhood (1998), the Sherman Hill Neighborhood (1999) and the Greenwood Historic Neighborhood (2002). While this goal has had the support of the surrounding neighborhood associations and many individuals in the Ingersoll business community, there formally was a lack of business leadership. In the past few years, the Ingersoll Area Association (IAA) has developed into an energetic promoter and leader of the Ingersoll corridor. They have done this by strengthening their relationship with business owners and reaching out to surrounding neighborhoods, particularly the North of Grand Neighborhood. With this rebirth has come the desire to develop a comprehensive plan for Ingersoll Avenue. The IAA started working with Council Member Hensley in 2001 to raise \$25,000 to challenge the City to put resources towards the development of a plan. This fund raising effort was completed in 2002 and after several preliminary meetings with Council Member Hensley and staff, the IAA approached the City Council.

On June 3, 2002, by Roll Call No. 02-1473, the City Council approved a resolution directing staff to work with the Ingersoll Area Association and surrounding neighborhoods to create the Ingersoll Avenue Planning Committee. The Committee's mission was to work with staff to develop a plan to improve Ingersoll Avenue.

At that time, the Council also requested the Committee work with staff to analyze short-term solutions to address temporary increase of traffic expected on Ingersoll Avenue during construction on Grand Avenue, Martin Luther King, Jr., and Interstate 235. The Council approved the Committee's short-term recommendations on August 19, 2002, by Roll Call No. 02-2115.

On July 28, 2003, the Committee recommended to the Council that a consultant be hired to facilitate the development of the plan. The Council approved their recommendation by Roll Call No. 03-1756 and directed staff to release a request for proposals. On August 20, 2003, a request for proposals was released. Seven responses were received by the September 29, 2003 closing date. A selection committee made up of two representatives from the Ingersoll Area Association, one representative from the North of Grand Neighborhood and three City staff members selected the top three candidates and interviewed them on November 4, 2003. After carefully consideration the committee chose to recommend RDG Planning & Design (Richard E. Gardner, Principal, 301 Grand Avenue, Des Moines, IA 50309) to the Council. The City Council approved the committee's recommendation and hired RDG in December 8, 2003 by Roll Call No. 03-2690. The cost of the consultant was split between the Ingersoll Area Association (\$9,500), the North of Grand Neighborhood Association (\$500), and the City of Des Moines (\$10,000).

After conducting an initial stakeholder survey and reviewing background information, RDG held a series of public workshops in January and February of this year at the Plymouth Congregational Church. In the following months the planning committee, staff and RDG refined the input from these workshops into a final document. The refined plan was then presented to the public on September 21, 2004 at the Callahan Middle School. The plan was

also presented to the Neighborhood Revitalization Board on October 6, 2004 and to the Plan & Zoning Commission on October 21, 2004.

Listed below are the major concepts of the plan.

- Street trees and flowerbeds.
- Design concepts for the redevelopment sites at MLK Jr. Parkway & Ingersoll Avenue.
- Identification of places along Ingersoll where public art could be displayed.
- Expanded on-street angle parking & shared off-street parking lots at key locations.
- Pedestrian actuated mid-block traffic signals at key locations.
- Roadway and pedestrian lights on North side of Ingersoll Avenue.
- Enhancements at major intersections. (28th, 31st, 35th & 42nd Street)
- Develop artistic sign ordinance to allow greater creativity in business signage.
- Revise the Neighborhood Pedestrian Commercial (NPC) zoning classification to encourage a “front yard” set back in areas where the condition already exists.