

CITY COUNCIL COMMUNICATION 97-193  
APRIL 21, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
NEIGHBORHOOD INFRASTRUCTURE REHABILITATION PROGRAM (NIRP)	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JOHN P. BELLIZZI PUBLIC WORKS DIRECTOR

**SYNOPSIS —**

The Public Works Department, during the last six years, has developed a wide range of infrastructure maintenance and construction activities performed by in-house crews. The efficiency of these in-house activities has enabled the Department to expand the annual programs completed on the City's arterial and neighborhood right-of-way infrastructure. The results of these expanded programs have shown that the road condition profile of the arterial streets has improved, and in the neighborhood areas, the infrastructure improvements have appeared to motivate owners to make improvements to their property as well. With the objective of enhancing neighborhood property values, the Public Works Department has developed a more concentrated neighborhood infrastructure rehabilitation program (NIRP) utilizing previously proven maintenance and construction techniques.

The proposed FY97 NIRP provides for the rehabilitation of right-of-way infrastructure in designated neighborhood areas. The work to be performed within the program is scheduled to ensure its completion without compromising Citywide maintenance and construction needs. Designated neighborhoods have been prioritized to receive projects based on the length of time they have been included in the Revitalization Program and goals of the designated neighborhood project area action plans. The Public Works Department will provide all planning, direction, and control for the projects.

**FISCAL IMPACT —**

Funding for the neighborhood infrastructure rehabilitation program is provided for from monies currently allocated in the CIP (\$349,000), Operating Budget (\$840,000), and CDBG (\$325,000), for a total of \$1,514,000 as originally reported to the Council during the course of earlier operating budget and CIP workshops.

**RECOMMENDATION —**

Authorize City Manager to proceed with NIRP improvements.

**BACKGROUND —**

The neighborhoods to be included in the NIRP have been selected based on the length of time they have been included in the Revitalization Program. The Community Development Department has assisted in prioritizing the neighborhoods to be included in Phase I and Phase II of the NIRP as shown below:

Designated Neighborhood  
Project Areas to be Included  
in the NIRP

<u>Neighborhood</u>	<u>Plan Approval Date</u>
<u>Phase I</u>	
Woodland Heights	11/5/91
Union Park	6/21/93
Capitol East	2/18/91
River Bend	3/16/92
<u>Phase II</u>	
ACCENT	6/28/93
Carpenter/Drake Park	9/18/95
Capital Park	10/23/95
Highland Park	10/3/95

The Public Works Department has developed an innovative approach to identifying needs, coordinating resources, and scheduling work crews to accomplish the improvements planned for each of the Phase I designated neighborhoods. The work to be completed consists of street, sidewalk, and intake and manhole repair. In addition, neighborhood street trees will be trimmed, required handicap ramp access ramps will be installed, and sanitary sewers cleaned. A listing of the streets to be included by neighborhood and type of activity is shown in Attachment I.

Following selection of the proposed streets to be completed, Public Works and Community Development Department staff conducted a series of meetings to acquire input for the program. Initially, staff oriented a steering group of neighborhood leaders on the NIRP. With their endorsement, staff proceeded to meet with both the Neighborhood Advisory Board and Des Moines Action Board. At those meetings, staff was requested to meet with the individual neighborhoods involved in the program to secure resident input. Subsequent meetings were scheduled and attended in each of the designated neighborhoods included in Phase I of the NIRP. Several suggestions were made by neighborhood residents and incorporated into the proposed program. The Public Works Department now plans to proceed with scheduling the planned improvements.

In summary, the NIRP provides for the rehabilitation of right-of-way infrastructure in designated neighborhood areas and is compatible with completed project area action plans. It is anticipated that the improvements will serve as a catalyst for further tax base improvements by abutting property owners. Designated neighborhoods have been prioritized by the Community Development Department based on the length of time they have been included in the Revitalization Program. As new neighborhoods are added to the designated list, they will be funded in future programs.

**N.I.R.P. PHASE I  
River Bend Neighborhood**

**Portland Cement Concrete Curb**

<u>Street</u>	<u>From</u>	<u>To</u>
7th*	Hickman	Washington
8th*	Washington	Franklin
Jefferson*	7th	8th
Indiana	6th	7th
7th	Washington	College

**Concrete Pavement Restoration**

Arlington*	6th	Franklin
------------	-----	----------

**Asphaltic Cement Concrete Overlay**

7th*	Hickman	Franklin
Forest	6th	9th

**Seal Coat**

Clark	6th	9th
Indiana	6th	9th
Oakland	Franklin	College

**Slurry Seal**

7th*	Franklin	Washington
Allison*	6th	7th
Franklin*	2nd	9th
Jefferson*	6th	9th
5th	University	Forest
Arlington	College	Clark
Forest	2nd	5th
Orchard	4th	5th

\*Streets included in the designated neighborhood project area

N.I.R.P. Phase I  
Union Park Neighborhood

Portland Cement Concrete Curb

<u>Street</u>	<u>From</u>	<u>To</u>
Columbia	Sheridan	Grandview

Concrete Pavement Restoration

North Union	Hull	Sheridan
Sampson	Hull	Sheridan
Washington	East 14th	East 15th

Asphaltic Cement Concrete Overlay

Washington*	Penn	East 14th
Guthrie	East 14th	Railroad tracks

Seal Coat

Jefferson*	East 8th	East 9th
Sheridan	East 9th	East 13th
Wisconsin	East 8th	North Union
Hull	East 14th	East 16th

Slurry Seal

Jefferson*	East 9th	East 14th
Washington*	Penn	West to deadend
Osceola	East 14th	Glenbrook

\*Streets included in the designated neighborhood project area

**N.I.R.P. Phase I  
Capitol East Neighborhood**

**Portland Cement Concrete Curb**

<u>Street</u>	<u>From</u>	<u>To</u>
Capitol*	East 15th	East 16th
Court*	Johnson Ct.	East 16th
Dean*	East 14th	East 15th
Capitol	East 16th	East 18th

**Concrete Pavement Restoration**

East 19th	Capitol	Walnut
Burson	Hubbell	East 18th

**Asphaltic Cement Concrete Overlay**

Court*	East 14th	Johnson Ct.
Court*	Johnson Ct.	East 16th
Dean*	East 14th	East 15th
Dean*	East 15th	East 16th
Des Moines*	East 14th	East 15th
Grand*	East 15th	East 16th
Lyon*	East 14th	East 15th
Dean	East 16th	Redhead Dr.
Grand	East 15th	East 18th

**Seal Coat**

East 16th*	Lyon	Grand
Lyon*	East 15th	East 16th
Walnut*	East 14th	East 15th
Des Moines	East 16th	East 18th
Maple	1743 Maple	East 18th

**Slurry Seal**

East 15th*	Court	Dean
East 17th	Dean	Walnut
Capitol	East 18th	Railroad tracks

\*Streets included in the designated neighborhood project area

N.I.R.P. Phase I  
Woodland Heights Neighborhood

Concrete Pavement Restoration

<u>Street</u>	<u>From</u>	<u>To</u>
25th	North of Rollins (cul-de-sac)	
Olive	23rd Place	24th
Olive	23rd	M.L. King

Asphaltic Cement Concrete Overlay

28th*	Woodland	Rollins
M.L. King	I-235	Ingersoll
Rollins (PCC)	23rd	23rd Pl.

Seal Coat

23rd	Deadend n/o Olive	Deadend s/o Rollins
23rd Pl.	Olive	Deadend s/o Rollins
24th	Center	Deadend north
Woodland	28th	31st

Slurry Seal

25th*	Woodland	Center
26th*	Rollins	Woodland
27th*	Pleasant	Woodland
Center*	24th	28th
Rollins*	26th	28th

\*Streets included in the designated neighborhood project area