

**CITY COUNCIL
COMMUNICATION:**

02-282

AGENDA:

JUNE 3, 2002

SUBJECT:

INGERSOLL
AVENUE CORRIDOR
PLAN

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

SYNOPSIS -

On the June 3, 2002 Council agenda, is a resolution that directs staff to work with a steering committee appointed by the Ingersoll Area Association and the surrounding neighborhood associations to develop a long-term plan for the Ingersoll Avenue Corridor that addresses parking, traffic, land use, development opportunities and streetscape. Additionally, the steering committee will provide guidance on short-term solutions to address the impacts created by construction on Grand Avenue, Martin Luther King Jr. Parkway, and I-235.

FISCAL IMPACT -

The Ingersoll Area Association has raised over \$25,000 from donations from approximately 60 Ingersoll businesses to challenge the City to put resources toward the development of a comprehensive plan for the Ingersoll Avenue Corridor. Approval of this resolution will allocate significant staff time to the development and production of this plan. The \$25,000 raised by the Ingersoll Area Association will be used, with the Steering Committee's guidance, to assist in the development of the plan.

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) and the Sherman Hill Neighborhood (1999). While this goal has had the support of the surrounding neighborhood associations and many individuals in the Ingersoll business community, there has been

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. IAA has been working closely with Council Member Hensley for the past year to raise \$25,000 to challenge the City to put resources towards the development of a plan.

On April 9, 2002, Council Member Hensley and Jason Van Essen, Neighborhood Planner, met with the IAA board to discuss how the planning process would work. From input at that meeting, staff developed a planning outline that was further reviewed at a meeting with the donors from the business community on May 22, 2002. The following is an outline of the planning process that was agreed upon.

Project Area

- Primary Focus - Ingersoll Avenue from 15th Street to 42nd Street.
- Secondary Focus - 31st and 42nd Streets from 1-235 to Grand Avenue regarding their traffic impact on Ingersoll.

Scope

- Short-term - Develop short-term solutions, keeping in mind long-range goals, to alleviate the impact that construction on Grand Avenue, Martin Luther King Jr. Parkway and I-235 will have on Ingersoll Avenue. These decisions will need to be made by the end of July and will be implemented prior to the completion of the long-term plan.
- Long-term - Develop plan that includes parking, traffic, development opportunities, land use, streetscape and implementation strategies.

Steering Committee

- Ten to 12 members appointed by the Ingersoll Area Association Board.
- Six to seven members appointed by the following neighborhood associations:

Greenwood Historic; Ingersoll Park; North of Grand; Salisbury Oaks; Sherman Hill; and Woodland Heights. The neighborhood generally known as Owl's Head, located approximately between 31st and Terrace Drive, south of Grand Avenue, has a group of people that are trying to form a recognized neighborhood association. If this group does organize, they should appoint a member to the committee as well.

Staff

City staff will provide professional support for the steering committee and will be responsible for the development of the final plan document. Staff from the following departments will be included in the process.

- Community Development Department - Project Management
- Engineering Department/ Traffic & Transportation
- Office of Economic Development

Metro Transit Authority (MTA) staff will be invited to attend the Steering Committee meetings and participate in discussions that relate to the services the MTA provides.

Consultant

Landscape Architect - The Steering Committee and staff will work together to hire a landscape architect, when appropriate, for the development of the streetscape portion of the plan. The Request for Proposal (RFP) and contract will meet City requirements.

Tentative Schedule - 2002/03

June - Steering Committee - Orientation & Short-term Solutions Discussions

June - Steering Committee - Short-term Solutions Discussions

July - Public Input Meeting

July - Steering Committee - Short-term Wrap-up & Long-term Planning

August - Steering Committee - Long-term Planning

September - Steering Committee - Long-term Planning

October - Steering Committee - Long-term Planning

November - Steering Committee - Long-term Planning

December - Steering Committee - Long-term Planning

January '03 - Steering Committee - Long-term Planning

February - Steering Committee - Long-term Planning

March - Steering Committee - Long-term Planning

April - Steering Committee - Review of Draft Plan

May - Public Meeting - Review of Draft Plan

May - Steering Committee - Review of Public Meeting

June - City Boards & Commissions Review

July - City Council Review & Adoption

Communication

Staff will work with the Steering Committee to keep all stakeholders and interested persons informed during the planning process. The following lines of communication will be used.

- Progress reports and meeting agendas on City's web page
 - Progress reports mailed to property & business owners and surrounding neighborhood associations
 - Displays at Ingersoll Farmer's Market
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