

A Whole **NEW** Ingersoll



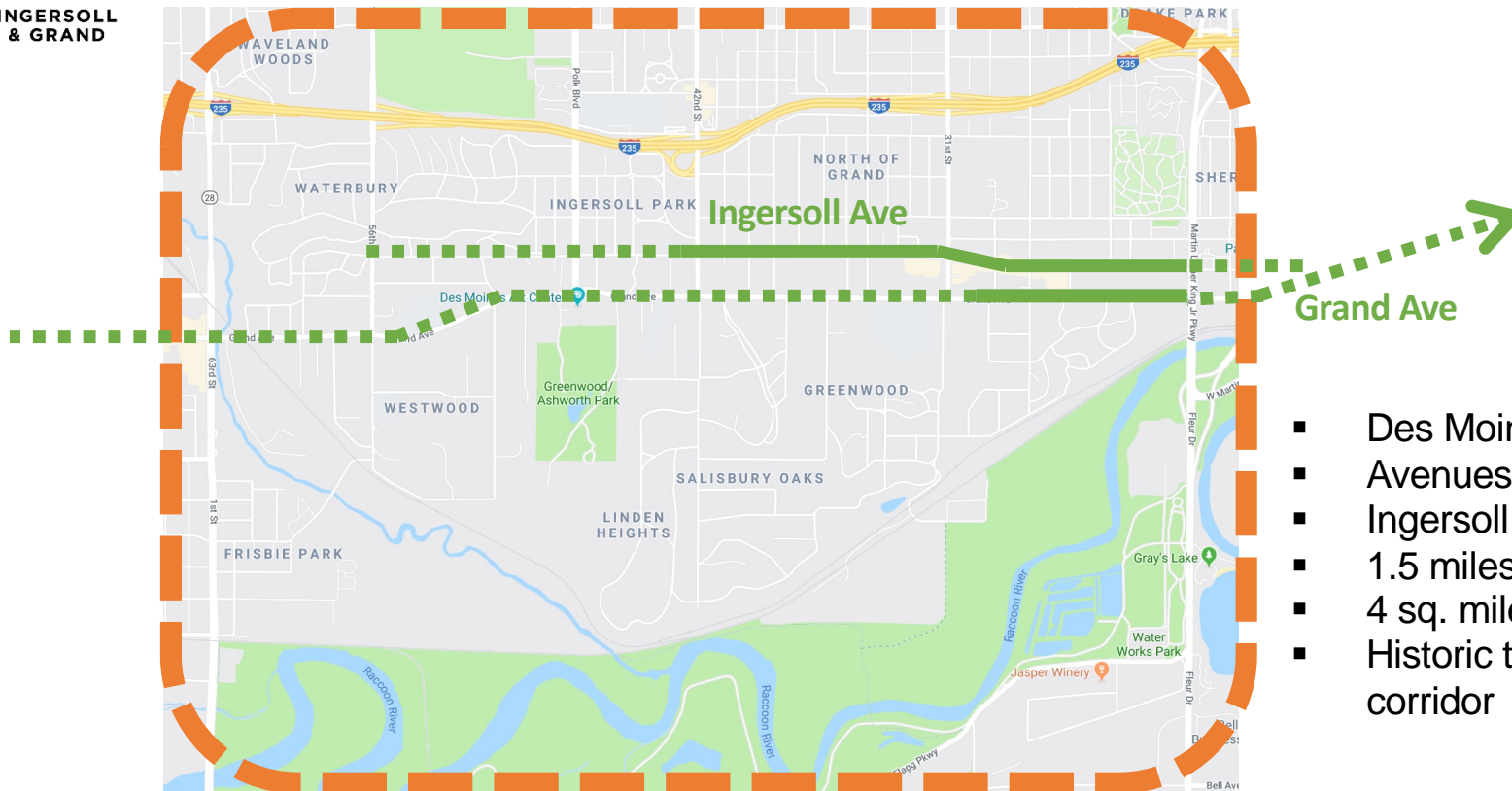
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& GRAND





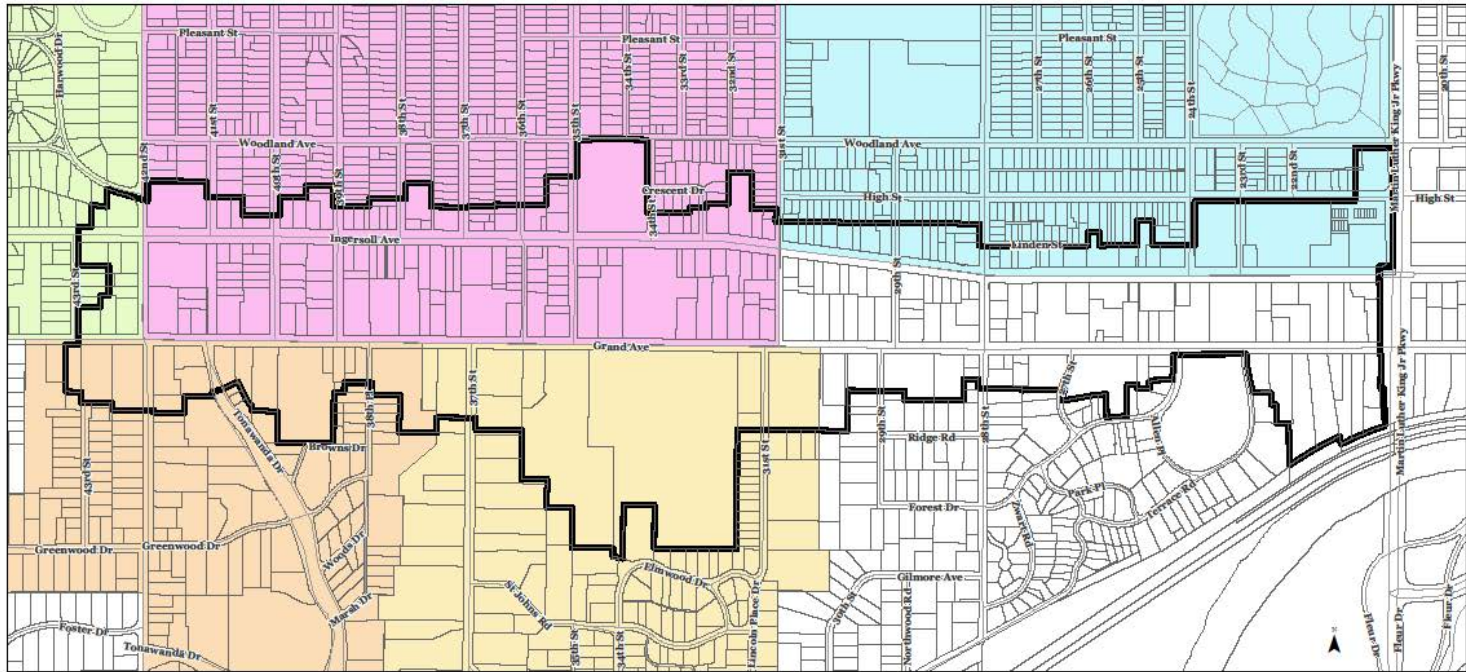
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Footprint



- Des Moines' West Side
- Avenues of the Arts
- Ingersoll and Grand
- 1.5 miles in length
- 4 sq. miles
- Historic transit-oriented service corridor

Ingersoll-Grand Commercial Area Urban Renewal Plan



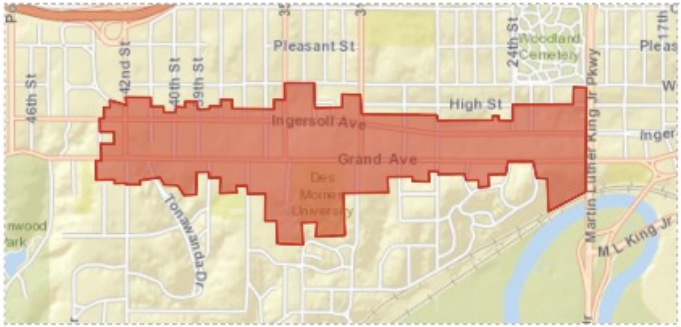
Map 3 - Recognized Neighborhoods

- | | |
|--|--|
|  Greenwood Historic |  Salisbury Oaks |
|  Ingersoll Park |  Woodland Heights |
|  North of Grand | |

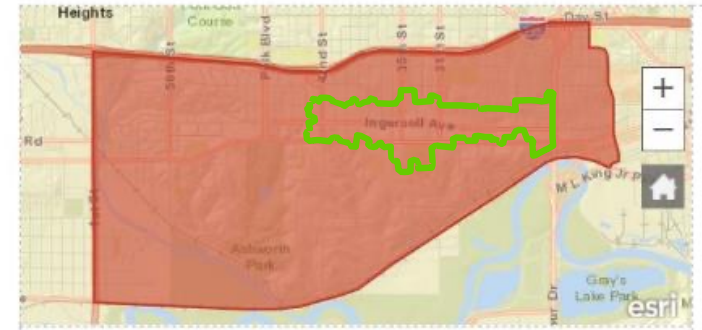


Map prepared by:
City of Des Moines
Community Development Department
Planning and Urban Design Division
Date: April 30, 2012

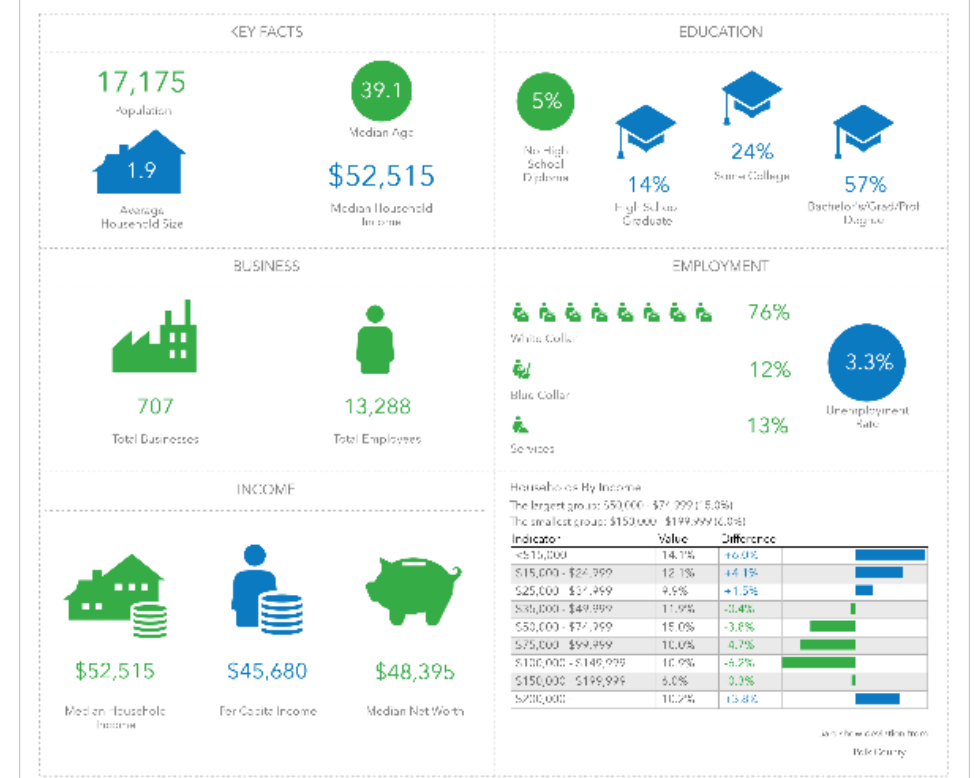
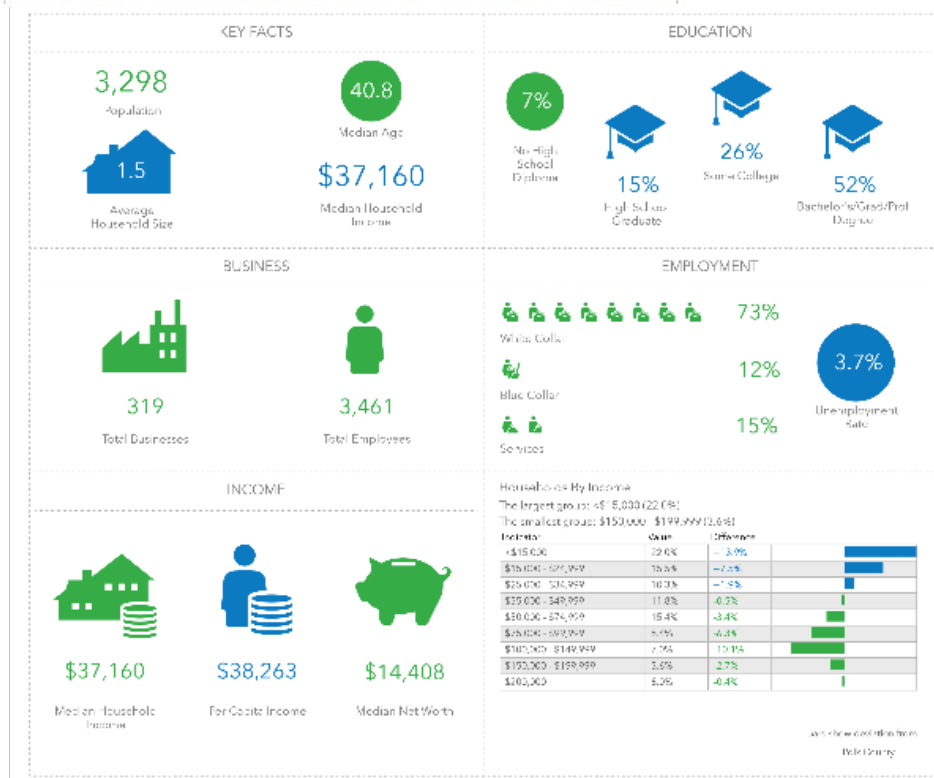
Approved: Month Day, Year



SERVE
3,300



SERVED
17,000



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How it started – Streetscape Pilot Project



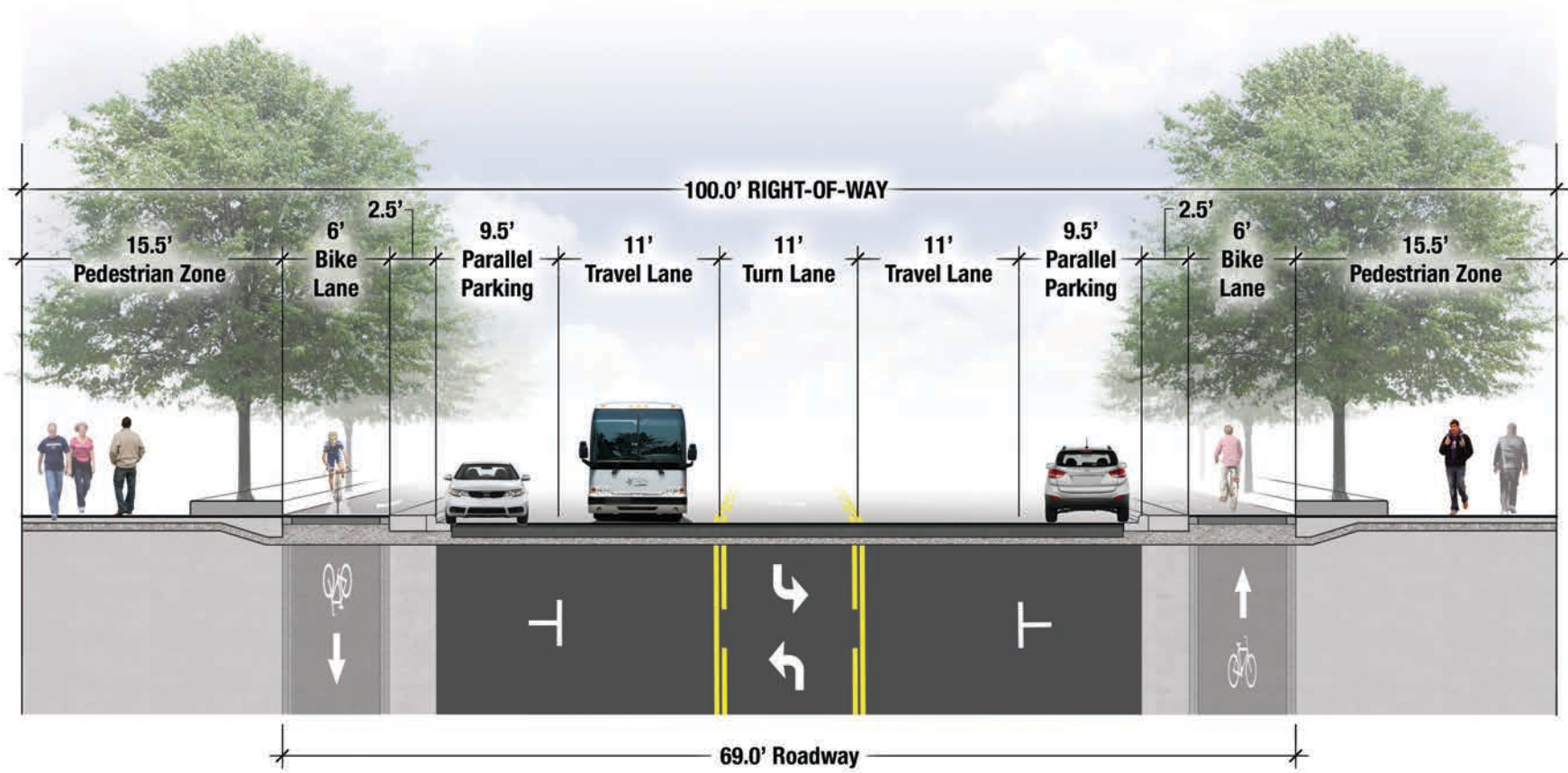
\$17 million

in public improvements:

- Increased sidewalks to 8'
- Raised Planters and Railings
- Remove overhead lines
- Protected bike lanes
- Bike corrals, benches, trash
- Bus transit amenities
- Traffic calming medians, crossings
- Pedestrian light fixtures
- Overhead trees
- Complete Streets

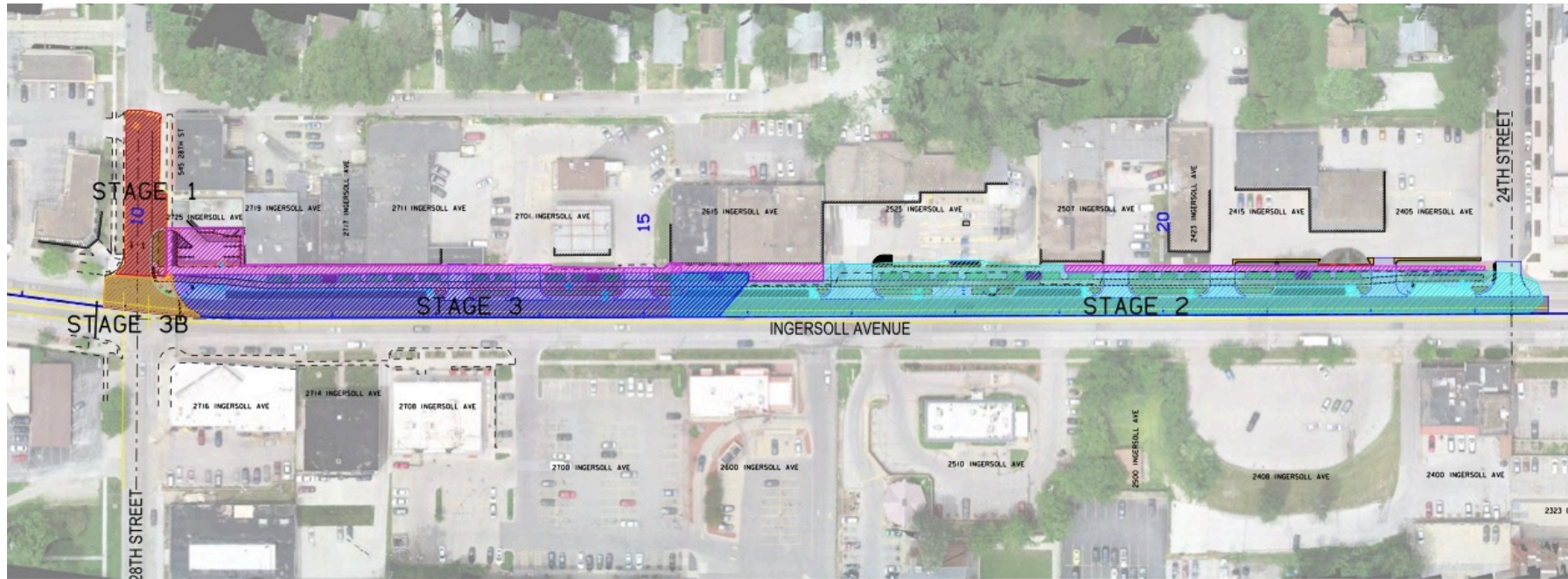
Phase 1 Construction: MLK to 24th Street, North Side

How it's going – Complete Streetscape Planned





Phase 2 Construction: North Half of Ingersoll - 24th to 28th Street



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Ingersoll Street Gallery



art by
@gregorymalphurs



Photos by
Molly Wood

mollywoodphoto.com

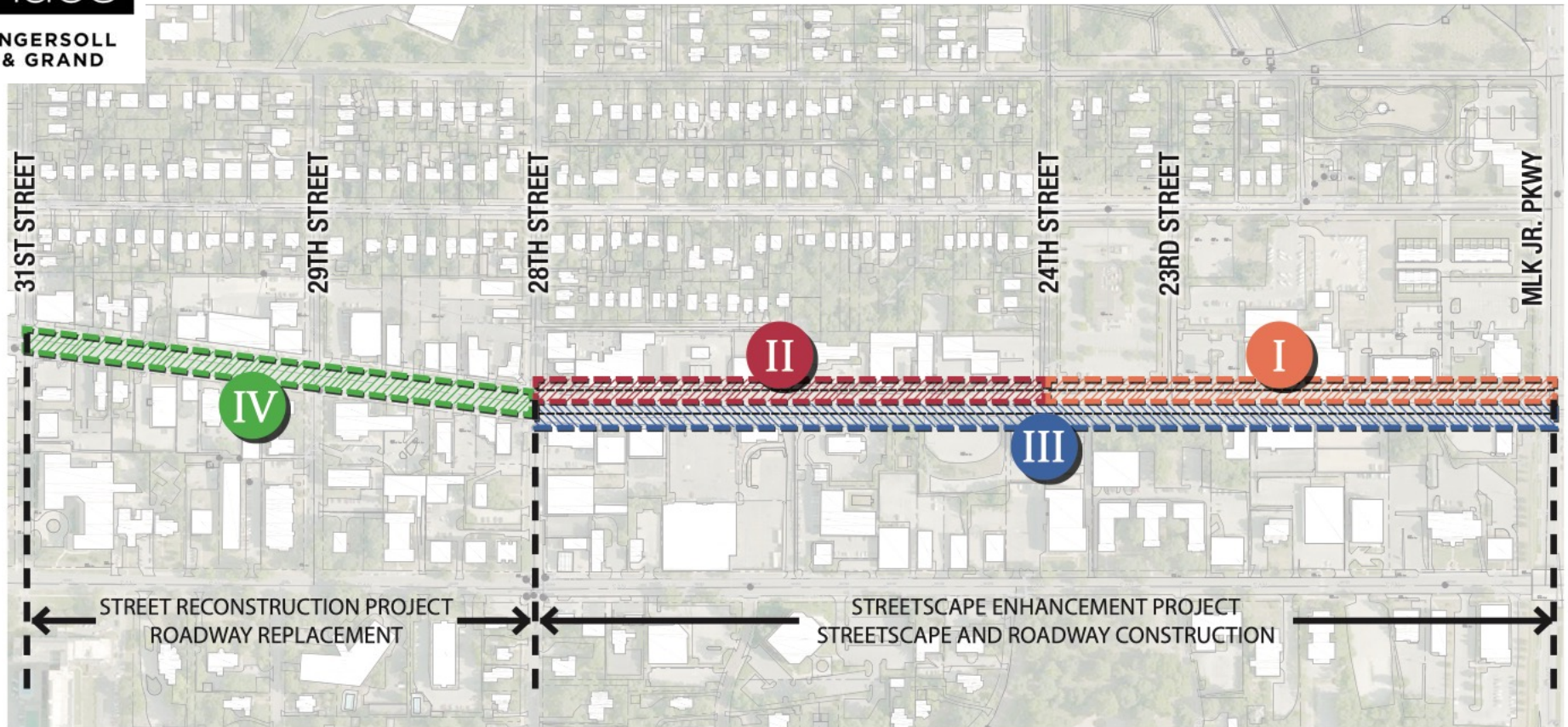
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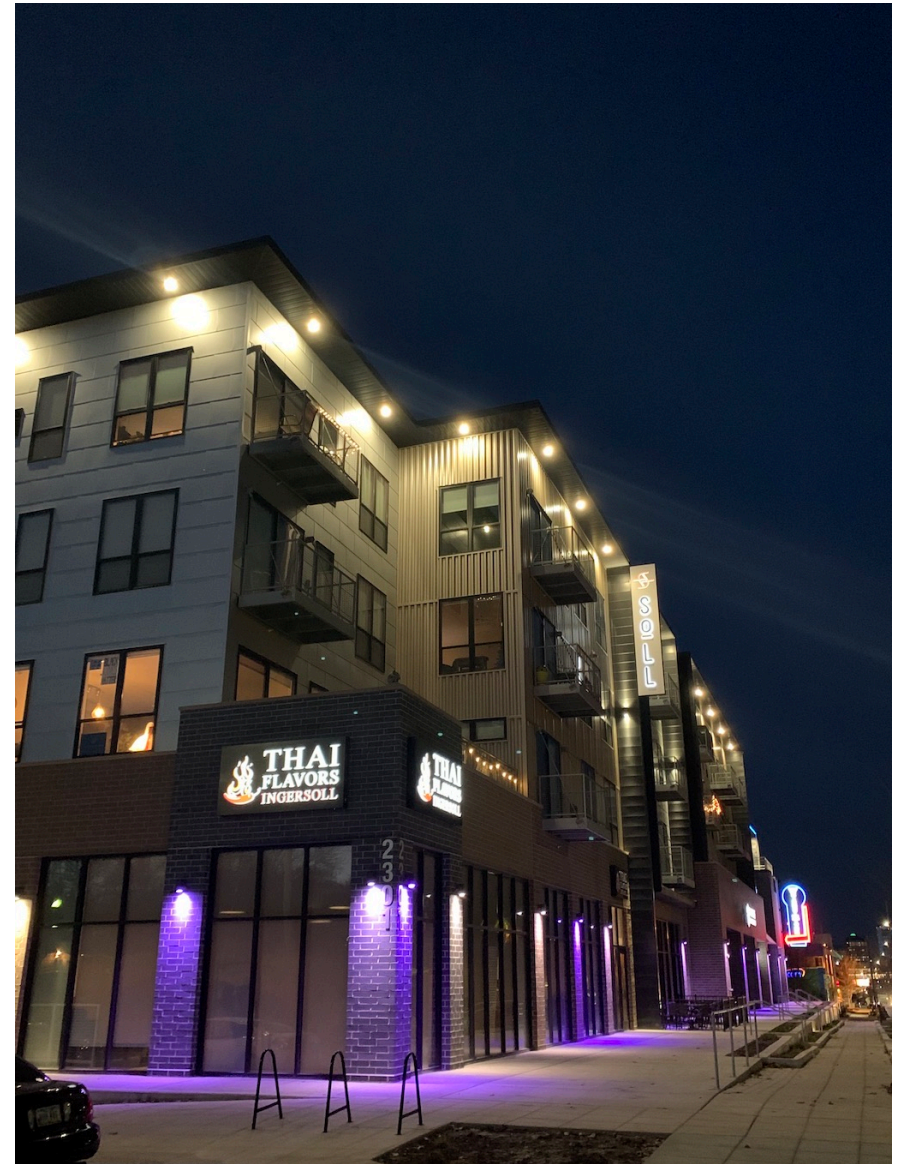
Streetscape: What's Next?





Developments

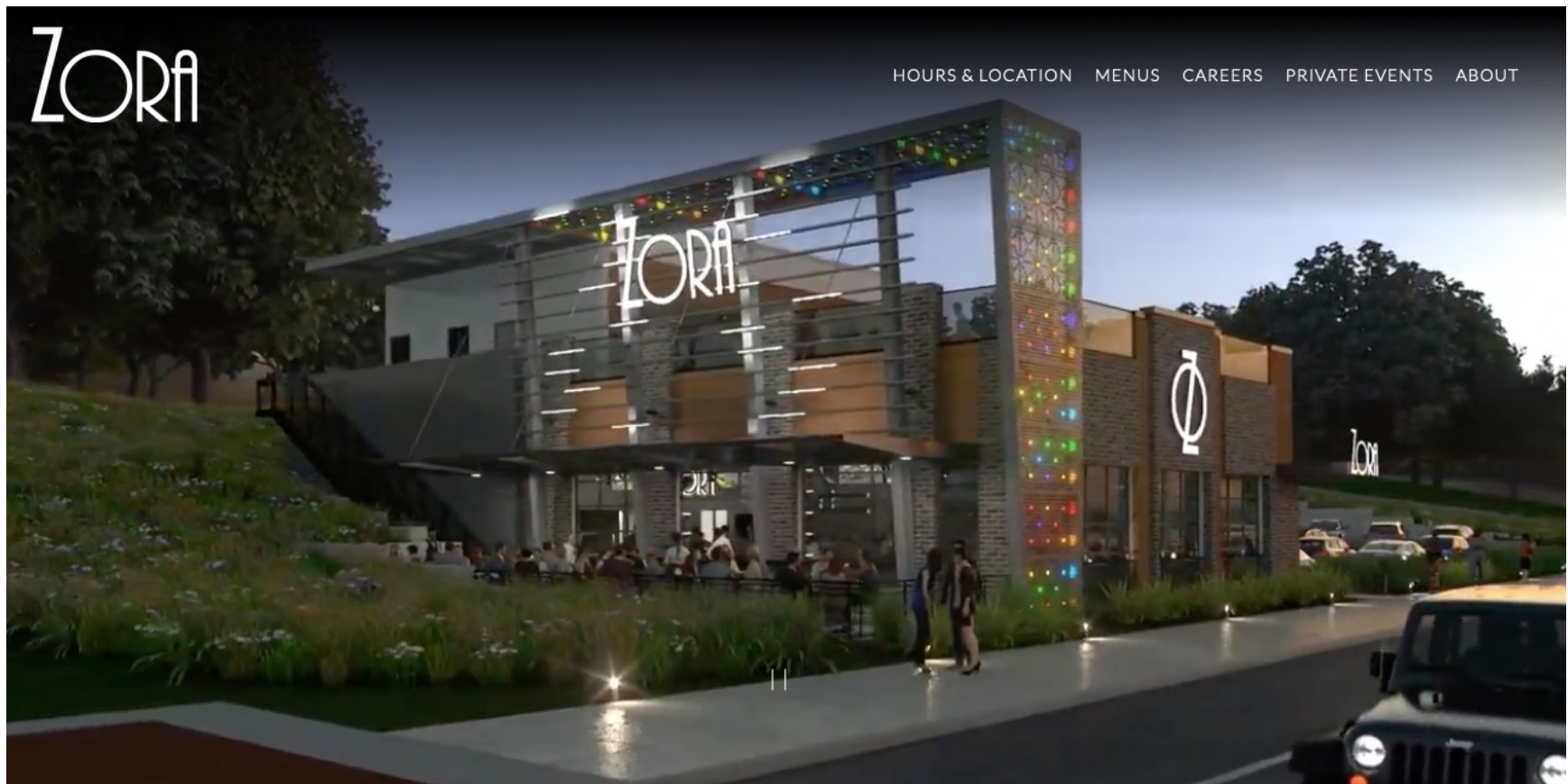
- \$50 million in investments in 2015
- Soll Building — proof of concept
- Net gain during pandemic
- Focus on high-density mixed use and retail
- \$170 million on the books



Starbucks - 2150 Ingersoll \$1.4 million



Zora - 2120 Ingersoll \$4.5 million





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Grand Avenue **Reinvestments**

3750 on Grand Condos
\$38.5 million



Historic Apartments

2801 Grand - Reagan House \$8.3 million

2225 - Grand Trees
\$16.9 million



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Grand Avenue **Reinvestments**

Boutique Hotel - 2525 Grand \$18.3 million



WEST ELEVATION // NTS



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Public Art Installations



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Culture & Events



IOWA CULTURAL & ENTERTAINMENT DISTRICT

IOWA DEPARTMENT OF CULTURAL AFFAIRS





- **First in Iowa**
- **Iowa Parks Foundation**
- **Stitch together existing and planned assets**
- **Master Plan 2021**

Urban Recreation District Pilot Project

Thanks for
the opportunity,
ICREA!

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