SNYDER & ASSOCIATES

FEBRUARY 8, 2018

FORT DODGE

DOWNTOWN REVITALIZATION – CROSS-TOWN CONNECTOR

CITY OF FORT DODGE

PAST PROBLEMS

Negative Reality

- Significant Job Loss
- Crime (Approx. 2,100 reported in 2006)
- Declining Infrastructure
- Lack of Revenue
- Inconsistent Direction
- “Dirty Dodge” Perception

ENVISION

Turning Around

- Downtown SSMID renewal, 2002
- Change in form of government, 2006
- Planning Initiatives
  - Strategic planning
  - CIP planning
- Creation of Greater Fort Dodge Growth Alliance, 2012
  - Chamber of Commerce
  - Economic Development
  - Convention and Visitors Bureau

Envision 2030 FORT DODGE IOWA

Top Strategies:

1. Provide utilities/infrastructure that encourages & supports growth
2. Diversify our economy through improving the labor force, business development
3. Ensure citizens are safe & secure
4. Enhance the city into a recreation & entertainment tourist destination
5. ***<u>Revitalize Downtown</u>***
6. Continue Lean Government Initiative

Plans stemming from Envision 2030

2008 Downtown Plan

2008 Downtown Plan

Vision: Downtown Fort Dodge will be a place built on its historic heritage that takes advantage of geographic and natural assets to create an attractive and desirable place for people to live, work, shop, and experience local culture through recreation and arts activities. It will be a place where people from around the region come to support local entrepreneurs by seeking out a unique blend of goods and services.

2008 Downtown Plan: Key Strategies

1. ***<u>Enhance downtown image</u>***
2. Establish diverse housing types, stores & services
3. Preserve & enhance historic features
4. Establish downtown as destination for parks, recreation, retail, entertainment, & sports
5. Establish beautification program for vacant or dilapidated parcels
6. ***<u>Enhance accessibility to & throughout downtown</u>***
7. Implement sustainable standards for new development

CROSS-TOWN CONNECTOR IMPLEMENTATION

2011 Cross-Town Connector

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2011 Warden Basement

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2011 Cross-Town Connector

2011 Cross-Town Connector

2010 Cross-Town Connector Study

- Create a continuous corridor
- Improve local access to Core
- Compact the downtown
- Increase traffic flow closer to downtown

ENGAGE

Engagement Philosophy

- Visualize the end game at the beginning and understand the public is most important
- Brainstorm and strategize approaches with a steering committee
- Collaborate with stakeholder groups
- Continually communicate progress to the public through a variety of strategic platforms and media to address concerns early & build support

Engagement Process

- Cross-Town Connector Corridor Study Complete - 2010
- Preliminary Design Commences – 2011
- City Council Election – Nov, 2011 (majority support for project was lost)
- Project Put On Hold – 2012

Engagement Process

- Series of Community-wide Public Information Meetings held - 2013
- Downtown SSMID developed Marketing Video - 2013
- City Council Election – Nov, 2013 (majority support was back for project)
- Design Resumes – 2014
- Construction Complete – 2017 (two roadway phases – one phase for gateways)

3D Visualization & Modeling

- Cross-Town Connector
  - Developed 3D model of entire downtown
  - Created marketing video of downtown's importance
  - Collaborated with Downtown SSMID on amenities and funding

Cross-Town Connector Funding

- $300,000 I-Jobs
- $926,575 RISE
- $400,000 U-STEP
- $311,600 3R
- $589,873 SSMID
- $50,000 Smeltzer Foundation
- $50,000 Deardorf Foundation
- Remaining City

CONSTRUCTION

Cross-Town Connector PH 1

Cross-Town Connector PH 1

- Contract Date: June 23, 2014
- Wicks Construction, Inc. – Decorah, IA
- Contract Amount - $3.8 Million
  - Full Reconstruction: Street Lighting, Traffic Signals, Water Main, Storm Sewer, Sanitary Sewer
  - 9” PCC - 11,000 SY @ $58/SY
  - 9” Colored PCC – 900 SY @ $192/SY
  - 3,750 SY Sidewalk @ $61/SY
  - 780 SY Colored Sidewalk @ $92/SY

- 3-Lanes (34’) plus parking lanes (9’ each)
  - Bike lanes included through realignment

Typical Cross-Section

Cross-Town Connector PH 1

- Stage 1: S.7th Street to S.9th Street
  - 55 working days (Summer/Fall 2014)
- Stage 2: S.4th Street to S.7th Street
  - 75 working days (Spring/Summer 2015)

Cross-Town Connector PH 1

- Traffic signal removal downtown
  - 1st Ave N (from 7th to 12th): 5 intersections
  - Central Ave (from 7th to 12th): 4 intersections
  - 2nd Ave S (from 7th to 9th): 3 intersections
- Changed traffic from 1-way to 2-way
  - 1st Ave N (Eastbound)
  - 1st Ave S (Westbound)
- Traffic Counts
  - 2010: 4,600 VPD
  - 2017: 7,600 VPD

2014 Cross-Town Connector

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2015 Cross-Town Connector

Cross-Town Connector PH 2

Cross-Town Connector PH 2

- Contract Date: February 25, 2015
- Wicks Construction, Inc. – Decorah, IA
- Contract Amount - $4.2 Million
  - Full Reconstruction: Street Lighting, Traffic Signals, Water Main, Storm Sewer, Sanitary Sewer, Warden Vault Mitigation
  - 9” PCC - 9,100 SY @ $67/SY
  - 9” Colored PCC – 900 SY @ $123/SY
  - 2,800 SY Sidewalk @ $62/SY
  - 500 SY Colored Sidewalk @ $90/SY

- 3-Lanes (34’) plus parking lanes (9’ each)

Typical Cross-Section

Cross-Town Connector PH 2

- Warden Vault Mitigation: $460,000
  - 375’ long
  - 8’ to 12’ tall
- Stage 1: S.9th Street to S.13th Street
  - 120 working days (2015)
  - Milestone #1: Open S.9th Street intersection by July 1, 2015

FOOTING AND FOUNDATION PLAN

SCALE: $\frac{1}{8}$"=1'-0"

ALL ELEVATIONS REFERENCED FROM (+0'-0") = 1088.06

ALL NEW WALL FOOTINGS: 2'-6"X1'-0" CONT. W/ 3-# 5 CONT.

NOTE 1: PROVIDE VERTICAL BENTONITE WATERSTOP AT INTERFACE OF NEW WALL AND EXISTING CONCRETE COLUMN.

LINES UNDER EXISTING SIDEWALK.

OF THE EXISTING FOUNDATION WALLS.

N BE LIFTED OFF. PROTECT EXISTING

INSTALL NEW WALL FOOTINGS.
UILDING COLUMN FOOTINGS.
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LS AS REQUIRED TO INSTALL NEW

WALLS.

Warden Plaza

Warden Plaza

Warden Plaza

2015 Cross-Town Connector

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2015 Cross-Town Connector

2015 Cross-Town Connector

2016 Cross-Town Connector

2016 Cross-Town Connector

2016 Cross-Town Connector

2017 Downtown Gateways

EMPOWER

Downtown Revitalization

- Historic District establishment
- Design guides adopted
- Boston Center remodel
- City Hall renovation
- Sears building remodel & reuse
- Façade improvement program
- Improved traffic circulation

76%

- Market on Central
- New Credit Union
- Gateway & sense of place improvements
- 1st Ave N and N 11th St building remodel & reuse
- Warden Plaza renovation plans
- New Wellness & Rec Center plans
- New Cultural Center plans

SUMMARY

Cross-Town Connector Next Steps

- Exciting News Coming Soon!

2016 Cross-Town Connector

2016 Cross-Town Connector

2016 Cross-Town Connector

2016 Cross-Town Connector

Sweeping the “Dirty” out of Dodge

- Strong leadership all pulling together
- Decade of declining crime rate
- Businesses supporting positive change
- P3s to accomplish big things
- Downtown & neighborhood revitalizations
- Housing market expansion
- Maximizing value of indigenous resources
- Job creation
- Laborshed expansion & improvement

Chad Schaeffer, P.E.

Director of Business Affairs,
Community Growth and Engineering

cschaeffer@fortdodgeiowa.org

Jeremy Purvis, P.E.

Construction Engineer

jpurvis@snyder-associates.com

Wade Greiman, P.E.

Transportation Business Unit Leader

wagreiman@snyder-associates.com