

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

99-083

SYNOPSIS -

AGENDA:

MARCH 1, 1999

SUBJECT:

APPROVAL OF THE
GRAY'S WOODS
NEIGHBORHOOD
ACTION PLAN AS
AN AMENDMENT
TO THE CITY
COMPREHENSIVE
LAND USE PLAN

On the March 1, 1999 City Council agenda is consideration of the proposed Action Plan for the Gray's Woods Neighborhood. The document attached to the roll call includes the proposed text, goal statements, and graphics for the final plan. The final approval of this plan would constitute an amendment to the Des Moines Land Use 2000 Plan and adoption as one of the elements of the Comprehensive Plan for the City. Also attached to the roll call are recommendations from both the Neighborhood Revitalization Board (NRB) and the Plan and Zoning Commission (P&Z).

FISCAL IMPACT -

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

The minimum capital cost brought by the approval of this plan is estimated at \$3,605,500. Funding will need to come from a variety of sources. The exact amount of funding from the City's Capital Improvement Program (CIP) budget has not been determined. Some of the cost will come from private property assessments on paving projects. Assessment subsidy is available being a Designated Neighborhood.

RECOMMENDATION -

SUBMITTED BY:

JAMES GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

Staff recommends that the City Council take action to approve the proposed Gray's Woods Neighborhood Action Plan. This recommendation is made with the contingency that additional funds be identified from alternative sources such as State Emergency Management, Corps of Engineers, Community Development Block Grant (CDBG), Polk County, Storm Water Utility, and the CIP in order to carry out a full implementation of the plan. This may result in commitment to a longer designation period than has been traditional to the City's revitalization program for transitional-positive neighborhoods.

BACKGROUND -

The Gray's Woods Neighborhood Association, a Recognized Neighborhood Association, became designated in July of 1997. This designation was made by the City Council as one of two transitional-positive neighborhoods additional to the two recommended by the NRB for inclusion in the Neighborhood Revitalization Program.

Since that time, the Gray's Woods Neighborhood Association and Neighborhood Development staff have been working closely to develop the Action Plan for the Gray's Woods Neighborhood. The following are key steps during the planning process with their correlating dates:

Organizational Meeting	July 31, 1997
Neighborhood-wide Input Meeting	April 14, 1998
Meeting #1 with Planning Committee	May 30, 1998
Meeting #2 with Planning Committee	July 11, 1998
Special Planning Committee	August 29, 1998
Meeting #3 with Planning Committee	October 3, 1998
Meeting #4 with Planning Committee	October 20, 1998
NRB given Status Report	November 4, 1998
Interdepartmental Review of Proposed Plan	November 6, 1998
Plan Committee Final Draft Review	November 17, 1998
Neighborhood-wide Review of Recommended Action Plan	December 8, 1998

A special meeting with the Planning Committee was held in August in order to provide more detailed information with regard to issues with flooding problems and lack of infrastructure in parts of the neighborhood. The Community Development Director and the Senior Design Engineer from the City were available at that meeting to respond to questions and concerns regarding these specific issues. Before this session

concluded, staff and the Planning Committee also began formulating potential implementation solutions, which could begin to resolve these problems.

Three separate components of the Action Plan were considered in reviewing the fiscal impact of its implementation. These are the Neighborhood Finance Corporation (NFC)/housing resources, staff and support services, and physical infrastructure components. The first two of these will have an impact similar to that of other neighborhoods that have participated in the Neighborhood Revitalization Program. The later component of physical infrastructure related implementation would require more time and resources than has been typical of most of the other Designated Neighborhoods.

With regard to NFC financing and Polk County Housing Trust Fund programs, it is assumed that in order to carry-out implementation of this plan, funding by the City and County for the NFC will need to remain at the current level or even higher based on inflation. It is also assumed that CDBG and Home Investments Partnership Act (HOME) funded housing programs will remain at least at the current levels of funding. It is anticipated that these programs would be available for approximately a three-year period with evaluation at that time. This is typical of other neighborhoods in the revitalization program.

In terms of support services, it is again assumed that staffing for the City will remain at the current approved level. It is also assumed that CDBG and HOME funded support services programs operated by the City which impact neighborhoods such as Neighborhood Revitalization, Housing Conservation Services, Neighborhood Inspection, SCRUB (Spring Clean-up and Removal of Urban Blight) and Housing Code Enforcement, will remain at their current level or higher adjusted for inflation. These support services have become an integral part of implementing neighborhood plans as well as supporting other neighborhoods surrounding the Designated Neighborhoods. Diminishing the levels of funding for such support would prolong implementation.

With regard to physical infrastructure implementation of the Gray's Woods Action Plan, it is important to ensure funding at or above current levels for the Neighborhood Infrastructure Rehabilitation Program (NIRP) and Special Assessment

Subsidy Program. Future funding allocations for the Special Assessment Subsidy Program will likely fluctuate above or below current funding to ensure adequate amounts to support the scheduled Designated Neighborhood projects anticipated in a given year.

One of the items called for in the Gray's Woods Action Plan is a study to determine accurate floodplain delineation and recommend mitigation action along Four Mile Creek. There are two separate efforts that the City is involved with currently to address this goal: A joint City-County hazard mitigation study and a partnership agreement with the City and Corps of Engineers. Both programs require a City matching portion that is currently programmed. These programmed amounts need to be maintained intact in the budget to remain on track. Both processes are longer in term but may help justify securing of resources for future mitigation projects.

There are several additional physical infrastructure type projects proposed in the Gray's Woods Action Plan that would require an additional commitment of fiscal resources if approved. It must be realized that neighborhood street paving is a budgeted item; however, these projects would require several years of funding at the current level in order to be completed. These additional projects are listed as follows with estimated amounts shown:

- Improve entrances to Strasser Woods to give better identity and access (\$12,500)
- Define and enhance visible entrances and borders of the neighborhood (\$50,000)
- Portland Cement Concrete (PCC) paving of East 36th Street from Kinsey north to dead end (\$100,000)
- PCC paving of Garfield from East 35th Street to East 36th Street (\$170,000)
- PCC paving of Kinsey from East 36th Street east to dead end (\$280,000)
- Interim asphalt surfacing by Public Works on remaining unpaved streets (\$193,000)
- PCC paving and sanitary sewer of Dubuque Street from East 37th to Williams (\$1 million: \$300,000 sewer/\$700,000 paving)

This proposed paving project is based on the desire of the neighborhood to ensure an east/west through collector which is paved with urban section type standards. There are not a

significant number of developed properties along the proposed segment to provide assessments which would make-up a significant portion of the project funding. Therefore, it is anticipated that the project would be mostly City cost. The sanitary sewer improvements would be put in place to ensure future availability.

- Voluntary buyout program for existing residences severely impacted by flooding (approximately 20 properties @ \$1.8 million)

There are few options to approaching the proposed buyout program. CDBG funds could be committed at a level of approximately \$360,000 over the next five years or a Section 108 Grant could be requested for the entire amount up front. This second option would proceed based on the idea that alternative sources of funds such as storm water utility, Corps of Engineer Grants, and State Emergency Management Hazard Mitigation Grants be sought to be combined with CDBG entitlement funds in the repayment. It is not likely that alternative sources can be secured for an entire buyout program.

The proposed Action Plan provides for a comprehensive and ambitious strategy to improve Gray's Woods Neighborhood as well as provides direction for long range development for the neighborhood. The actual implementation time frame commitment necessary for this Action Plan will correlate to the availability of resources and the capacity to carry out several physical infrastructure projects.