

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

99-146

SYNOPSIS -

AGENDA:

APRIL 5, 1999

SUBJECT:

ADOPTION OF
SHERMAN HILL
NEIGHBORHOOD
ACTION PLAN

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

JAMES M. GRANT
COMMUNITY
DEVELOPMENT
DIRECTOR

On the April 5, 1999, City Council agenda is a Roll Call resolution for the adoption of the proposed Action Plan for the Sherman Hill Neighborhood. The document includes the proposed text, goal statements, and graphics for the final plan. This proposed plan was developed out of a ten month planning process of the Sherman Hill Association Planning Committee and Neighborhood Development Division staff.

The main element of the plan includes goal statements for community enhancement, commercial, housing, and physical environment. Other important elements include the amendment to Future Land Use, the implementation recommendations and the Neighborhood Finance Corporation (NFC) lending policy. 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.

FISCAL IMPACT -

The estimate cannot be determined at this time and will be determined on a project by project basis during the implementation phase of the plan.

RECOMMENDATION -

Staff recommends approval of a resolution adopting the proposed Sherman Hill Neighborhood Action Plan.

BACKGROUND -

The Sherman Hill Association, Inc., a Recognized Neighborhood Association, became designated in July 1997. Since that time, the planning committee and Neighborhood

Development staff have been working closely to develop the Action Plan for the Sherman Hill Neighborhood. The following are key steps during the planning process with their correlating dates:

| | |
|--|-------------------|
| Organizational meeting with newly Designated Neighborhoods | July 31, 1997 |
| Neighborhood-wide orientation meeting | March 17, 1998 |
| Meeting #1 with Planning Committee | April 25, 1998 |
| Meeting #2 with Planning Committee | May 30, 1998 |
| Meeting #3 with Planning Committee | July 11, 1998 |
| Special Planning Committee | August 29, 1998 |
| Meeting #4 with Planning Committee | October 3, 1998 |
| Internal interdepartmental review of proposed plan goals | November 6, 1998 |
| (Final Draft Review) | December 12, 1998 |
| Neighborhood -wide review of recommended Action Plan | February 8, 1999 |

The Sherman Hill Plan Committee worked with staff to develop general goal statements based on the input from the general session. A special meeting with the planning committee was held in August in order to provide more detailed information with regard to issues with major traffic improvements proposed for M. L. King Jr. Parkway and I-235. The Community Development and Traffic and Transportation staff 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.

City and NFC staff assisted in creating a future land use policy and NFC lending policy based on the goals they had developed

for the Action Plan. The proposed plan contains new classifications for two land use types not currently contained in the City's 2000 Land Use Plan. These two classifications, "Mixed Use and Density" and "Pedestrian Oriented Commercial Corridor" are based on working definitions being formulated by the Plan and Zoning Commission for the 2020 Community Character Land Use Plan update. They are defined within the plan and will only apply to the Sherman Hill area.

Staff, along with the planning committee, presented the proposed Action Plan for a general meeting of all residents. Residents who attended were given an opportunity for questions and comments. The proposed Action Plan provides for a comprehensive and ambitious strategy to improve the Sherman Hill Neighborhood as well as provide 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 projects that are physical in nature.

With the adoption of the Sherman Hill Neighborhood Action Plan would come a strong commitment of fiscal resources on the part of the City, the County, and private investment. There are three separate components of the Action Plan to consider in reviewing the fiscal impact of its implementation. These are the NFC/housing resources, staff and support services, and physical infrastructure components.

With regard to NFC financing and housing 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 higher based on inflation. It is also assumed that the Community Development Block Grant (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 will 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 fiscal impact. The plan calls for review of NFC and City housing programs in order to address investor needs, density reduction, and mixed use properties. The outcome of this review may have a potential fiscal impact on NFC dollars.

In terms of support services, it is again assumed that staffing

for the City will remain at the current approved level. Also, CDBG and HOME funded support services programs operated by the City that impact neighborhoods such as Neighborhood Revitalization, Housing Conservation Services, Neighborhood Inspection, SCRUB and Housing Code Enforcement, will need to 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 Sherman Hill 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. There are several additional physical infrastructure type projects proposed in the Sherman Hill Action Plan that, if approved, will require an additional commitment of fiscal resources. Since many of these are of an unknown quantity, staff has developed a system in order to make an estimated projection of the fiscal impact. Items that were projected to have a fiscal impact were separated into the following categories:

| | |
|------------------|---------------------------------|
| Minimal | up to a \$25,000 commitment |
| Moderate | \$25,000 - \$75,000 commitment |
| Major | \$75,000 - \$150,000 commitment |
| Extensive | over a \$150,000 commitment |
| Special Projects | expected to exceed \$250,000 |

In order to estimate a minimum fiscal impact of this plan, the mean of the range was used for each item in the minimal, moderate, and major categories, and \$250,000 was used for extensive. It is understood that actual costs could either exceed or be below these amounts. These amounts are only used for estimation.

Based on a review by staff the following are the implementation items that fall into the above listed categories of fiscal resource commitment with estimated amounts shown where available:

| | |
|----------------------|---|
| Minimal (1) | Home repair workshops |
| Moderate (2) | Develop a Commercial District Plan for Ingersoll Traffic and Parking Study |
| Major (1) | Define and enhance entrances to the neighborhood |
| Extensive (1) | Development of public space along M.L. King Parkway |
| Special Projects (1) | Phase III of the Historic Street Lighting |