

## **Meeting Agendas/Info**

### **CITY COUNCIL COMMUNICATION:**

**ITEM \_\_\_\_\_**

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

**01-559**

#### **SYNOPSIS -**

#### **AGENDA:**

Selection of neighborhoods to be included in the City's Neighborhood Revitalization Program.

NOVEMBER 5, 2001

#### **FISCAL IMPACT -**

#### **SUBJECT:**

To be determined at the conclusion of an intensive planning process in each neighborhood. This process will involve the Neighborhood Infrastructure Rehabilitation Program (NIRP), the Neighborhood Finance Corporation (NFC), and the Neighborhood Development Corporation (NDC).

APPROVAL OF  
NEIGHBORHOODS  
TO BE INCLUDED IN  
NEIGHBORHOOD  
REVITALIZATION  
PROGRAM

#### **RECOMMENDATION -**

#### **TYPE:**

**Approval of the designation of Greenwood Historic, Waveland Park, and King-Irving Park as neighborhoods included in the City's Neighborhood Revitalization Program.**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

#### **BACKGROUND -**

#### **SUBMITTED BY:**

Over the past several months, the Neighborhood Development staff have been engaged in the Neighborhood Selection process which is based on the process that was approved by both the City Council and the Polk County Board of Supervisors. This process calls for the Neighborhood Revitalization Board (NRB), in conjunction with City and County staff, to coordinate the selection of two new neighborhoods including one stable neighborhood and one transitional negative or distressed neighborhood for inclusion in the Neighborhood Revitalization Program.

JAMES GRANT  
COMMUNITY  
DEVELOPMENT  
DIRECTOR

On May 15, 2001, a letter was sent to all Recognized Neighborhoods inviting them to apply for the Neighborhood Revitalization Program. Seven neighborhoods submitted applications for consideration, including: Drake, Greenwood Historic, King-Irving Park, Merle Hay,

Mondamin Presidential, Salisbury Oaks, and Waveland Park.

Using data from the Polk County Assessor's Office and the City's Community Development Department, staff was able to classify all 50 of the City's neighborhoods as stable, transitional positive, transitional negative, or distressed. Of the seven neighborhoods under consideration, Greenwood Historic and Salisbury Oaks were classified as stable; Merle Hay and Waveland Park were classified as transitional positive; Drake was classified as transitional negative; and King-Irving Park and Mondamin Presidential were classified as distressed. The NRB approved staff's recommendation regarding classification at their July 18, 2001 meeting. The NRB also voted to hear presentations from all seven neighborhoods.

On August 1, 2001, the NRB heard presentations from the Drake, King-Irving, and Mondamin Presidential neighborhoods. On August 8, 2001, the NRB heard presentations from the Greenwood Historic, Merle Hay, Salisbury Oaks, and Waveland Park neighborhoods. On both occasions, the NRB had an opportunity to ask questions of the neighborhoods following their presentations.

The Neighborhood Revitalization Program provides Designated Neighborhoods with professional planning assistance that leads to the creation of a Neighborhood Action Plan. The Action Plan becomes an amendment to the City's comprehensive land use plan. The Plan will address the following:

- land use concerns
- housing issues
- public infrastructure needs
- commercial development
- other neighborhood concerns

Once the public infrastructure needs are identified, they are prioritized for inclusion in the City's Capital Improvement Budget through the NIRP. Designated Neighborhoods are also eligible for NFC programs. Inclusion in the Neighborhood Revitalization Program gives a neighborhood the opportunity to identify and prioritize the neighborhood's needs, and the opportunity to partner with all City departments to implement this plan. Access to City departments and other resources come as a result of the planning process but are not a guarantee.

Following the neighborhood presentations, staff developed a recommendation on Neighborhood Selection that was forwarded to

the NRB for their consideration. The City Council and Board of Supervisors also received staff's recommendation at that time.

Staff recommended the selection of Greenwood Historic, King-Irving, and Waveland Park. During the review process, it became clear that the selection of only two neighborhoods would have an adverse impact on the NFC whose viability is crucial to the success of the Neighborhood Revitalization Program. Therefore, staff recommended the selection of three neighborhoods: Greenwood Historic, King-Irving, and Waveland Park. Staff indicated that several of the neighborhoods currently in the Neighborhood Revitalization Program would soon meet the milestones outlined in the last Neighborhood Evaluation and will be able to be chartered.

#### Greenwood Historic

The primary concerns of the Greenwood Historic neighborhood are related to the neighborhood's infrastructure. Streets, curbs, and sidewalks throughout the neighborhood are either of ill repair or non-existent. The neighborhood is also concerned about the encroachment of large institutions into the residential areas of the neighborhood.

The Greenwood Historic neighborhood would be well served by inclusion in the Neighborhood Revitalization Program. Many of the neighborhood's concerns can be remedied through the NIRP. Additionally, a neighborhood's specific land use plan would address concerns that the neighborhood has regarding the large institutions in the area. The neighborhood association is well organized and has a high percentage of households involved in the association. This would facilitate a very short time frame for the neighborhood's involvement in the Neighborhood Revitalization Program that staff anticipates will be from 18 to 24 months. The NFC programs would need to be limited for this neighborhood based on the outcome of the Action Plan.

#### King-Irving Park

The King-Irving Park neighborhood has a number of concerns which can be addressed through the Neighborhood Revitalization Program including infrastructure, housing rehabilitation, commercial redevelopment, and safety. The neighborhood would also like to increase home ownership and reduce the number of predatory contract sales in the neighborhood. The continued revitalization of the Forest Avenue Corridor is also a major priority for this neighborhood given the public investment that has already been made in the corridor.

Participation in the Neighborhood Revitalization Program would provide great benefit to the King-Irving Park neighborhood. King-Irving Park is among Des Moines' most distressed neighborhoods that will continue to deteriorate unless action is taken by the City to revitalize the area. The City's commitment to this neighborhood would be significant, both in terms of time and resources. The amount of public subsidy needed would be significant and would be over an extended period of time.

#### Waveland Park

The primary concerns of the Waveland Park neighborhood include aging infrastructure, housing rehabilitation, enhancing neighborhood commercial areas, and transportation issues. Additionally, the neighborhood will be significantly impacted by reconstruction of Interstate 235 because of its proximity to the freeway and the increased traffic that will result on the arterial streets that pass through the neighborhood (University Avenue, Franklin Avenue, 42nd Street, 56th Street, and Polk Boulevard).

The diversity of issues in Waveland Park makes it an excellent candidate for the Neighborhood Revitalization Program.

Additionally, the neighborhood should provide a steady stream of activity for the NFC. Staff recommends that the planning process in this neighborhood take place after the completion of the Greenwood Historic plan.

At the August 22, 2001 meeting, the NRB approved the staff's recommendation and recommended to the City Council and Board of Supervisors that the King-Irving, Greenwood Historic, and Waveland Park neighborhoods be selected for designation in the Neighborhood Revitalization Program.

On October 9, 2001, the Board of Supervisors held a work session regarding Neighborhood Selection.

At the October 22, 2001 meeting, the City Council received both the NRB's recommendation and the Board of Supervisors' comments. The Council referred these to the City Manager who will report on Neighborhood Selection at the November 5, 2001 City Council meeting.

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