

**CITY COUNCIL  
COMMUNICATION:**

**02-570**

**AGENDA:**

NOVEMBER 4, 2002

**SUBJECT:**

ADOPTION OF THE  
GREENWOOD  
HISTORIC  
NEIGHBORHOOD  
PLAN

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**SUBMITTED BY:**

JAMES GRANT  
COMMUNITY  
DEVELOPMENT  
DIRECTOR

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

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

**SYNOPSIS —**

On the November 4, 2002 City Council agenda is a resolution for the adoption of the proposed Greenwood Historic Neighborhood Plan. 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 Greenwood Historic Neighborhood Association and Neighborhood Development Division staff.

The main elements of the plan include goal statements for community enhancement, commercial development, neighborhood character, and physical environment. The plan also includes amendments to the City's future land use plan. The plan does not recommend the use of Neighborhood Finance Corporation programs. The final approval of this plan would constitute an amendment to the Des Moines 2020 Community Character Plan.

**FISCAL IMPACT —**

City Commitments from Fiscal Year (FY) 2003 (July 2002 to June 2003) Budgets

1. Street, Sidewalk and Curb Repair – Capital Improvement Program (CIP) Neighborhood Infrastructure Rehabilitation Program (NIRP) - \$500,000\*
2. Street Maintenance (Slurry Seal) – Public Works Operating Budget - \$5,000\*
3. Concrete Pavement Restoration (Spot Repair) – 35<sup>th</sup> Street - CIP NIRP – \$13,500
4. Dry Bottom Detention Pond – FY 2003 Storm Water Utility Budget - \$45,000

\* Most of this work was completed during the 2002 construction season.

Potential City Projects Requiring Further Investigation by Staff to Determine Feasibility

1. Drainage problem near Lincoln Place Drive and River Oaks Drive intersection.
2. Evaluate large storm water sewer intakes to determine if they need safety improvements.

Projects That Will Require Significant Staff Assistance

1. Committee to study the feasibility of relocated utility lines.
2. Development of plan for Ingersoll Avenue Commercial District.

**RECOMMENDATION —**

**Staff recommends adoption of the proposed Greenwood Historic Neighborhood Plan.**

**BACKGROUND —**

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The Greenwood Historic Neighborhood Association was selected to participate in the Neighborhood Revitalization Program in November 2001 as a "Stable Neighborhood." Since that time, staff has met with the Greenwood Historic Neighborhood Planning Committee and other stakeholders 11 times to develop a comprehensive plan for the neighborhood that addresses its weakness and builds on its strengths.

Plan Development Schedule

Organization Meeting with Newly Designated Neighborhoods – December 11, 2001  
Organization Meeting with Greenwood Historic Planning Committee – January 14, 2002

Neighborhood-wide – Input Meeting – February 4, 2002

Planning Committee – Infrastructure and Drainage – February 25, 2002

Planning Committee – Infrastructure, Drainage, Housing, and Utility Lines – March 11, 2002

Planning Committee – Traffic Control, Speeding, and Land Use – April 1, 2002

Planning Committee – Infrastructure, Drainage, Land Use, Community Enhancement – April 29, 2002

Planning Committee – Community Enhancements – May 20, 2002

Planning Committee – Water Works Park and Review of Draft Goals – June 18, 2002

Planning Committee – Review of Draft Plan – September 25, 2002

Neighborhood-wide – Presentation of Draft Plan to Neighborhood – October 7, 2002

Neighborhood Revitalization Board – Presentation of Draft Plan – October 16, 2002

Plan and Zoning Commission – Presentation of Draft Plan – October 17, 2002

On February 4, 2002, the Planning Committee and staff held a neighborhood-wide input meeting at Des Moines University. This meeting was designed to give all stakeholders the opportunity to provide their thoughts on the weaknesses and strengths of the neighborhood. The input from this meeting and data collected by staff set the agenda for the Planning Committee for the next five months.

The first several Planning Committee meetings focused on addressing the poor condition of the neighborhood's infrastructure and inadequate drainage. After several meetings, the Public Works staff and the Committee finalized a strategy that would meet the needs of both the neighborhood and the City. The remaining Committee meetings focused on enhancing the strengths of the neighborhood, including several greenspaces, Water Works Park, unique housing stock, and mature trees. The following are enhancement projects the Greenwood Historic Neighborhood Association intends to explore:

1. Enhancement of City-owned greenspaces.
2. Cosmetic improvement of 34<sup>th</sup> Street bridge.
3. Designated bike lane throughout the neighborhood with a connection to Water Works Park.
4. Develop neighborhood walking course and/or walking historic tour.
5. Decorative street/pedestrian lighting.
6. Pavement of the section of 31<sup>st</sup> Street that is gated off as part of the Water Works Park.

	<p>It should also be noted that after reviewing housing data, the Planning Committee and staff determined that the Neighborhood Finance Corporation programs were not needed or appropriate for the Greenwood Historic Neighborhood.</p>
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