

**CITY COUNCIL
COMMUNICATION:**

03-434

AGENDA:

SEPTEMBER 8, 2003

SUBJECT:

ADOPTION OF THE
WAVELAND PARK
NEIGHBORHOOD
PLAN

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

LARRY HULSE
COMMUNITY
DEVELOPMENT
DIRECTOR

ITEM _____

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

SYNOPSIS —

Approval of the adoption of the proposed Waveland Park Neighborhood Plan. This proposed plan was developed out of a ten-month planning process of the Waveland Park Neighborhood Association and Neighborhood Development Division staff.

The main element of the plan includes goal statements for neighborhood character/housing, open space and recreational amenities, community enhancements, and physical environment. The plan also includes amendments to the City's future land use plan. The approval of this plan would constitute an amendment to the Des Moines 2020 Community Character Plan.

FISCAL IMPACT —

City Commitments from Fiscal Year (FY) 2004 (July 2003 to June 2004)
Budgets

1. Repair and maintain streets, sidewalks, curbs, and street trees – \$771,700 from the following: Capital Improvement Program (CIP) Neighborhood Infrastructure Rehabilitation Program (NIRP), CIP Concrete Restoration Program, CIP Portland Cement Concrete (PCC) Curb and Median Island Replacement Program, CIP Asphaltic Pavement Restoration Program, Public Works Operating Budget.

Future City CIP Commitments

2. Completion of recreational trail around the cemetery and golf course that will connect to future trails to the downtown and the metro area's trail system – the Park and Recreation Department has designated \$1.5 million in the FY2006, 2007, and 2008 CIP Budget for completion of the trail. The Park and Recreation Department will seek 50% matching funds from other sources.

Potential City Projects Requiring Further Investigation

3. Explore the creation of pedestrian walkways along Franklin Avenue in front of the library and a pedestrian connection to the Community Center. Polk County has provided \$50,000, as part of its payment for leasing City-owned ground, to help redevelop a recreational area.
4. Committee to study the feasibility of relocated utility lines – a citywide issue that would require significant amount of staff time.

Continued Support of the Following

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5. Neighborhood Finance Corporation (NFC) - The neighborhood organization is actively promoting use of the NFC through newsletter articles, signs in front of homes, and its "Spring Fling," a resource fair held at the Mercy Campus. The neighborhood organization also wants to work with individual elderly homeowners to help them find a home repair program that may work well for their needs. To date, the NFC has made 48 loans in Waveland Park for a total of \$3.5 million.
6. Botanical Center's Neighborhood Flowers Program – The neighborhood organization hopes to enhance the boulevards and open areas in the neighborhoods with flowers from this program.

RECOMMENDATION —

Approval.

BACKGROUND —

The Waveland Park Neighborhood Association was selected to participate in the Neighborhood Revitalization Program in November 2001 as a "Transitional Positive Neighborhood." Since that time, staff has met with the Waveland Park Neighborhood Planning Committee and other stakeholders several times to develop a comprehensive plan for the neighborhood that addresses its weaknesses and builds on its strengths.

Plan Development Schedule

Organization Meeting with newly Designated Neighborhoods – December 11, 2001
Organization Meeting with Waveland Park Planning Committee – July 16, 2002
Neighborhood-wide – Input Meeting – August 27, 2002
Planning Committee – Background Info and Housing – October 1, 2002
Planning Committee – Housing and Land Use – October 22, 2002
Planning Committee – Land Use and NIRP – November 19, 2002
Planning Committee – NIRP – December 10, 2002
Planning Committee – NIRP and Community Enhancements – January 14, 2003
Planning Committee – Traffic Control and NIRP – February 4, 2003
Planning Committee – Park and Recreational Amenities – February 25, 2003
Planning Committee – Comm. Enhancements, Speeding, and Housing – April 8, 2003
Planning Committee – Review of Draft Plan – May 6, 2003
Neighborhood-wide – Presentation of Draft Plan to Neighborhood – June 17, 2003
Neighborhood Revitalization Board – Presentation of Draft Plan – July 16, 2003
Plan and Zoning Commission – Presentation of Draft Plan – August 7, 2003

On August 27, 2002, the Planning Committee and staff held a neighborhood-wide input meeting at the Mercy Beaverdale Medical Clinic. 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 nine months.

The Committee evaluated the neighborhood's housing conditions in depth and developed strategies that would focus on helping home owners with repairs.

	<p>They also closely examined the City's Community Character Plan and recommended land use amendments that they believed more closely fit the goals of their neighborhood. Promoting the neighborhood through its recreational areas and connecting to the City's trail system was also a topic of meetings. The Committee also focused on addressing the poor condition of the neighborhood's infrastructure and how the infrastructure dollars could best be spent in the neighborhood.</p>
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