



Council Communication

Office of the City Manager

Date

October 23, 2006

Agenda Item No. 20
Roll Call No. 06-
Communication No. 06-661
Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Approving the Neighborhood Revitalization Board's recommendation of Charter Status for the Waveland Park Neighborhood effective January 1, 2007.

SYNOPSIS:

Recommend approval of Charter Status for the Waveland Park Neighborhood. The Waveland Park Neighborhood has experienced substantial investment and redevelopment since it became a Designated Neighborhood in 2001. The Neighborhood Revitalization Board and staff recommend that the Waveland Park Neighborhood be graduated to Charter Neighborhood status effective January 1, 2007.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

The Waveland Park Neighborhood was selected in November 2001 to participate in the Neighborhood Revitalization Program as a "Transitional Neighborhood." The Waveland Park Neighborhood Plan was approved by the City Council on September 8, 2003.

Neighborhoods involved in the Neighborhood Revitalization Program (NRP) are periodically evaluated. These evaluations examine if the goals from the neighborhood plan have been achieved and determine if the neighborhood is ready to graduate to charter status. The evaluation consisted of a review of the neighborhood plan that focused on the four primary areas of City involvement: housing, infrastructure, land use/zoning and special projects.

On September 13, 2006, City Staff met with the Waveland Park Neighborhood Association to present and discuss the evaluation. In cases where the neighborhood disagreed with the staff recommendation, the staff recommendation has been revised to reflect the neighborhood's concerns. A letter of support from the Waveland Park Neighborhood Association is included in this packet.

Since inclusion in the NRP, the Waveland Park Neighborhood has seen \$10.1 million of Neighborhood Finance Corporation (NFC) investment, \$1.2 million of NFC grants to neighborhood residents, and almost \$1.1 million of infrastructure investment. Below are some of the primary goals listed in the Neighborhood Plan and the progress made toward completion of these goals.

- Protect and promote the neighborhood's diverse housing stock and single-family owner-occupied character.

Since 2003, the NFC has made 142 loans totaling more than \$10.1 million in the Waveland Park Neighborhood. The NFC provided many homeowners a \$10,000 grant for home improvements. During this time period, these grants have accounted for \$1.2 million in forgivable loans to neighborhood property owners.

- Create a “campus” feel for the area surrounding the Northwest Community Center and the Franklin Avenue Library

The construction of the Northwest Community Center is complete. However, the work of creating a campus area continues. Recently, the shelter planned for Franklin Field was put on hold as the bids were significantly over budget. The City Engineer recommends that the project design be reviewed to reduce costs and that the project be re-bid in February or March 2007 for construction in 2007.

- Complete a recreational trail around the cemetery and golf course that will connect to future trails downtown and the metro area’s trail system.

The creation of the recreation trail system continues to develop. Most of the planning work on the trail south of the golf course should be completed in 2008. Trail construction will take place in the spring and fall of 2008. There are still funding questions for the remaining portions of the trail on the west side of the golf course. Currently, construction on this trail through the golf course and cemetery is likely to be done in 2009 or 2010.

- Improve the physical appearance of the neighborhood’s streets, sidewalks and curbs.

All street and curb improvements mentioned in the plan have been completed. In addition, over 17,000 square feet of sidewalk has been improved in the neighborhood. Overall, there has been \$1.1 million invested in the Waveland Park Neighborhood through the NIRP and the CIP. Since 2003, the program has made the following improvements to the neighborhood infrastructure.

- 17,630 Sq. Yds. of chip seal
- 1,650 Sq. Yds. of concrete pavement restoration
- 48,864 Sq. Yds. of hot mix asphalt (HMA) overlay
- 7,120 Sq. Yds. of concrete curb replacement
- 54,870 Sq. Yds. of slurry seal coat
- 17,870 Sq. Yds. of sidewalk replacement

Staff recommends the Waveland Park Neighborhood graduate to Charter Status as of January 1, 2007.

Upon approval of this action by the City Council, it will be forwarded to the Polk County Board of Supervisors for their consideration, as required by the Neighborhood Revitalization Program.

PREVIOUS COUNCIL ACTION(S):

Date: September 8, 2003

Roll Call Number: 03-2108

Action: Resolution to approve Waveland Park Neighborhood Plan as an amendment to the Des Moines 2020 Community Character Plan. (Council Communication No. 03-434). Moved by Hensley to adopt. Motion Carried 6-1.

Date: November 5, 2001

Roll Call Number: 01-3372

Action: Resolution to designation of Greenwood Historic, Waveland Park and King-Irving Park as neighborhoods to be included in the City's Neighborhood Revitalization Program. (Council Communication No. 01-559). Moved by Vlassis to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: October 4, 2006

Board/ Commission: Neighborhood Revitalization Board

Action: Recommended approval of the Waveland Park evaluation and graduating Waveland Park to Charter Status as of January 1, 2007.

Date: September 4, 2003

Board/ Commission: Plan and Zoning Commission

Action: Approve a request from the Waveland Park Neighborhood Association to amend the Des Moines' 2020 Community Character Plan to incorporate the text and future land use map for the proposed Waveland Park Neighborhood Action Plan.

Date: July 16, 2003

Board/ Commission: Neighborhood Revitalization Board

Action: Approved a request to approve the Waveland Park Neighborhood Plan.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE