



Council Communication

Office of the City Manager

Date

August 11, 2008

Agenda Item No. 15
Roll Call No. 08-
Communication No. 08-471
Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Adoption of the South Park Neighborhood Plan.

SYNOPSIS:

Recommend Council approval of the South Park Neighborhood Plan including the goals as outlined below.

FISCAL IMPACT:

Amount: \$689,650

Funding Source: \$325,000 – 2007 CDBG
\$364,650 - CIP NIRP – FY 2007

ADDITIONAL INFORMATION:

The South Park Neighborhood Association (SPNA) was one of five neighborhoods selected in July 2006 by the Des Moines City Council and the Polk County Board of Supervisor's to participate in the Neighborhood Revitalization Program. The other neighborhoods selected were Drake, Douglas Acres, Merle Hay and Waterbury. South Park was selected as a "Transitional Neighborhood".

Following their selection, the SPNA formed a planning committee in January 2007 to work with City staff to formulate a neighborhood plan. This group met monthly during the planning process. The planning process began on February 27, 2007, when the planning committee and staff held a neighborhood-wide input meeting at Weeks Middle School. This meeting was designed to give residents and stakeholders the opportunity to provide their thoughts on the strengths and weaknesses of the neighborhood. The priorities identified at this meeting included housing, commercial development, infrastructure, safety and recreation. The input from this meeting and data collected by staff set the agenda for the Planning Committee.

A second neighborhood-wide meeting was held June 19, 2008 to present the goals and strategies that were developed during the planning process to neighborhood residents.

The goals of the plan are divided up into seven categories: Housing, Identity/Promotion/Leadership, Commercial Corridors, Neighborhood Enhancements, Neighborhood Safety, Infrastructure and Land Use & Zoning

Housing

The homes in South Park are affordable, well-maintained and modest. Over 96% of the housing stock is rated in normal or better condition by the Polk County Assessor and over 70% was built between 1960 and 1980. The average house in the neighborhood is just over 1,000 square feet with three bedrooms and one bath.

The Planning Committee feels strongly that maintaining this quality housing stock is critical to the health of the neighborhood and has identified goals that will help assure this. Functional obsolescence is also a real concern for this neighborhood, as many of the homes lack the amenities (two car garage, additional bathroom and bedrooms and additional living space) that buyers seek in today's market. The Neighborhood Finance Corporation will play a key role in implementing the housing goals of the plan.

Identity, Promotion and Leadership

South Park lacks the name recognition of many of Des Moines' neighborhoods. The Planning Committee acknowledged this and developed goals that would create an identity for South Park for both those that live within the neighborhood and the larger community. Communication, volunteer recruitment and leadership development will be vital to the neighborhood's ability to implement the plan. The Des Moines Neighbors Neighborhood Resource Office will assist in the implementation of these goals.

Commercial Corridors

The health and viability of the commercial corridors in the neighborhood are also critical to the long term vitality of the area. The SE 14th Street and Army Post Road corridors are among the busiest in Des Moines. Keeping these two corridors competitive in both today and tomorrow's marketplace is a primary goal of the South Park Neighborhood Association. The goals in this plan were developed to support the other initiatives that have developed in recent years including the Southside Revitalization Partnership and the Super Block Master Plan.

Neighborhood Enhancements

The South Park Planning Committee identified enhancing existing recreational facilities and creating new ones as a major goal of this plan. They hope to provide recreational opportunities for all residents throughout the neighborhood, including trail access and additional park amenities. The neighborhood also would like to have a "Community School Park" developed at Weeks Middle School, similar to the one at Brody Middle School. This would require a significant City commitment.

Neighborhood Safety

South Park has always had close ties with the Des Moines Police Department and has been an NBSD neighborhood since 2002. Crime prevention and education are the key elements of the safety goals identified in the plan.

Infrastructure

Neighborhood Revitalization Program (NIRP) addresses aging infrastructure in designated neighborhoods and provides improvements above and beyond the City's annual street, curb and sidewalk maintenance programs. South Park was allocated \$689,560 in 2007 Community Development Block Grant (CDBG) and Capital Improvement Program (CIP) NIRP funds. After several meetings, the Public

Works staff and planning committee finalized a strategy that would meet the needs of both the neighborhood and the City. Most of these improvements were completed during the 2007 construction season.

HMA Overlay	
	\$241,890
Concrete Pavement Restoration	\$ 80,920
Interim Paving	\$ 17,550
<u>Sidewalk Repair</u>	<u>\$349,200</u>
Total NIRP for South Park	\$689,650

Land Use & Zoning

After a thorough review of existing land use and zoning in the neighborhood, three minor land use changes are recommended as part of this plan. These changes will allow the 2020 Community Character Plan to reflect the existing land use. Upon approval of this plan by the Council, these changes will become amendments to the 2020 Community Character Plan.

The South Park Neighborhood Association has organized itself into committees and already begun work on implementation of the plan. The Neighborhood Finance Corporation has already stepped up its marketing efforts in the neighborhood and has seen a significant increase in applications.

PREVIOUS COUNCIL ACTION(S):

Date: July 10, 2006

Roll Call Number: 06-1346

Action: Designation of five new neighborhoods to the City’s Neighborhood Revitalization Program (Douglas Acres, Drake, Merle Hay, South Park and Waterbury). (Council Communication No. 06-427) Moved by Kiernan to adopt. Motion Carried 7-0.

Date: March 13, 2006

Roll Call Number: 06-479

Action: Resolution approving recommendations from the Neighborhood Revitalization Program Evaluation Steering Committee to restart the Neighborhood Revitalization Program and to begin research on the creation of a Comprehensive Affordable Housing Policy. Moved by Coleman to adopt. Motion Carried 5-2.

BOARD/COMMISSION ACTION(S):

Date: August 7, 2008

Roll Call Number.: N/A

Action: The Plan and Zoning Commission recommended approval to adopt the South Park Neighborhood Plan as an element of and amendment to the *Des Moines' 2020 Community Character Plan*

Date: July 2, 2008

Roll Call Number: N/A

Action: The Neighborhood Revitalization Board recommended approval of the South Park Neighborhood Plan

Date: June 7, 2006

Roll Call Number: N/A

Action: Neighborhood Revitalization Board recommendation to designate Waterbury, Drake, South Park, Douglas Acres and Merle Hay to participate in the Neighborhood Revitalization Program with the City providing an implementation plan for neighborhood order and Neighborhood Finance Corporation to be approved and effective by September 1, 2006.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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