

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	May 6, 2013
	<b>Agenda Item No.</b>	<b>49</b>
	<b>Roll Call No.</b>	[ _____ ]
	<b>Communication No.</b>	<u>13-235</u>
	<b>Submitted by:</b>	<b>Phillip Delafield, Community Development Director</b>

**AGENDA HEADING:**

Adoption of the Lower Beaver Neighborhood Plan.

**SYNOPSIS:**

Recommend approval of the Lower Beaver Neighborhood Plan. The Lower Beaver Neighborhood Association (LBNA) was selected to participate in the Neighborhood Revitalization Program in November 2011 as a “Stable Neighborhood”. In December 2011, City staff met with the LBNA Planning Committee for the first time. On February 20, 2012, the planning committee and staff held a neighborhood-wide input meeting at Polk County River Place. Input from this meeting helped the Planning Committee establish and prioritize the issues to address during the planning process. A second neighborhood-wide meeting was held on November 12, 2012 to present the goals and strategies of the plan to neighborhood residents.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

Summary of the Plan

The Lower Beaver Planning Committee has met monthly since January 2012 to develop the neighborhood plan. The Planning Committee discussed a wide range of topics, including: infrastructure, housing, parks and trails, commercial corridors, and land use and zoning. Two (2) areas of particular interest to the committee were the housing, as well as the parks and trails topics. The committee would like to see the housing stock in the neighborhood maintained at a high level. To accomplish this, the neighborhood will work closely with the Neighborhood Finance Corporation to promote the programs available to homeowners and homebuyers. An analysis of the housing stock shows that foreclosed and abandoned homes are not overly prevalent in Lower Beaver; however, the neighborhood has seen a slight uptick in this in recent years. The committee and staff observed during the planning process that most of the homes that were foreclosed upon in the past year were purchased, rehabilitated, and put back on the market relatively quickly. This is a good sign for the neighborhood and is another indicator of the stability of the housing market in Lower Beaver.

Another topic of focus was the old Beaver Airfield located along Lower Beaver Road. The property is currently privately owned and listed for sale. The property is a large parcel that only has one (1) small office building located on it and is situated just west of Woodlawn Park. Because the property adjoins the park, the neighborhood would like to see the linkage to the park enhanced if development were to

occur. If the property is to remain open space for an extended period of time, the neighborhood would like to consider expansion of the park to the west to incorporate an additional soccer field.

During the planning process the committee also discussed with staff desired improvements to Woodlawn Park. The existing tennis court is in need of surface repairs and would benefit from also being painted for pickleball use. The existing half-court basketball court would be better utilized if it were upgraded to a full court layout. In terms of trails, the neighborhood is served by the Trestle to Trestle Trail but the neighborhood has limited access to this trail. In order to improve access the committee discussed with staff opportunities to install a connection leading eastward from Sawyer's Landing through the Tai Dam property to the trail. This would also provide a direct link from Woodlawn Park to the Trestle to Trestle Trail.

### Summary of Neighborhood Infrastructure Rehabilitation Program (NIRP)

Planning Committee members worked with City of Des Moines Public Works staff to examine the infrastructure in the neighborhood. Based on this input, staff provided an initial list of proposed improvements, which was amended and approved by the planning committee. NIRP improvements in the neighborhood were all completed during the 2012 construction season.

#### NIRP Improvements:

- Street HMA Overlay	\$ 191,240 – City CIP NIRP
- Concrete Pavement Restoration	\$ 133,900 – City CIP NIRP
- Interim Paving	\$ 335,420 – City CIP NIRP
- Total NIRP for Lower Beaver	\$ 660,560 – City CIP NIRP

### Potential City Projects

- Explore options for installing a trail eastward from the Sawyer's Landing subdivision to the Trestle to Trestle Trail.
- Work with the LBNA and area businesses to promote the City's Façade Program.
- Partner with the LBNA to monitor foreclosed and abandoned housing to ensure that it does not become a problem in the neighborhood.
- Secure funding for improvements to Woodlawn Park, such as tennis court repairs, upgrading the basketball court to a full court, and general landscaping improvements.

### Neighborhood Led Projects and Initiatives

- Work with potential developers and the City to ensure that if the old Beaver Airfield site is developed that it is done in a way that is in character with the surrounding neighborhood.
- Educate residents about tools available for home repair/improvement and improve NFC promotional efforts.
- Engage the owners and managers of multi-family housing units, as well as the tenants, in order to get them more involved in the association.
- Work with local businesses and the Urbandale Chamber of Commerce to promote businesses along the Douglas Avenue corridor.

### **PREVIOUS COUNCIL ACTION(S):**

Date: November 21, 2011

Roll Call Number: [11-1965](#)

Action: [Approving](#) the selection of five(5) Charter Neighborhoods into the Neighborhood Revitalization Program's Charter Pilot Project: Beaverdale, Woodland Heights, Capitol East, Capitol Park, and River Bend. ([Council Communication No. 11-702](#)). Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Neighborhood Revitalization Board

Date: April 3, 2013

Resolution Number: N/A

Action: Approved the Lower Beaver Neighborhood Plan and to forward a recommendation to City Council to approve this plan.

Board: Plan & Zoning Commission

Date: April 18, 2013

Resolution Number: 21-2013-4.10

Action: Amend the Des Moines' 2020 Community Character Plan to incorporate the Lower Beaver Neighborhood Plan as an element.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Future City Council action to support implementation activities may be necessary.

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