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|  <p style="text-align: center;"><b>Council<br/>Communication</b><br/>Office of the City Manager</p> | <b>Date:</b> April 21, 2014   |
|  | <b>Agenda Item No.</b> 17<br><b>Roll Call No.</b> <u>14-0606</u><br><b>Communication No.</b> <u>14-177</u><br><b>Submitted by:</b> Phillip Delafield,<br>Community Development Director |

**AGENDA HEADING:**

Adoption of the Capitol East Neighborhood Plan Update.

**SYNOPSIS:**

Recommend approval of the Capitol East Neighborhood Plan Update. In November 2011, the City of Des Moines selected several neighborhoods to participate in the Neighborhood Revitalization Program. For the first time, Charter neighborhoods with an existing plan that is more than 10 years old were allowed to apply for a pilot program to update their plan. The pilot program was conducted in partnership with graduate students in Planning at Iowa State University (ISU). This is a two (2) year pilot program with Beavertdale and Woodland Heights participating in 2012, and Capitol East and Capitol Park participating in 2013.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

A new public input process was utilized for the pilot program to coincide with the fall semester class schedule at ISU. The process began with ISU students administering a survey in Capitol East, which was collected from face-to-face interviews and through paper mailings. The questions asked about the opinions and perceptions of Capitol East’s current strengths and weaknesses, as well as priorities for the neighborhood. Additionally, the ISU planning team spent several hours per week over a period of 12 weeks engaging directly with neighborhood residents and businesses. In total, over 300 individuals contributed to the planning process.

Utilizing the information gathered throughout the neighborhood engagement process, the ISU students facilitated a series of four (4) Steering Committee meetings in the fall of 2013. Steering Committee members consisted of a variety of stakeholders, including neighborhood residents, community organizations, social service organizations, non-profits, businesses, schools, and City departments. The meetings focused on identifying priorities, strategies, action steps, and partners using information gathered from the neighborhood outreach process.

Based on the results of the neighborhood survey and the input received through the various neighborhood engagement efforts, Capitol East’s residents identified priority goals for the neighborhood to address over the next 5-10 years. The following goal areas were identified:

### 1) *Housing*

Housing emerged early in the initial outreach efforts as a priority area for Capitol East, with residents concerned about the quality, age, and maintenance of housing, as well as the high number of vacant properties. The neighborhood would like to see improvements in the quality of housing, neighborhood opportunities for home repair, and the redevelopment and the creation of new affordable housing in Capitol East.

### 2) *Infrastructure*

Residents of Capitol East would like to see infrastructure and neighborhood appearance improvements, which range from addressing traffic and vehicle speeding to the condition of sidewalks and streets. The neighborhood plan identifies strategies to improve pedestrian safety, enhance overall community appearance, and address specific infrastructure repairs identified by residents.

### 3) *Youth*

Thirty percent of the residents in Capitol East are youth under the age of 18. Neighborhood residents are aware of the need to engage and retain youth by providing programs and access to opportunities that better their lives. Capitol East would like to see more opportunities and activities for youth in the neighborhood, and encourage parent and family involvement in youth events.

### 4) *Community Building*

The diversity of Capitol East brings vibrancy to the neighborhood and provides it with a unique cultural identity. Creating a feeling of ownership and pride by all stakeholders in the neighborhood is important to its vitality and future growth. The neighborhood aims to build a stronger sense of place in Capitol East through increased social relationships, collaboration, and multicultural appreciation.

### 5) *East Grand Commercial Corridor*

The East Grand Commercial Corridor is a regional draw for the neighborhood with potential to grow if the area becomes more appealing and suitable for further business development. Residents and business owners expressed a desire to see the local business community continue to develop in this area.

### *Neighborhood Led Projects and Initiatives*

- Develop a neighborhood association website.
- Increase communication between the neighborhood association and neighborhood business owners.
- Advertise monthly neighborhood meetings by distributing flyers in areas with high traffic.
- Communicate with code inspectors about specific nuisance properties and properties in need of maintenance.

### *Potential City Projects and Initiatives*

- Organize a developer tour to highlight development successes and opportunities.
- Prioritize the demolition and removal of the fire damaged church at 1600 Capitol Avenue.
- Obtain permanent soccer goals at Ashfield Park.

### *Estimated Costs of City Projects and Initiatives by Department*

Completion of the plan update for Capitol East does not stop with the approval of the plan. The work to implement the projects and initiatives is just beginning. Potential funding sources for some of these efforts may be identified in the plan, while other sources may still need to be determined or fundraising

efforts may need to be pursued. The responsible party for each action step has been determined and is listed in the plan.

For those action steps that are City led projects and initiatives, there has been a commitment made by the City departments that will be responsible for implementation to carry out the action steps in a reasonable timeframe. Some of these efforts have been or will need to be accounted for in existing or future budgets. Community Development Staff has tried to capture preliminary cost estimates for the City led projects and initiatives listed in this plan. However, there may be additional costs that have not been accounted for. Below is a summary by department of preliminary implementation cost estimates:

- Community Development: \$200,000-300,000 demolition of the fire damaged church at 1600 Capitol Avenue using CDBG funds. CDBG/HOME funded housing projects to be determined.
- Parks Department: \$19,000-25,000 for park and trail upgrades.
- Police Department: \$133,919 (Shared cost among Capitol East, Capitol Park, & MLK Jr. Park).
- Public Works Department: Cost estimates to be determined.

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

Date: November 21, 2011

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

Action: [Approving](#) the selection of five 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: November 2, 2011

Resolution Number: N/A

Action: Approved staff recommendation to select Beaverdale, Woodland Heights, Capitol East and Capitol Park for the Pilot Charter Neighborhood Program, as well as River Bend for a trial neighborhood-led planning effort.

Board: Neighborhood Revitalization Board

Date: March 5, 2014

Resolution Number: N/A

Action: Approved the Updated and Amended Capitol East Neighborhood Plan and to forward a recommendation to City Council to approve this plan.

Board: Plan and Zoning Commission

Date: April 3, 2014

Resolution Number: N/A

Action: Amend the Des Moines' 2020 Community Character Plan to incorporate the updated and amended Capitol East 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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