



Roll Call Number

Agenda Item Number

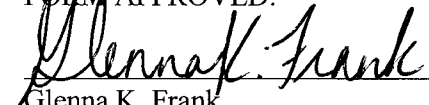
25A

Date August 11, 2014

Communication from the Plan and Zoning Commission recommending approval of request to amend the Des Moines 2020 Community Character Land Use Plan, to approve the Martin Luther King Jr. Park Neighborhood Revitalization Plan, and to adopt the Plan as an element of and amendment to the Des Moines 2020 Community Character Land Use Plan.

MOVED by _____ to receive and file.

FORM APPROVED:



Glenna K. Frank
Assistant City Attorney

(21-2014-4.06)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED		APPROVED		
_____ Mayor				

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

_____ City Clerk

Date	
Agenda Item	25A
Roll Call #	



July 24, 2014

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held July 17, 2014, the following action was taken regarding a City Council initiated request to amend Des Moines' 2020 Community Character Plan to adopt the Martin Luther King Jr. Park Neighborhood Revitalization Plan as an element, including the following revisions to the future land use designations:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Jacqueline Easley	X			
Tim Fitzgerald	X			
Dann Flaherty				X
Jann Freed	X			
John "Jack" Hilmes	X			
Ted Irvine	X			
Greg Jones	X			
William Page	X			
Christine Pardee				X
CJ Stephens	X			
Vicki Stogdill				X
Greg Wattier	X			

APPROVAL of a request to amend the Des Moines' 2020 Community Character Plan to adopt the Martin Luther King Jr. Park Neighborhood Revitalization Plan as an element, including the following revisions to the future land use map. (21-2014-4.06)

- A) Amend from Low/Medium Density Residential to High Density Residential for property located at 1731 Cleveland Ave (Logan Park Apartments).

- B) Amend from Low/Medium Density Residential to Public/Semi-Public for property located at 1740 East 17th Court (Joshua Christian Academy).
- C) Amend from Low/Medium Density Residential to Park/Open Space for Crowley Park property fronting Garfield Avenue between East 17th Court and Stewart Street.
- D) Amend from Commercial: Auto-Oriented Small-Scale Strip Development to Public/Semi-Public for property located on the south side of Walker Street between East 14th Street and Johnson Court.
- E) Amend Public/Semi-Public to Commercial: Auto-Oriented Small-Scale Strip Development for property located on the north and south sides of Buchanan Street from East 14th Street to Johnson Court.
- F) Amend future land use designation on the north side of East University Avenue from East 15th Street to Easton Boulevard from Low/Medium Density Residential and Commercial: Auto-Oriented Small-Scale Strip Development to Mixed Use and Density Residential.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends that the Des Moines' 2020 Community Character Plan be amended to incorporate the Martin Luther King Jr. Park Neighborhood Plan as an element, including the following revisions to the future land use map:

- A) Amend from Low/Medium Density Residential to High Density Residential for property located at 1731 Cleveland Avenue (Logan Park Apartments).
- B) Amend from Low/Medium Density Residential to Public/Semi-Public for property located at 1740 East 17th Court (Joshua Christian Academy).
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STAFF REPORT TO THE PLANNING COMMISSION

I. APPLICABLE INFORMATION

1. **Background:** The Martin Luther King Jr. Park neighborhood was selected to participate in the Neighborhood Revitalization Program in November 2011. During 2012, City staff began working with the neighborhood and attending Neighborhood Association meetings. In early 2013, the planning process began with a neighborhood-wide event, where residents were invited to give feedback on topics such as what they'd like to see change in their neighborhood, and what is important to improving the quality of life in the neighborhood. Following this event, the input was used to determine seven neighborhood priority areas. A planning committee met monthly to discuss the issues related to each priority area and establish goals, strategies, and action steps.

In addition to monthly planning committee meetings, residents stayed informed and provided feedback through several large neighborhood-wide events, as well as mailings and newsletters. Smaller subcommittees and work teams were formed for some priority areas, as well as focus groups and outreach to specific populations within the neighborhood.

The planning process for MLK Jr. Park was unique from other plans in that implementation of the plan began during the planning phase. An MLK Partners Coalition was formed, where partner organizations met regularly to stay informed, share information, and coordinate activities. As a result, many of the strategies and action steps identified by residents have already been completed or are currently in progress.

2. **Land Use Analysis:** Land use was an important point of discussion during the planning process. In general, Martin Luther King Jr. Park has an ideal neighborhood land use pattern, with a little bit of everything. The neighborhood is predominantly single-family homes, with a large park in the center of the neighborhood as well as two other small parks. Commercial uses are located along the edges of the E. University Ave corridor.

During the Neighborhood Edges priority area discussion, the planning committee reviewed the current land use and zoning designations within MLK Jr. Park and discussed the neighborhood's goals regarding land use. For the majority of the neighborhood, the planning committee felt that it was important to preserve the existing land use. There were other areas in the neighborhood where the land use designation is not consistent with the current land use. Revisions A, B, C, D, and E are all land use changes that reflect existing land uses that are anticipated to continue into the future.

Additionally, the planning committee discussed future redevelopment potential along the commercial corridors of E. 14th Street and E. University Ave, as well as the industrial edges of E. Washington Ave and Wayne Street. It was determined that before making any land use recommendations, further study in these areas and resident involvement and consensus was needed. This will take place after plan approval.

The plan does include one future land use revision to be implemented upon plan adoption. In planning committee discussions on the need to provide a variety of quality housing choices in the area, it was determined that the E. University Ave corridor, particularly on the north side, would be the most appropriate location for mixed-use and density residential developments. The plan recommends changing the future land use

designation for the area on the north side of E. University Ave from E. 15th Street to Easton Boulevard to Mixed Use and Density Residential under Revision F.

II. GENERAL PLAN SUMMARY

Based on the results of the neighborhood survey and the input received through the various neighborhood engagement efforts, MLK Jr. Park's residents identified priority goals for the neighborhood to address over the next five to ten years. The following goal areas were identified:

- 1. Youth:** MLK Jr. Park has a high population of youth under the age of 18, and in the neighborhood engagement process, youth was far and away the most important priority for the neighborhood. Feedback from the neighborhood indicated that there is a lack of activities available to youth in the area. MLK Jr. Park would like to have more programs and activities for youth that build character, are educational, and teach life skills, as well as build a culture of pride, respect, and responsibility. The neighborhood would also like to ensure that residents are aware of existing programs.
- 2. Parks and Open Spaces:** MLK Jr. Park has three parks within the neighborhood – ML King Jr. Park, Crowley Park, and a Pocket Park. ML King Jr. Park is the largest, with amenities such as a basketball court, wading pool, baseball backstop, and an enclosed shelter. This park was the highest priority for residents during the planning process, with a goal of making the park a safe and inclusive gathering space for all residents, as well as a center for neighborhood information. In addition to ML King Jr. Park, the neighborhood would like to see improved functionality and amenities at the Pocket Park, which is located on the north east side of the neighborhood.
- 3. Community Life:** Community Life was established as a priority to encompass the areas of health and wellness, adult education, and community events. Residents felt it was important to have access healthy lifestyle choices, expand community education opportunities in the neighborhood, and bring neighbors and families together through community events.
- 4. Infrastructure:** Through the Neighborhood Infrastructure Rehabilitation Program (NIRP), approximately \$687,000 of funding was allocated to the neighborhood for infrastructure repairs in 2013. With this funding, the neighborhood placed a priority on repaving streets, as well as replacing curbs and sidewalks. In addition to general infrastructure improvements, residents would also like to see improved walkability and connectivity in MLK Jr. Park, and have identified strategies for completing the sidewalk network, improving lighting, and addressing traffic safety issues in the neighborhood.
- 5. Housing:** Housing was identified early in the planning process as a priority for the neighborhood. The majority of the homes in MLK Jr. Park are single-family residences, along with some duplexes and townhomes as well as two multi-family housing complexes. Issues related to housing include the condition and maintenance of existing houses, awareness of resources to help homeowners, the prevalence of vacant properties, and the appearance of vacant lots. In 2012, Habitat for Humanity began a special emphasis on improving housing conditions in the MLK Jr. Park neighborhood, and have since completed over 70 Rock the Block projects, as well as nearly 20 single family new construction homes. To ensure that MLK Jr. Park has affordable, quality housing into the future, the neighborhood would like to see an emphasis placed on improving the condition

of the existing housing stock through connecting residents to resources for home improvement projects. The plan also includes strategies for providing more housing choices in the neighborhood with infill development, and improving the overall appearance of the neighborhood through addressing issues with vacant properties.

6. **Neighborhood Edges:** The neighborhood edges priority area was created out of a desire to improve and enhance the streets that make up the boundaries of the MLK Jr. Park neighborhood. It was felt that these areas, though an asset to the neighborhood by providing easy accessibility while insulating the residential core of MLK Jr. Park, do a disservice to the neighborhood in their current state. Through the planning process, the neighborhood felt that the main goals of this priority area are to improve the aesthetics around the edges of the neighborhood, promote a more appropriate mix of commercial and residential development along E. 14th Street and E. University Ave, and to improve the buffer between the neighborhood and the railroad tracks along Wayne Street. Additional work with the neighborhood will take place after plan approval to reach consensus on future land use designations for the area south of E. University Ave between E. 16th Street and I-235, and the area north of E. University Ave and east of DeWolf Street.
7. **Safety:** During the neighborhood engagement process, safety was identified not as a standalone priority area, but one that goes across all priority areas – meaning, that safety should be a consideration throughout the neighborhood plan. As a result, safety-related strategies were identified during the course of the planning process and are highlighted in the plan.
8. **Plan Approval Timeline:** The draft plan was approved by the Martin Luther King Jr. Park Neighborhood Association Board on May 20, 2014 and by the City of Des Moines Neighborhood Revitalization Board on July 2, 2014. It is anticipated that the plan will be considered by the City Council on August 11, 2014 and by the Polk County Board of Supervisors on August 12, 2014.

SUMMARY OF DISCUSSION

Greg Jones asked if anyone was present to speak on this item. None were present or requested to speak.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of the applicant's request.

COMMISSION ACTION:


John "Jack" Hilmes moved staff recommendation to amend the Des Moines' 2020 Community Character Plan to incorporate the Martin Luther King Jr. Park Neighborhood Plan as an element, including the following revisions to the future land use map:

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Motion passed 11-0.

Respectfully submitted,


Erik Lundy, AICP
Senior City Planner

EML:clw

Attachment