



Agenda Item:

016

COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 12/06/04

Communication

No.: 04-609

Agenda Item Type: Resolution

Roll Call

No.:

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Resolution approving the Neighborhood Revitalization Board's Recommendation of Charter Status for the Greenwood Historic Neighborhood and Continued Designated Status for Fairground, Gray's Woods, North of Grand and Sherman Hill Neighborhoods until January 1, 2007.

SYNOPSIS—

At their November 17, 2004 meeting, the Neighborhood Revitalization Board voted to recommend to the City Council that Greenwood Historic Neighborhood be reclassified as a Charter Neighborhood effective January 1, 2005 and that Fairground, Gray's Woods, North of Grand and Sherman Hill Neighborhoods remained Designated Neighborhoods in the Neighborhood Revitalization Program until January 1, 2007, at which time they will graduate to Charter status in the Neighborhood Revitalization Program.

FISCAL IMPACT—

None

RECOMMENDATION—

Approval

BACKGROUND—

The Community Development Department recently completed an evaluation of Fairground, Gray's Woods, Greenwood Historic, North of Grand and Sherman Hill Neighborhoods. The Neighborhood Revitalization Program requires that all participating neighborhoods be evaluated every several years to assess the conditions in the neighborhoods and to determine if investments made in the neighborhood have been maintained.

Fairground, Gray's Woods, North of Grand and Sherman Hill Neighborhoods became Designated Neighborhoods in the Neighborhood Revitalization Program in 1997 and were not evaluated during the last Neighborhood Evaluation process in 2000/2001 because of their recent inclusion in the program. Greenwood Historic Neighborhood was designated in 2001, but due to the limited nature of their plan, it was decided that it would be appropriate to evaluate them at this juncture.

The evaluation of Fairground, Gray's Woods, Greenwood Historic, North of Grand and Sherman Hill Neighborhoods consisted of a review of each neighborhood's plan that focused on four primary areas of City involvement: housing, infrastructure, land use/zoning and special projects. The neighborhood planner assigned to each neighborhood then presented the staff recommendation to the neighborhood for review and comment. In cases where the neighborhood disagreed with the staff recommendation, the staff recommendation has been revised to reflect the neighborhood's concerns. The neighborhoods were asked to either submit a written response for the Neighborhood Revitalization Board or to be prepared to give an oral response at the NRB's November 17, 2004 meeting. Neighborhoods were also asked to submit the Neighborhood Health Survey.

Staff recommends that Fairground, Gray's Woods, North of Grand and Sherman Hill shall remain as Designated Neighborhoods until January 1, 2007, at which time they will graduate to Charter status in the Neighborhood Revitalization Program. In addition, the neighborhoods will remain part of the Neighborhood Finance Corporation's Designated Lending Program until January 1, 2007. In partnership with the City of Des Moines, the neighborhoods will work on accomplishing the following milestones:

Fairground

- Support the Neighborhood Development Corporation's East 30th Street redevelopment project by providing staff support for planning and other related issues
- Rehabilitate vacant tax delinquent structures in the neighborhood through the tax certificate redemption process
- Address infrastructure concerns raised by the neighborhood, including additional sidewalk improvements, repairs to brick streets, additional paving of unpaved streets and street flooding

Gray's Woods

- Implement land use and zoning changes that will improve flood protection in the neighborhood upon final approval of the Army Corps of Engineers Des Moines and Raccoon Rivers Feasibility Study (anticipated in Spring 2005)

- Monitor the four-acre site in the 4000 block of East Dubuque to ensure that neighborhood-appropriate development occurs
- Continue to enforce the East University Design Guidelines on all new developments along East University Avenue
- Include Gray's Woods in the City's Neighborhood Based Service Delivery (NBSD) program to address the neighborhood's concerns regarding development practices and encroachment of commercial activities in the neighborhood
- The Gray's Woods Neighborhood will work directly with the City's Housing Services Department to address concerns related to public housing in the neighborhood

North of Grand

- Develop and implement a traffic strategy for 31st Street
- Continue to work on implementation of the Ingersoll Avenue Improvement Plan

Sherman Hill

- Decide how to move forward with plans for a neighborhood park and its location
- Develop a schematic redevelopment plan for the commercial area at Cottage Grove Avenue near Martin Luther King, Jr. Parkway and work with the property owners to rezone to a neighborhood pedestrian zoning designation

Staff further recommends that Greenwood Historic Neighborhood shall graduate to Charter status in the Neighborhood Revitalization Program effective on January 1, 2005. The City of Des Moines will continue to provide support to the Greenwood Historic Neighborhood for issues related to storm water management.

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.