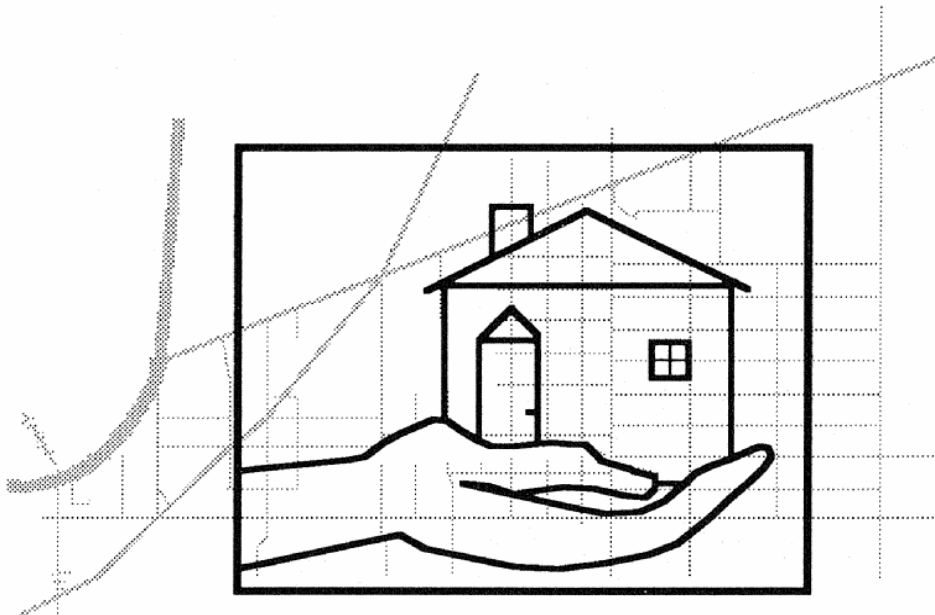


A Des Moines Neighborhood

ACCENT

(A Community of Central East Neighbors in Transformation)

Neighborhood Project Area Action Plan



ACCENT

ACKNOWLEDGEMENTS : The ACCENT Association, Neighborhood Advisory Board, City of Des Moines Plan and Zoning, and the City of Des Moines Departments of Planning and Housing and Community Services. This Project, partially funded with CDBG funds is included in the City of Des Moines Housing and Community Services Program, developed with recommendations made by the City's Neighborhood Advisory Board and Citizens Service Task Force.

JUNE1993

ACCENT NEIGHBORHOOD PROJECT AREA ACTION PLAN

NEIGHBORHOOD DESCRIPTION

The ACCENT neighborhood is approximately a ninety-four block area located on Des Moines' east side. ACCENT defines its boundaries as Easton Boulevard on the north, East 33rd Street on the east, East University Avenue on the south, and I-235 (MacVicar Freeway) on the west.

The neighborhood supports primarily three types of land uses: residential, commercial and industrial. The majority of land use within the neighborhood is residential. Single family dwellings occupy nearly all of the property designated as residential land use.

Commercial property is primarily located along East University Avenue and the west side of F. M. Hubbell Avenue with two small commercial nodes located along Easton Boulevard and at East 33rd Street and East University Avenue.

A small area of industrial land is located in the western half of the neighborhood which is occupied by two corporations: Anderson-Erickson (A-E) Dairy and Townsend Engineering. A-E Dairy is located at the corner of East University Avenue and F. M. Hubbell Avenue. The property is distinguishable by the presence of Annie and Erik, the trademark fiberglass cow and calf. Further north along F. M. Hubbell Avenue is the location of Townsend Engineering, a light industrial manufacturing plant.

Although only one public amenity exists within the neighborhood boundary, the Eastside Seniors Center, many fall just beyond ACCENT's borders. Most notable are Teachout Pool, Grandview Park, Des Moines East Side Public Library and the Iowa State Fairgrounds.

Transportation routes provide excellent access to other areas within the City of Des Moines. University Avenue offers ACCENT residents a route from the city's east border to the west border. F. M. Hubbell Avenue offers a somewhat diagonal route from east of downtown to the I-80 interchange in Altoona, approximately five miles north of ACCENT.

Neighborhood residents also have adequate access to I-235 via East University Ave.(westbound) and Easton Blvd.(northbound).

HOUSING

The entire ACCENT residential area is zoned R-2 (one and two family residential) with 1,595 housing structures located in the neighborhood. The housing stock is approximately 95% single-family. Investor-owned residential properties account for approximately 28% of all residential properties, including both single-family and two-family rental. The majority of the investor-owned structures are single-family houses.

A city-wide Housing Condition Survey was conducted in 1988 by the Des Moines planning staff. Housing conditions were ranked from #1 (sound condition) to #4 (dilapidated) based on the exterior condition of a structure. The majority of the housing structures were in sound or fair condition based on the City's 1988 Housing Conditions Survey. According to the survey 1,059 structures were rated #1 (sound condition) and 303 were rated #2 (fair condition). Those numbers represent 85% of the residential structures in the neighborhood. When compared to the city-wide housing stock, the percentage of housing stock conditions in the ACCENT neighborhood are nearly identical.

The median sales price of a single family structure in the neighborhood in 1990 was \$29,950, an increase of \$4,950 from the 1987 median sales price of \$25,000. It is still far below the median sales price of \$52,000 for a dwelling in Des Moines. This could be due to several factors such as size of the dwelling, lack of amenities (garages and basements) and public infrastructure (unpaved streets, no sidewalks, inadequate storm drainage, etc.).

1988 HOUSING CONDITION RATING	ACCENT	CITY- WIDE
#1 Sound Condition	68%	67%
#2 Fair Condition	19%	19%
#3 Deteriorating	11%	11%
#4 Dilapidated	2%	3%
1990 MEDIAN SALE PRICE		
Residential Properties	\$29,950*	\$52,000
MEDIAN FAMILY INCOME		
1990 Census Data - Tract 18	\$22,576	\$32,772
*Based on median sale price of residential properties sold in City Assessors' designated neighborhood 14.		

COMMERCIAL AREAS

Within and just outside the neighborhood is a healthy commercial environment which is located along major streets and intersections. These commercial areas offer a variety of businesses to serve the needs of ACCENT residents.

Nearly all of the land in the neighborhood located along East University Avenue is in commercial use. The majority of the businesses located along this avenue are auto sales and service and/or food-related (restaurants, grocery, and convenience stores).

Also, commercial nodes are located at major intersections along F. M. Hubbell Avenue and Easton Boulevard.

Just outside the neighborhood, north of Easton Boulevard along Hubbell Avenue, is a community commercial shopping area serving the needs of not only ACCENT residents but also residents of the eastside.

PUBLIC FACILITIES

Although no public-owned recreational facilities exist in the ACCENT neighborhood, some major sites exist just outside the neighborhood boundaries. Grandview Park, a major park, is a 176 acre site which includes a public golf course, bounded by Easton Boulevard, East 29th and East 33rd Streets and F. M. Hubbell Avenue.

Also located just north of the neighborhood's boundaries is East Town Park which supports a swimming pool(Teachout), softball fields, playlot and a public library.

Located directly south of the neighborhood between East 29th and East 33rd Streets is the Iowa State Fairgrounds.

The East Side Seniors Center is one public facility located in the neighborhood. This Polk County facility, which caters to eastside seniors, is located at the corner of East 26th Street and State Avenue.

The neighborhood is served by three elementary schools: Stowe, Brooks and Phillips; two middle schools Goodrell and Hoyt; and one high school Des Moines East.

% CHANGE IN POPULATION FROM 1980-90		
	ACCENT	CITY-WIDE
Total population	-1.3%	1.1%
17&under	16.6%	-5.5%
18 & over	-6.2%	3.3%
Race		
White	-1.3%	-0.1%
Black	-19.2%	5.0%
Other	39.2%	24.2%

STRENGTHS OF THE NEIGHBORHOOD

- * Good housing mix. Majority of homes owner-occupied
- * Convenient location
- * Flat terrain
- * Overall traffic flow good
- * Convenient freeway access
- * Healthy commercial areas
- * Friendly people
- * Near fairgrounds
- * Street layout good
- * People interested in the revitalization of the area
- * Resident turnover low. Strong commitment to neighborhood
- * Small well kept homes

NEIGHBORHOOD ISSUES

- * Need for comprehensive housing finance program
- * Lack of subsidy for CIP improvements
- * Need to enforce city codes that address beautification
- * Lack of a commercial plan for East University Avenue
- * Need to create a positive attitude towards Eastside
- * Inadequate distribution of City funds into neighborhoods
- * East 29th St. and East 30th St. connection from East University Avenue to Easton Boulevard
- * Need for orderly limited commercial development
- * Need for construction of diverse types of housing
- * Poor condition of investor-owned properties
- * Lack of new single-family construction
- * Vandalism
- * Traffic
- * Lack of recreational facilities
- * Age and design of the 7th Ward Ditch Box Culvert
- * Lack of infrastructure improvements (streets, curbs, etc.)

ACCENT NEIGHBORHOOD PROJECT AREA

The forty-four block area designated as the ACCENT Project Area is generally bounded on the north by Easton Boulevard; East 31st Street to Washington Avenue and East 30th Street to University Avenue on the east; East University Avenue on the south; East 27th Street to State Avenue and East 26th Court to Easton Boulevard on the west.

The project area land use is primarily residential and is almost exclusively single-family. The remaining land use in the project area is commercial.

The zoning of the project area is generally compatible with the existing land uses. The zoning classifications in the project area are R-2(one and two family residential), C-0 (commercial-residential), C-1(neighborhood retail commercial), and C-2(general retail and highway oriented commercial). See attached zoning map.

PROJECT AREA PROFILE

* Number of dwelling structures	645
* Number of dwelling units	653
* Number of parcels	772
* Number of vacant lots	101
* Number of tax abatement properties (1988-90)	14
new construction	0
rehab and additions	4
garages	10
* Number of building permits, 1990-92	67
* Number of residential properties sold in 1991 ..	30
single-family (median cost/\$22,600)	30
duplex/multi-family	0

PROJECT AREA LAND USE (By Parcel)

Residential.....	645(84%)
Commercial.....	20(2%)
Public/semi-public.....	6(1%)
Vacant.....	101(13%)+
TOTAL.....	772(100%)

+ Many of these vacant parcels are owned by adjacent property owners and are used as sideyards.

1992 RESIDENTIAL LAND USE

RESIDENTIAL	OWNER - OCCUPIED	INVESTOR - OWNED	TOTAL
Single-Family	497 (77%)	139 (22%)	636
Duplex	1 (<1%)	8 (1%)	9
Multi-Family	0 (0%)	0 (0%)	0
TOTALS	498 (77%)	147 (23%)	645

1988 HOUSING CONDITIONS

HOUSING CONDITION RATING	OWNER - OCCUPIED	INVESTOR - OWNED	TOTAL
#1 Sound	340(52%)	91(14%)	431
#2 Fair	99(15%)	31(5%)	130
#3 Deteriorating	50 (8%)	31(5%)	81
#4 Dilapidated	14(1%)	4(<1%)	18
TOTALS	503 (76%)	157 (24%)	660

1992 HOUSING CONDITIONS

HOUSING CONDITION RATING	OWNER - OCCUPIED	INVESTOR - OWNED	TOTAL
#1 Sound	371(58%)	82(13%)	453
#2 Fair	63(10%)	24(4%)	87
#3 Deteriorating	54(8%)	38(6%)	92
#4 Dilapidated	10(1%)	3(<1%)	13
TOTALS	498(77%)	147 (23%)	645

PROJECT AREA ACTION PLAN

RESIDENTIAL

GOAL	PLAN OF ACTION	SCHEDULE RESPONSIBILITY
1. Develop a program to encourage purchase of dwellings unsuitable for rehab to allow for demolition, removal and resale of the vacant lots for future infill construction.	A. Inventory existing dwelling units in the project area and identify potential structures for inclusion in the program.	1993/City Staff-ACCENT
	B. Locate a development organization to purchase, demolish identified dwelling units and any out buildings, and remove all demolition debris from the site. Sell newly created vacant lots for single or two-family infill construction.	1993-94/City Staff-ACCENT
	C. Investigate using urban renewal as a tool for infill construction.	1993/City Staff
2. Develop a program to encourage construction of new residential dwellings on existing vacant lots.	A. Construct fifteen(15) single-family and six(6) two-family dwelling units on existing vacant lots located within the project area.	1993-95/City-Neighborhood Finance Corporation (NFC)
	B. Investigate the feasibility of utilizing non-traditional types of housing construction, such as manufactured, for infill development.	1993-94/City Staff-ACCENT
3. Provide a funding program in the form of loans to purchase or purchase and rehabilitate existing dwelling units for owner-occupancy in the project area.	A. Provide loans for the purchase of thirty(30) dwellings.	1993-95/NFC
	B. Provide loans for the purchase and rehab of thirty(30) dwellings.	1993-95/NFC
4. Provide a loan program to encourage the rehabilitation of existing dwelling units in the project area.	A. Rehab twenty-five(25) investor-owned dwelling units located in the project area.	1993-95/NFC
	B. Rehab sixty-five(65) owner-occupied dwelling units located in the project area.	1993-95/NFC
	C. Target outreach efforts by city staff on all #3 and #4 condition structures within the project area to inform the owners of loans available for rehabilitation.	1993-95/City Staff

PUBLIC

GOAL	PLAN OF ACTION	SCHEDULE RESPONSIBILITY
1. Reconstruct East 29th Street from Easton Boulevard to East University Avenue.	A. Pave East 29th Street from Easton Boulevard to East University Avenue.	1994/City Staff-property owners
	B. Determine the feasibility of a East 29th Street and East 30th Street connection alternatives which should include construction of 1.) a diagonal street between East 29th and East 30th Streets north of State Avenue or south of University Avenue. 2.) Providing for a median break, turning lanes, and frontage roads at East 29th Street and East University Avenue.	1993-94/City Staff-ACCENT
	C. Design and construct connection as determined by feasibility study.	1994-96/City Staff
2. Develop a paving program for the unpaved streets located in the project area.	A. Prioritize unpaved streets for paving based on criteria established by the neighborhood organization and City Staff.	1993/City Staff
	B. Pave the unpaved streets in the project area based on the priority list.	1994-96/City Staff-property owners
3. Repair/replace/install sidewalks in the project area.	A. Repair/replace 1,000 lineal feet of damaged or deteriorating sidewalk located in the project area.	1993-95/City Staff-property owners
	B. Install 2,000 lineal feet of new sidewalk in the project area.	1993-95/City Staff-property owners
4. Repair/replace/install drive approaches in project area.	A. Repair/replace deteriorated drive approaches in the project area.	1993-95/City Staff-property owners
	B. Install new drive approaches in the project area.	1993-95/City Staff-property owners
5. Develop a suitable assessment subsidy program for the project area to encourage residents to support capital improvements such as street, sewer, sidewalk, and drive approach construction as identified in Public Goals 1, 2, 3, and 4.	A. Canvas project area informing residents of available programs and their eligibility requirements.	1993-95/City Staff-ACCENT
	B. Encourage City Staff to investigate other sources of funding which will complement the assessment subsidy program.	1993-95/City Staff-ACCENT

GOAL

PLAN OF ACTION

SCHEDULE RESPONSIBILITY

6. Provide concentrated code enforcement by applicable City and County officials in the project area.

A. Work with City zoning code enforcement officials to ensure that all zoning code violations are properly corrected.

Ongoing/City Staff-ACCENT

B. Work with City housing code officials to ensure that all necessary permits are obtained by investor-owners with property located in the project area.

Ongoing/City Staff-ACCENT

C. Work with County Weed Inspector to ensure that all proper inspections and necessary actions will be executed.

Ongoing/County Staff-ACCENT

D. Work with City environmental officials to ensure that all proper inspections and necessary actions will be executed

Ongoing/City Staff-ACCENT

7. Examine alternatives to storm water drainage presently handled by the 7th Ward drainage ditch and box culvert.

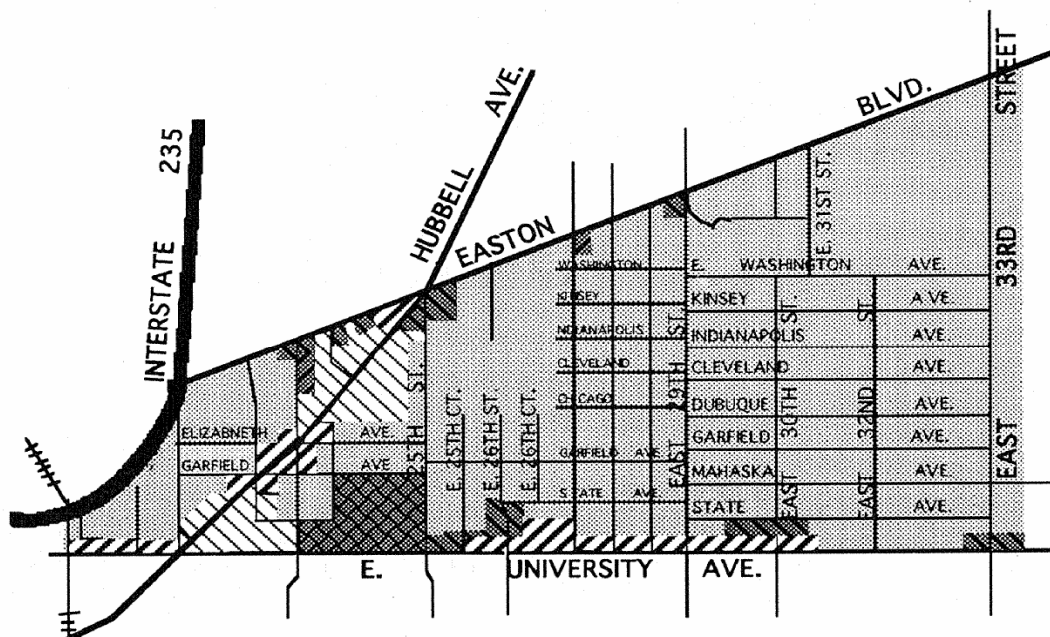
A. Seek direction from City's Engineering Department in designing a suitable alternative to 7th Ward Ditch and box culvert.

1993-94/City Staff-ACCENT

B. Encourage adoption by City of a feasible alternative and timeframe for construction of alternative.

1994-95/City Staff-ACCENT

ACCENT: NEIGHBORHOOD ZONING MAP

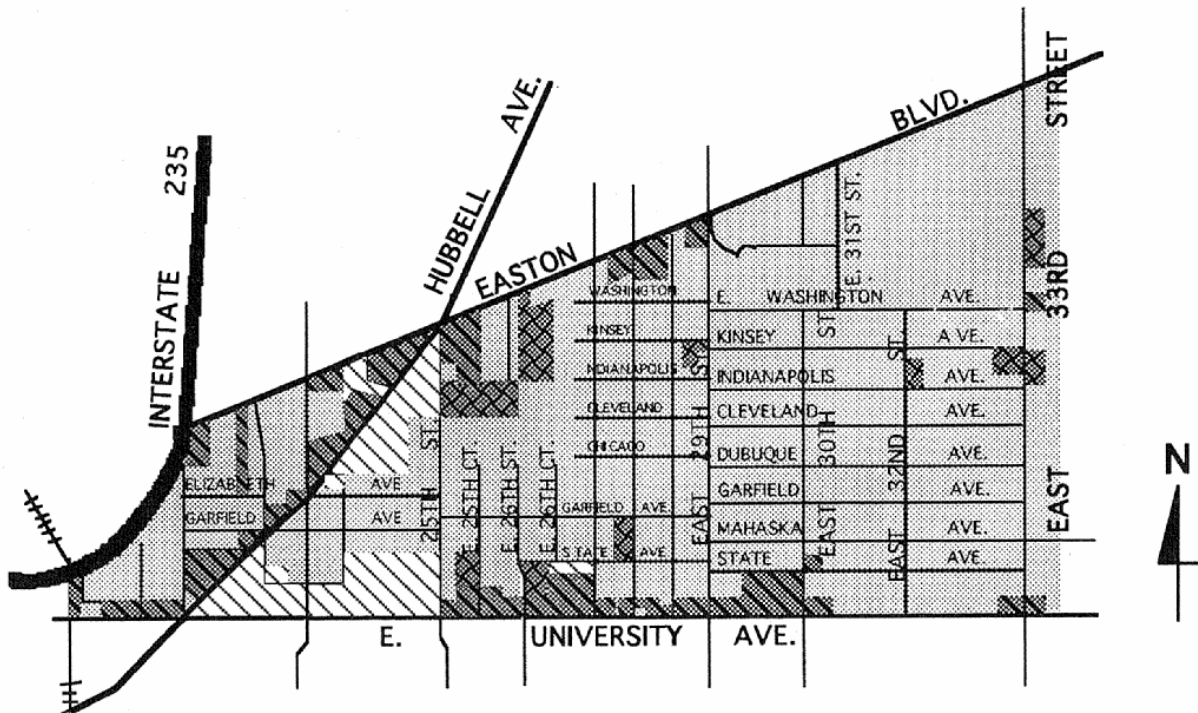


 PUD (PLANNED UNIT DEVELOPMENT)
 R-2 (ONE AND TWO FAMILY RESIDENTIAL)
 C-0 (COMMERCIAL-RESIDENTIAL)

 C-1 (NEIGHBORHOOD RETAIL COMMERCIAL)
 C-2 (GEN. RETAIL AND HWY. ORIENTED COMM.)
 M-1 (LIGHT INDUSTRIAL)

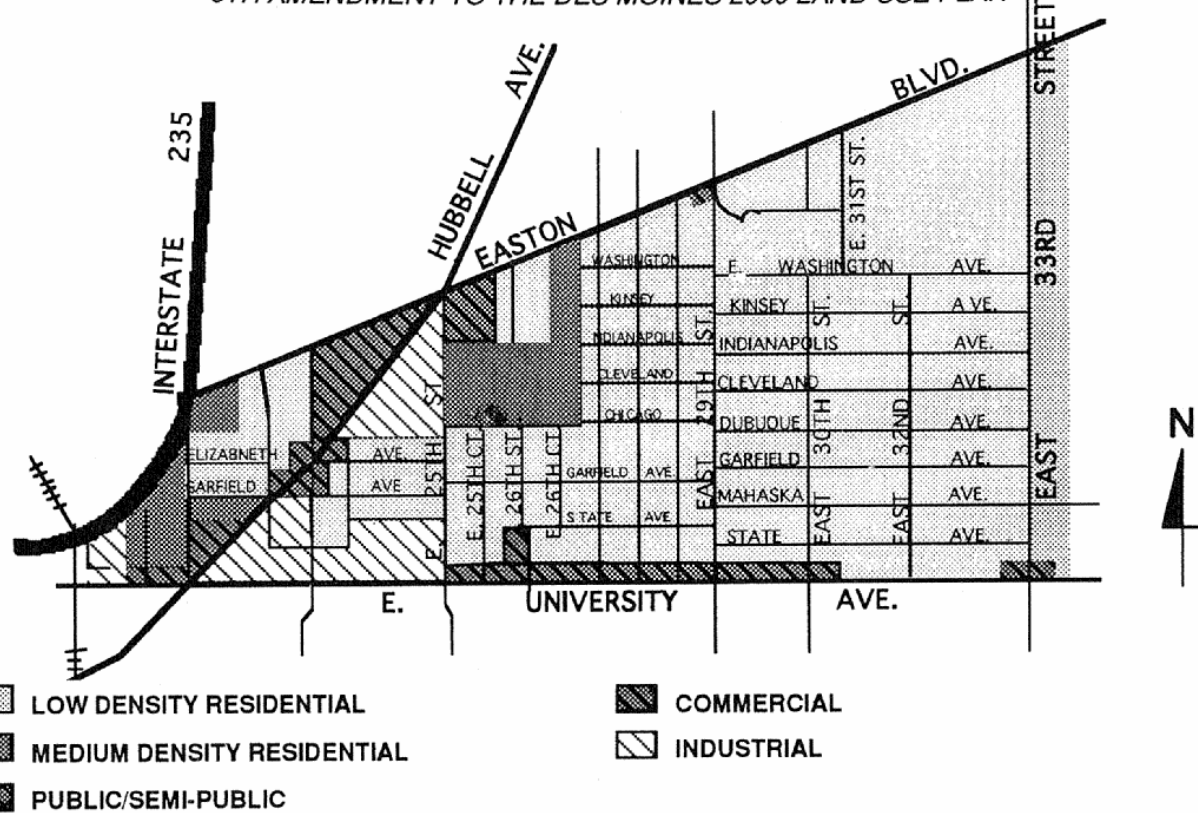
GOAL	PLAN OF ACTION	SCHEDULE RESPONSIBILITY
8. Adopt a land use plan for the ACCENT neighborhood as an amendment to the City of Des Moines 2000 Land Use Plan. Ensure that any changes to the existing Des Moines 2000 Land Use Plan will help maintain the stability of the ACCENT neighborhood, and will not have an adverse impact on neighborhood revitalization.	A. Encourage review and comment by the neighborhood association prior to any City required public hearing on any rezoning request resulting from the land use plan amendment. B. The neighborhood association should solicit responses from residents who might be impacted by a rezoning request initiated by the land use plan amendment. C. The City and the ACCENT neighborhood association should work together to ensure that the vacant property south of Easton Boulevard and east of East 25th Street, designated as medium density residential on the neighborhood's land use plan, be targeted for a seniors' housing project. The housing should be compatible in scale and in character with the neighborhood. The site should contain ample open space that can be utilized by all the residents of the ACCENT neighborhood. D. To ensure greater control over the site described in Plan of Action C and any project proposed on that site, any change in rezoning of the vacant property should require a PUD(Planned Unit Development) zoning classification.	Ongoing/ACCENT Ongoing/ACCENT Ongoing/City Staff-ACCENT Ongoing/City Staff-ACCENT

ACCENT - EXISTING LAND USE



ACCENT - 2000 LAND USE PLAN

6TH AMENDMENT TO THE DES MOINES 2000 LAND USE PLAN

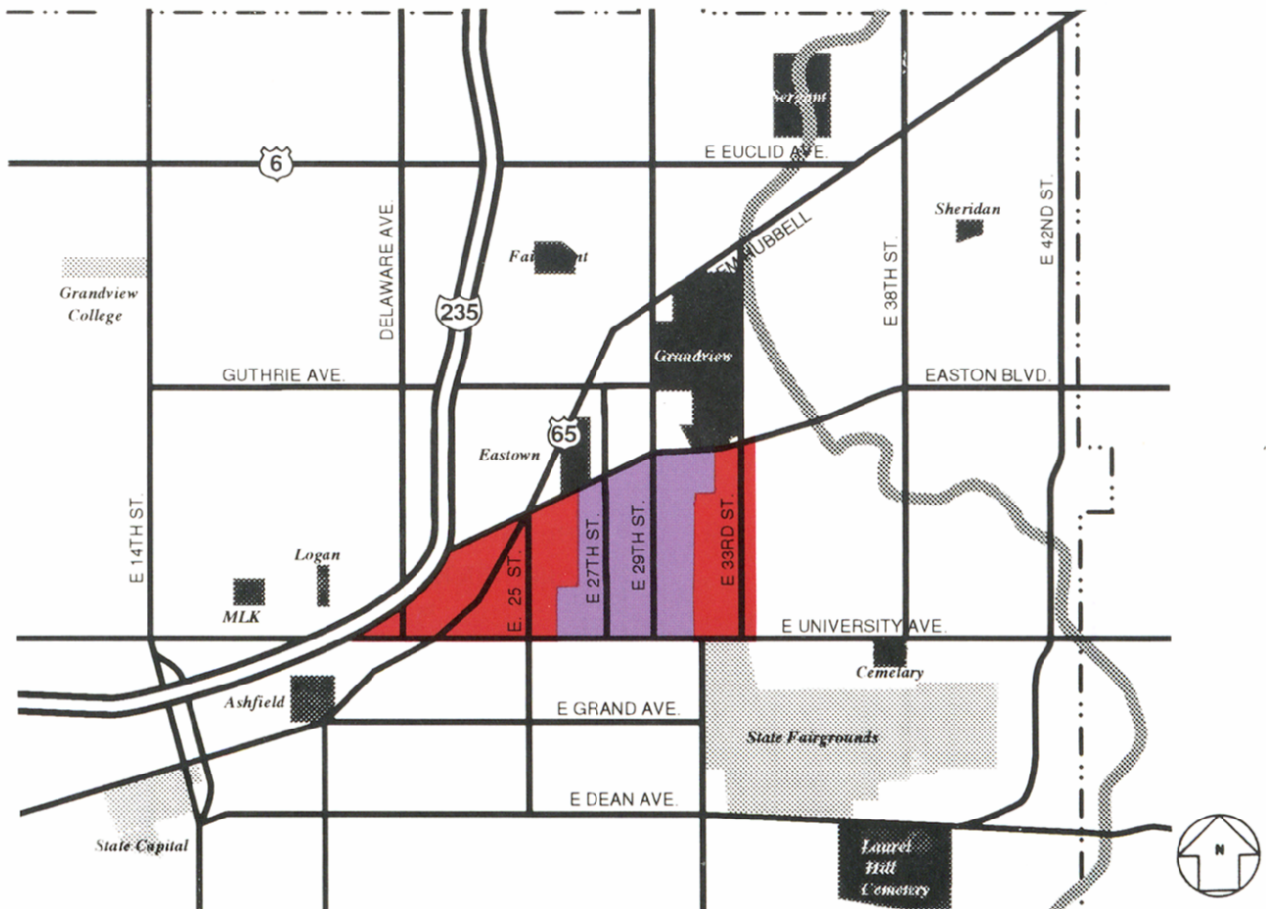


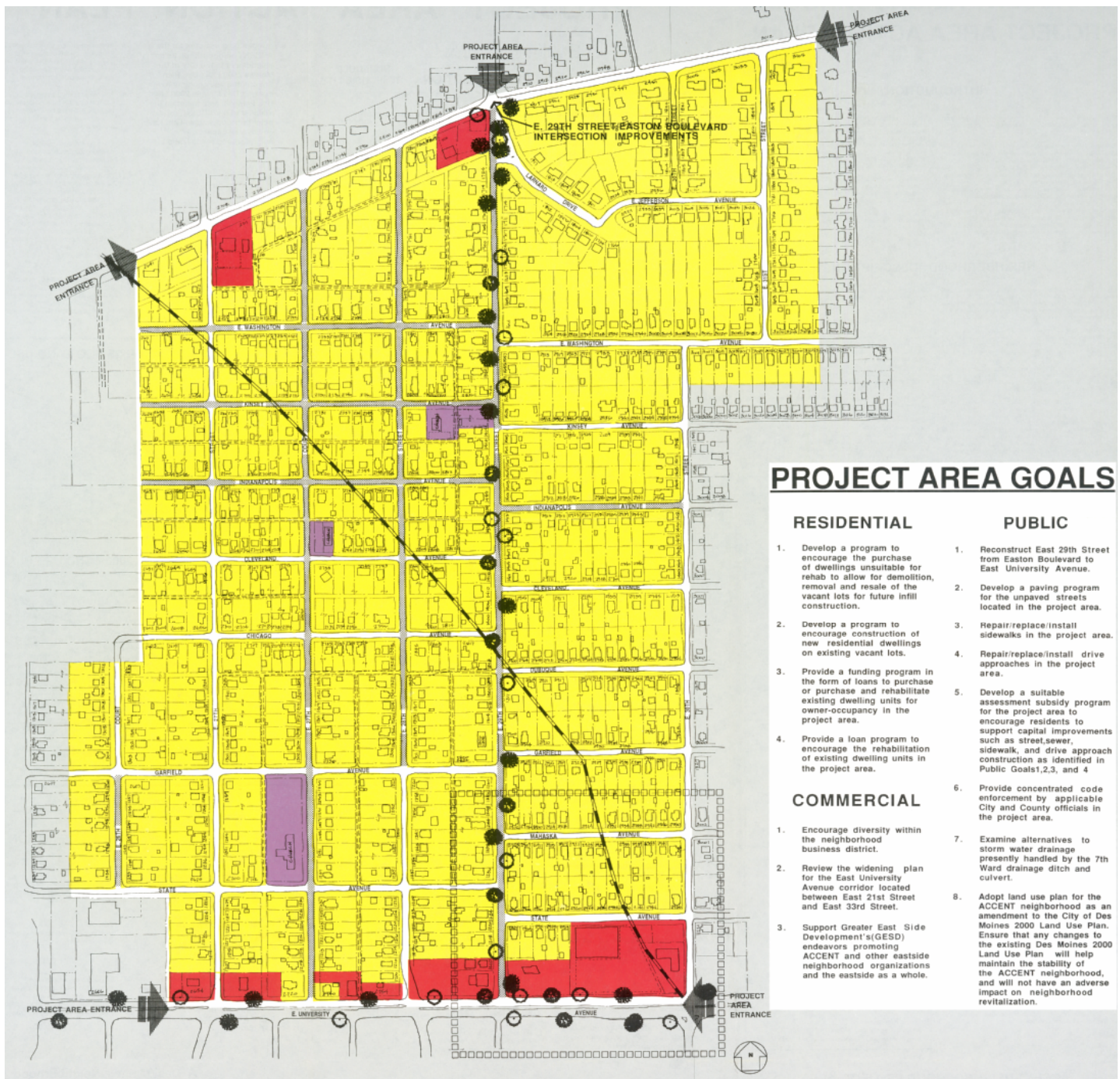
COMMERCIAL

GOAL	PLAN OF ACTION	SCHEDULE RESPONSIBILITY
1. Encourage diversity within the neighborhood business district	A. Work to help ensure that new businesses locating in the neighborhood will be consistent with the needs of the neighborhood.	Ongoing/ACCENT
2. Review the widening plan for the East University Avenue corridor located between East 21st Street and East 33rd Street.	A. Address any uncompleted projects or strategies and develop a timetable for completion.	1993-94/City Staff- ACCENT
3. Support Greater East Side Development's (GESD) endeavors promoting ACCENT and other eastside neighborhood organizations and the eastside as a whole.	A. Encourage developing a working relationship between the GESD and ACCENT in order to assist one another with goals and strategies for future growth in the neighborhood.	Ongoing/ACCENT

GEOGRAPHIC LOCATION

 NEIGHBORHOOD BOUNDARY  PROJECT AREA BOUNDARY





PROJECT AREA GOALS

RESIDENTIAL

1. Develop a program to encourage the purchase of dwellings unsuitable for rehab to allow for demolition, removal and resale of the vacant lots for future infill construction.
2. Develop a program to encourage construction of new residential dwellings on existing vacant lots.
3. Provide a funding program in the form of loans to purchase or purchase and rehabilitate existing dwelling units for owner-occupancy in the project area.
4. Provide a loan program to encourage the rehabilitation of existing dwelling units in the project area.

COMMERCIAL

1. Encourage diversity within the neighborhood business district.
2. Review the widening plan for the East University Avenue corridor located between East 21st Street and East 33rd Street.
3. Support Greater East Side Development's (GESD) endeavors promoting ACCENT and other eastside neighborhood organizations and the eastside as a whole.

PUBLIC

1. Reconstruct East 29th Street from Easton Boulevard to East University Avenue.
2. Develop a paving program for the unpaved streets located in the project area.
3. Repair/replace/install sidewalks in the project area.
4. Repair/replace/install drive approaches in the project area.
5. Develop a suitable assessment subsidy program for the project area to encourage residents to support capital improvements such as street, sewer, sidewalk, and drive approach construction as identified in Public Goals 1, 2, 3, and 4.
6. Provide concentrated code enforcement by applicable City and County officials in the project area.
7. Examine alternatives to storm water drainage presently handled by the 7th Ward drainage ditch and culvert.
8. Adopt land use plan for the ACCENT neighborhood as an amendment to the City of Des Moines 2000 Land Use Plan. Ensure that any changes to the existing Des Moines 2000 Land Use Plan will help maintain the stability of the ACCENT neighborhood, and will not have an adverse impact on neighborhood revitalization.

ACCENT NEIGHBORHOOD PROJECT AREA ACTION PLAN

LAND USE

- RESIDENTIAL
- COMMERCIAL
- PUBLIC/SEMI-PUBLIC

PUBLIC AND OTHER IMPROVEMENTS

- STREET PAVING
- LANDSCAPING
- 7TH WARD DITCH
- BOX CULVERT
- EAST 29TH/30TH STREET CONNECTION STUDY AREA