



# ACTION PLAN

Highland Park Community Action Association



Approved by the HPCAA October 1995



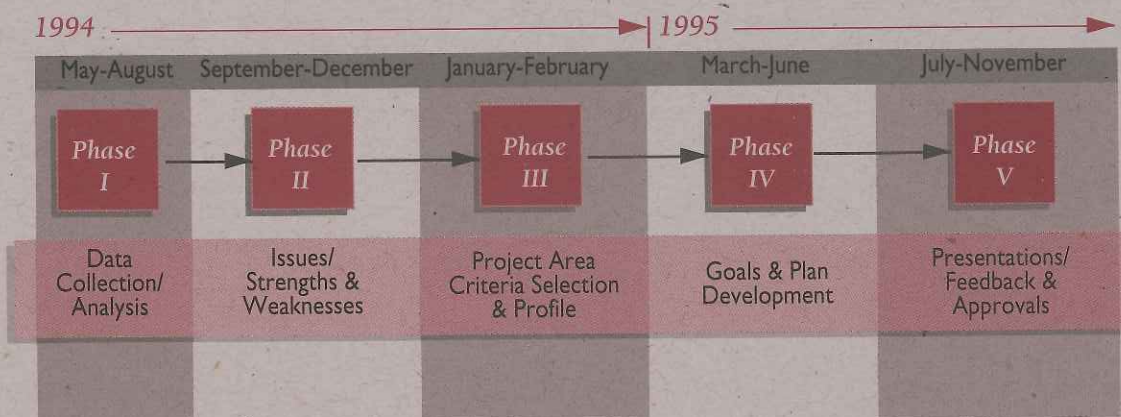
Approved by the City of Des Moines November 1995



Approved by Polk County November 1995



1994 —————▶ 1995 —————▶



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# Table of Contents

|                                              |          |
|----------------------------------------------|----------|
| Introduction .....                           | 2        |
| Description .....                            | 3        |
| History .....                                | 4        |
| Statistics .....                             | 6        |
| <i>Population</i> .....                      | 7        |
| Racial Composition Chart .....               | 7        |
| <i>Housing Stock</i> .....                   | 8        |
| <i>Housing Condition Chart</i> .....         | 8        |
| <i>Owner vs Renter Chart</i> .....           | 8        |
| <i>Rental Property Condition Chart</i> ..... | 8        |
| Land Use .....                               | 10       |
| <i>Existing Land Use Map</i> .....           | Fold Out |
| <i>Land Use 2000 Plan Map</i> .....          | Fold Out |
| Zoning .....                                 | 10       |
| <i>Zoning Map</i> .....                      | Fold Out |
| Action Plan .....                            | 11       |
| <i>Residential Goals</i> .....               | 12       |
| <i>Community Enhancement Goals</i> .....     | 14       |
| <i>Commercial Goals</i> .....                | 17       |
| <i>Implementation</i> .....                  | 19       |
| Glossary .....                               | 20       |



## Introduction

In 1990, the Des Moines City Council and the Polk County Board of Supervisors initiated a Neighborhood Revitalization Program based on the "Housing Improvement and Neighborhood Revitalization" report prepared by the consulting firm of Stockard and Engler, Inc. This program uses a strategy that calls for neighborhood residents, the City of Des Moines, Polk County, and local business leaders to develop a public/private partnership that addresses critical housing and neighborhood revitalization issues within the metropolitan area. A crucial part of this strategy was the creation of the Neighborhood Finance Corporation, which provides financial support for revitalization programs.

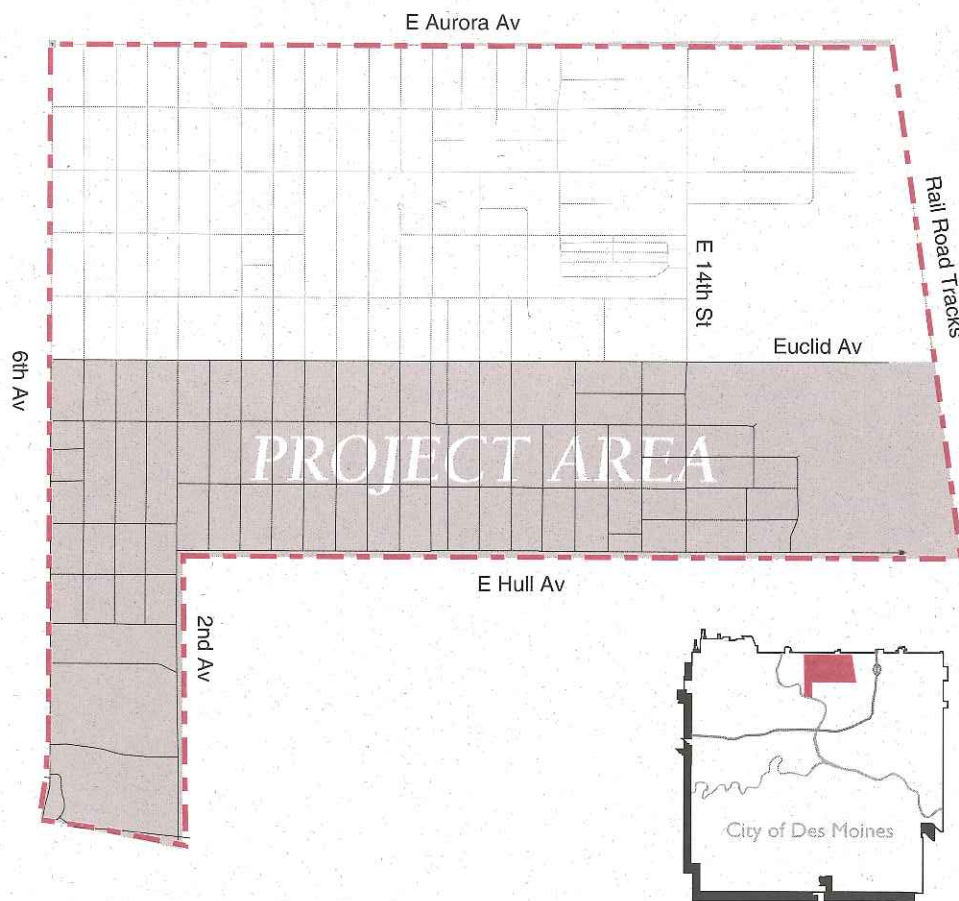
To participate in the neighborhood revitalization program, recognized neighborhoods must submit an application and make a presentation to the Neighborhood Advisory Board. The neighborhood planning process relies on active resident groups to identify critical neighborhood

issues in their area. Technical assistance and planning coordination is provided by the staff of the Neighborhood Planning Division of the Des Moines Community Development Department. Neighborhood Planning staff work with the neighborhood group to develop appropriate goals and a feasible action plan. These neighborhood action plans provide a list of activities and identify parties responsible for implementation. The success of the revitalization effort depends on a continued coordination of efforts between the neighborhood organization, the City, County, the Neighborhood Finance Corporation, and private organizations.

This plan was prepared through a joint effort of the City of Des Moines Neighborhood Planning Division and the Highland Park Neighborhood Association. The final approved plan becomes an amendment to the City's Comprehensive Plan and becomes an ongoing guide affecting future policy decisions for the area.

In 1990 The City of Des Moines began efforts to revitalize its neighborhoods. The Highland Park Neighborhood is just one of the milestones on this journey.





Location of the  
Highland Park  
Neighborhood  
within the City of  
Des Moines and the  
Project Area  
selected by the  
Association.

## Description

Located in the north central part of the City of Des Moines, the boundaries of the Highland Park Community Action Association (HPCAA) are Aurora Avenue to the north; the Chicago Northwestern Railroad to the east; E. Hull to 2nd Avenue and Holcomb Avenue between 2nd and 6th Avenues along the south, and 6th Avenue as the western edge.

The neighborhood association will focus the programs and activities of the Action Plan on the Highland Park project area, south of Euclid from 6th Avenue to the Chicago Northwestern railroad tracks. This area was identified as a priority for housing and capital improvements.

Several major arterial streets serve the area: east/west access is provided by Aurora, Douglas, and Euclid Avenues; north/south routes are 6th and 2nd Avenues, and E. 14th Street. Some of these arterials are included in the Interstate and State Highway systems: E. 14th Street is part of U.S. Highways 69 and 65; Euclid is part of U.S. Highways 6 and 65, and a portion of 2nd Avenue is part of State Highway 415. Access to Interstate Freeways 35 and 80 (directly north of the neighborhood) and 235 to the south is provided by 2nd Avenue and E. 14th Street.



# HISTORY

## History

Over one hundred years ago Des Moines annexed the northern suburb of Highland Park. Today this area still has the look and feel of a small town community. Modest homes intermingle with neighborhood businesses and offices with several churches scattered throughout the largely residential area. Highland is one of three neighborhoods that are collectively known as "The Parks". The others are Oak Park, on the western boundary to the Des Moines River and Union Park, along the southern boundary to Washington Avenue.

Highland Park is the core, with the Second Avenue and E. Euclid intersection as the commercial hub.

This intersection has been surrounded by some of the earliest businesses, the campus of three four-year colleges and ultimately, the first shopping mall in Iowa. The size of the neighborhood and the adjacent neighborhoods allow it to support diverse land uses that range from industrial sections on the eastern border and north of North High School to the commercial strips along E. Euclid, Sixth Avenue, and E. 14th Street. The seventy year-old Highland Park Business Club is still active and will be a significant partner in the implementation of the Neighborhood Action Plan.

Several features have always attracted new families and kept generations of Highland residents in the area. This neighborhood contains a full range of public schools - two elementary schools, Madison and Cattell, Harding Middle School and North High School. There are the surrounding parks, McHenry, Birdland and Union Park. The sense of community within the neighborhood adds to the general quality of life. Residents have united to retain North High School, to support building a new branch library that will replace the old Highland Park Library, to organize an annual Parks Festival in the Fall and Highland Park Holidays for Christmas. Area churches have long cooperated on joint projects and are known collectively as "The Cluster of Churches."

The Highland Park Community Action Association organized in 1989, has a current membership of over 100 families. They applied to be a Designated Neighborhood because they wanted to take a strategic approach to address the needs and improvements of their large neighborhood. The Highland Park Board is proactive and is willing to take the initiative in problem-solving. Residents are actively recruited to participate in a variety of activities or volunteer the best in skills. Their outstanding goal is to preserve the benefits of living in Highland Park for the next generations.

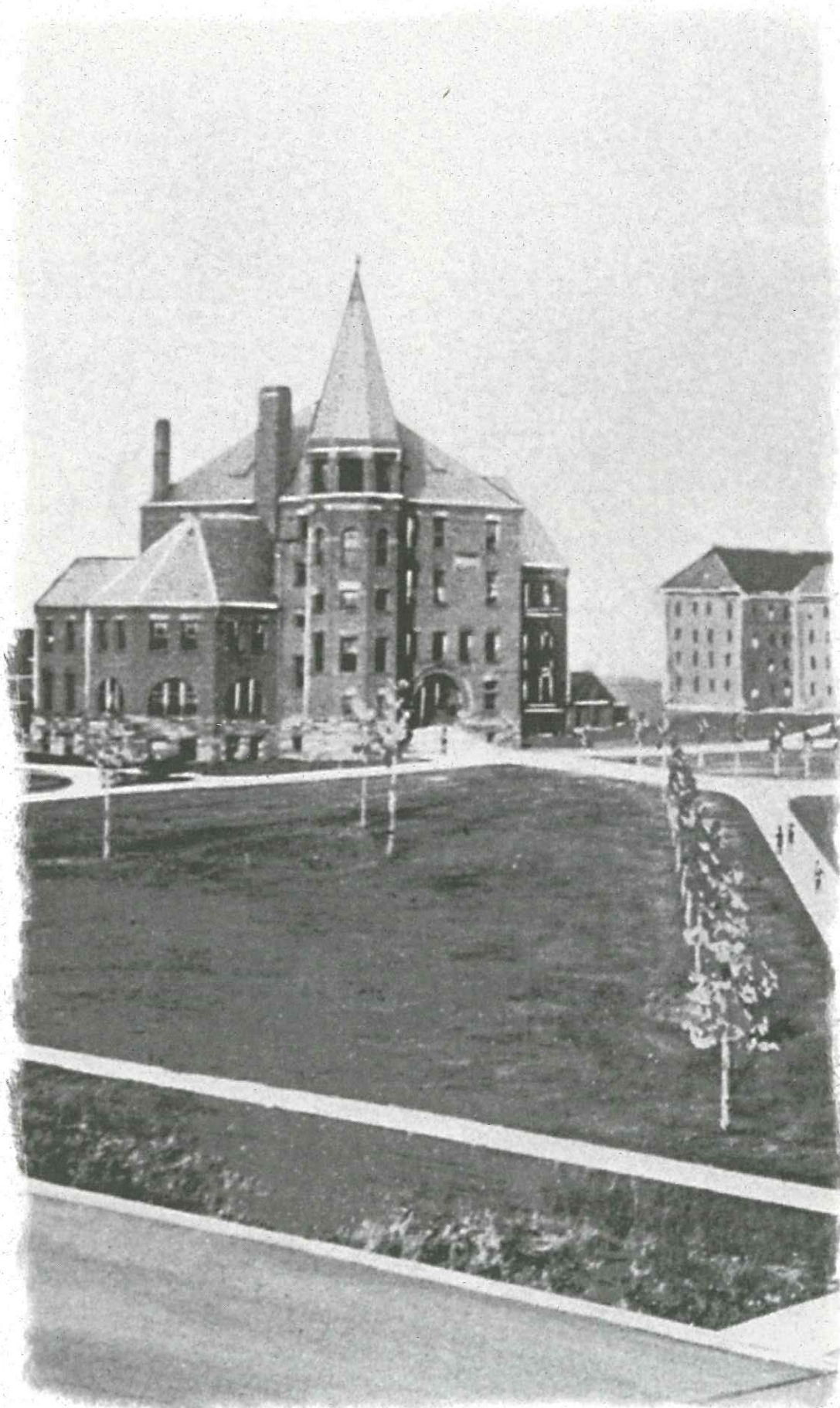
4

Park Fair Mall was one of the first shopping malls in Iowa.

French Way Cleaners, built in 1909, is recognized for the carved horn players on the building's facade.







5

Highland Park  
College stood at the  
intersection of  
Second and Euclid  
from 1889 to 1918.

# POPULATION

## Population

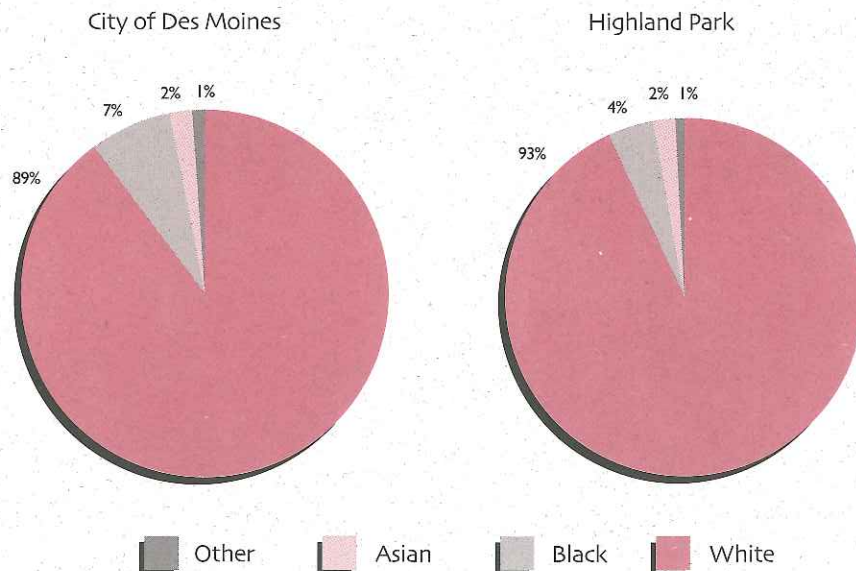
Highland Park's total population is 9,744 and contains 4,126 households according to the 1990 Census. This represents five percent of the total residents and households of the City of Des Moines. Within the neighborhood itself, there was a nine percent decline in population and an eight percent decline in number of households between 1980 and 1990. In comparison, the City of Des Moines experienced a one percent increase in population and a sixteen percent decline in number of households between 1980 and 1990.

Other characteristics of Highland Park residents, based on the 1990 Census, show that seven percent identify themselves as minority; nearly one resident in four is under the age of 20, while one in six is over age 65. This proportion of youth and elderly closely resembles the general population of Des Moines – 27% under age 20 and 13% over age 65. The median age for the area has dropped from 38 years of age in 1980 to

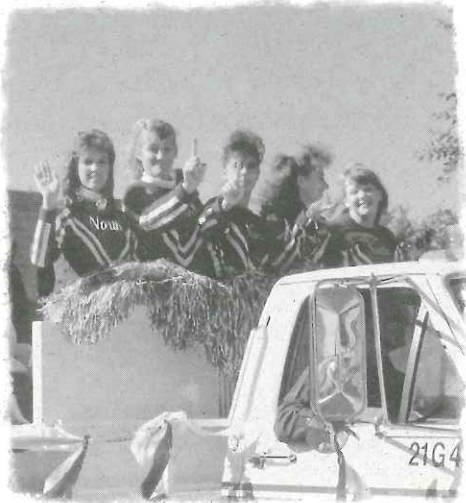
34 years of age in 1990 (median age for the City of Des Moines was 32 years in 1990). The education level of residents has increased since 1980. At the high school level, between 1980 and 1990, the proportion of dropouts decreased and the proportion of graduates increased. The percentage of college graduates nearly doubled, from seven to thirteen percent during the same time period.

General income characteristics for households in the neighborhood show a median income of \$23,199 in 1990 which is comparable to the \$26,703 figure for the City of Des Moines. The proportion of persons below poverty level increased from 1980 to 1990 from twelve to fourteen percent. In the City of Des Moines persons below poverty level increased from ten to twelve percent. The income threshold for poverty level was \$6,310 for one person and \$12,674 for a family of four according to the 1990 Census.

## Racial Composition Charts







Above: a few of the special events sponsored by Highland Park Community Action Association; The Annual Parks Festival & Parade on the left and The Highland Park Holidays Cavatelli Dinner on the right.



Below: the The Highland Park Neighbors receiving the Governor's Leadership Award in 1991. Highland Park also recieved recognition in the Iowa Community Betterment Program, in 1992.





# HOUSING STOCK

Highland Park has 4,319 housing units of which 85 percent are single-family homes and duplexes. The neighborhood experiences a high occupancy rate (95%) which is similar to the occupancy rate for the City overall (94%). Homeownership in the area dropped by five percentage points from 1980 (75%) to 1990 (70%), yet ownership in the Highland Park area is significantly higher than for the City overall (58%). Rental occupancy increased from 22% to 25% between 1980 and 1990, but multi-family structures remained constant as nine percent of the total housing stock, refer to the Renter vs Owner Chart on page 9.

The 1990 Census indicates that over half of the houses in this neighborhood were built in 1949 or earlier. The physical condition of nearly three-fourths of the structures are rated as being excellent to sound according to a 1988 Housing Condition Survey performed by the City of Des Moines. Highland Park's homes compare favorably to city-wide housing conditions as shown in the Housing Condition Chart and Table on page 9.

The 1993 median assessed values for residential property in Highland Park and adjacent areas ranges from \$26,900 to \$46,290 compared to a figure of \$52,030 for City-wide.

Housing styles in the area range from turn-of-the-century two-story foursquares, to the more predominant bungalow style and include relatively recent ranch-style homes.







Housing conditions, in general, are good to excellent, comparable to the City's as a whole.

## Housing Condition Table

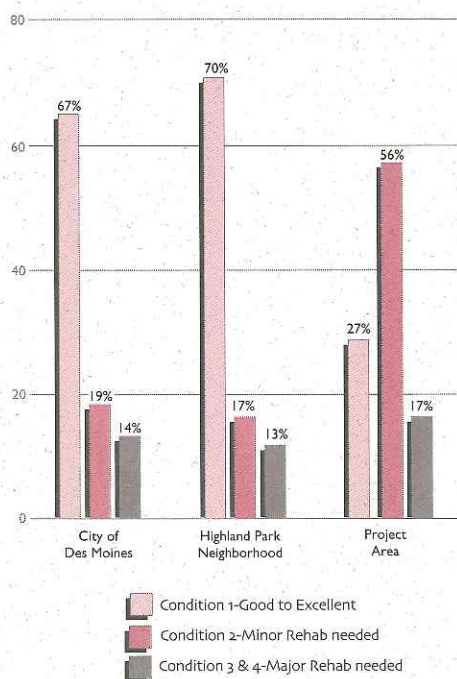
| Condition                     | Number of Structures |          |            |
|-------------------------------|----------------------|----------|------------|
|                               | City                 | Hi. Park | Proj. Area |
| 1<br>Good to Excellent        | 55,804               | 2,020    | 114        |
| 2<br>Minor Rehab Needed       | 15,825               | 500      | 241        |
| 3 and 4<br>Major Rehab Needed | 11,660               | 362      | 74         |

## Structures/Blocks Table

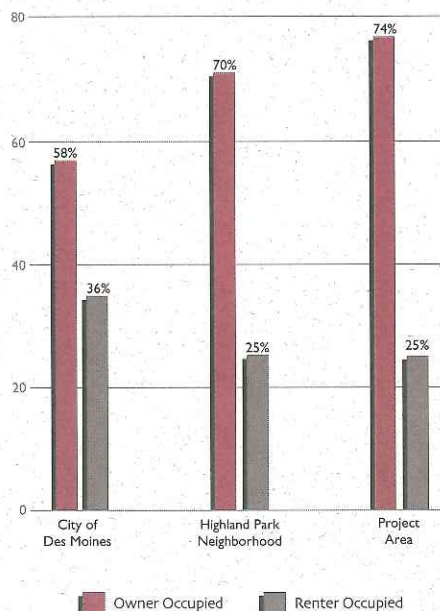
|                      | Hi. Park | Proj. Area |
|----------------------|----------|------------|
| Number of Structures | 2,882    | 429        |
| Number of Blocks     | 160      | 68         |

9

## Housing Condition Chart



## Renter vs Owner Chart



\* Figures do not include the 6% of total properties that were vacant.



## Land Use

### RESIDENTIAL

The majority of land use in Highland Park is residential, primarily single-family structures. Within the single-family land use is a 154 unit mobile home park at E. 14th and Seneca Avenue.

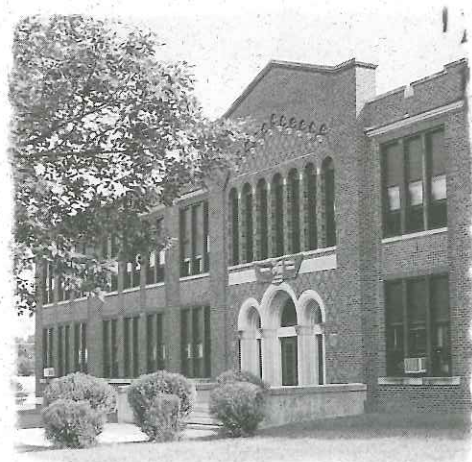
A concentration of fifteen multi-family buildings, with eight units per building, is located on Seneca Avenue between E. 10th and E. 14th Streets. Other multi-family housing (three or more units) are scattered throughout the neighborhood.

### COMMERCIAL

Highland Park is home to two shopping centers, Park Fair Mall at the northeast corner of 2nd Avenue and Euclid, and Eastgate Plaza Shopping Center at the northeast corner of E. 14th Street and Euclid. The majority of commercial land uses border the E. Euclid corridor from 6th Avenue to the eastern boundary of the neighborhood, and along the length of the 6th Avenue and E. 14th Street.

### INDUSTRIAL

Light manufacturing businesses are located between E. 14th Street and the eastern boundary and south of Corning Avenue between 2nd and 6th Avenues.



Harding Middle School is one of the many schools in the area.

### PUBLIC/SEMI-PUBLIC

The neighborhood supports three elementary schools; Cattell, Findlay, and Madison; Harding Middle School, and North High School.

Other public/semi-public institutions are the North Side Library, Polk County Juvenile Detention Center, Polk County Senior Center, and several churches.

### PARKS/OPEN SPACES

Within the neighborhood boundaries park space is limited to 2.9 acre Turner Park located north of Madison Avenue, between N. Union and E. 8th Streets. The neighborhood is surrounded by larger park and recreational areas in the City; McHenry Park, Birdland Park and Union Park.

### LAND USE 2000 PLAN

The City's Land Use 2000 Plan mirrors, in a broad brush manner, the existing land use in the neighborhood. The Plan indicates that a majority of the neighborhood will continue to be designated low density residential with a regional commercial core and a neighborhood core (Park Fair Mall and Eastgate Plaza). The areas east of E. 14th Street and south of Corning Avenue, between 2nd and 6th Avenue are industrial.

### ZONING

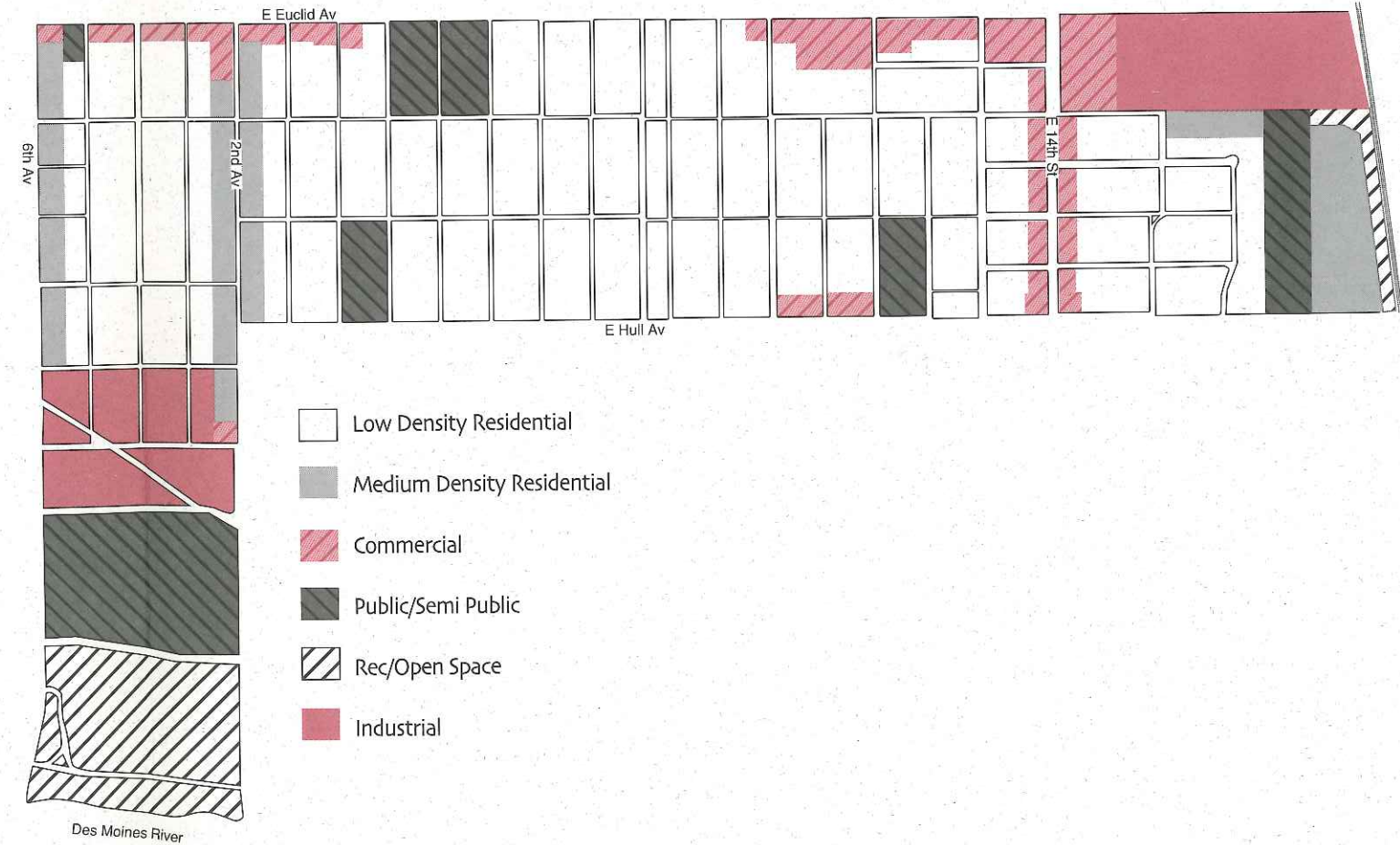
Highland Park's zoning districts cover a broad mix of uses. The predominant zoning district is R-2 (one and two family residential). Other districts provide for higher density residential, a variety of commercial uses, and light and heavy industrial districts.



## EXISTING LAND USE

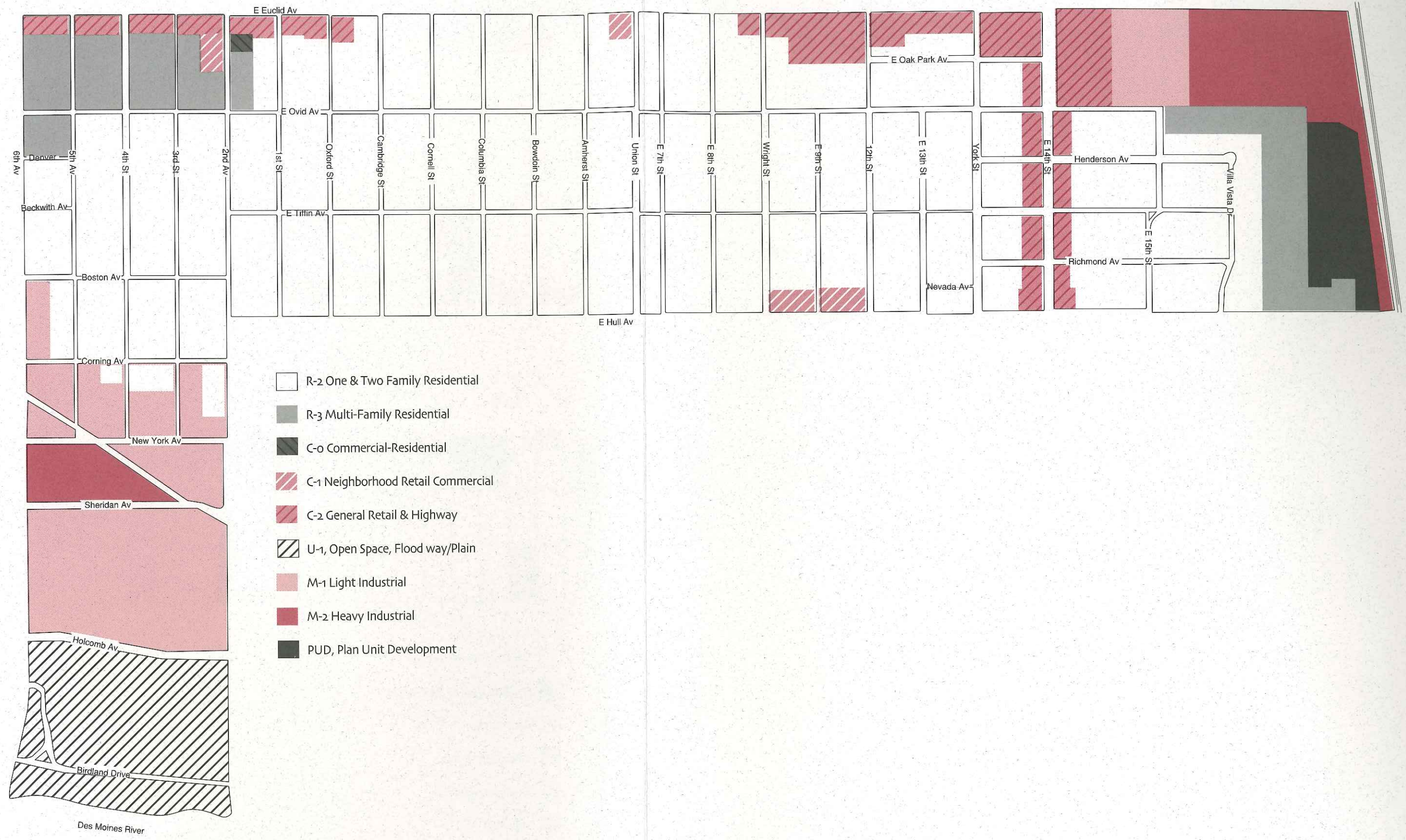


## FUTURE LAND USE





# ZONING MAP



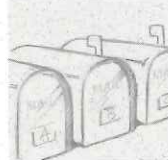




# ISSUES GOALS RESOURCES ACTION PLAN



## Residential Goals

|                                                                                     | ISSUES                              | GOALS                                                                          | PLAN OF ACTION                                                                                                                                                                                                                                                                                                                                                  | RESOURCES                                                                        |
|-------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
|    | Homeownership opportunities.        | 1. Support the development of financing programs to encourage homeownership.   | 1a. Inform area residents and other potential homebuyers about available finance programs through mailings.<br><br>1b. Provide funding for a mortgage loan that includes a rehab component.                                                                                                                                                                     | City/HPCAA<br><br>NFC & area mortgage lenders                                    |
|    | Home maintenance opportunities.     | 2. Encourage owner-occupants to rehabilitate their homes.                      | 2a. Inform area residents about available finance programs through mailings.<br><br>2b. Provide funding for home improvement loans to owner-occupants.                                                                                                                                                                                                          | City/HPCAA<br><br>NFC & City Home Improvement loan programs                      |
|  | Maintenance of investor properties. | 3. Encourage the improvement of rental properties throughout the neighborhood. | 3a. Inform area residents and other potential homebuyers about available finance programs through mailings.<br><br>3b. Provide funding for investors to assist landlords in upgrading and maintaining their rental properties in the area.<br><br>3c. Encourage and promote conversion of rental dwellings within the neighborhood to new owner-occupied homes. | City/HPCAA<br><br>NFC & area mortgage lenders<br><br>NFC & area mortgage lenders |

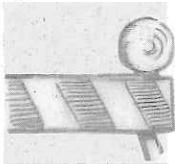
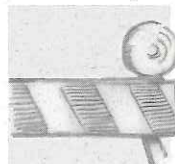


## Residential Goals

| ISSUES                                                                          | GOALS                                                                     | PLAN OF ACTION                                                                                                                                                                                                                                                                                                                                                                 | RESOURCES                               |                                                                                       |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------|
| Disposition of Polk County vacant lots.                                         | 4. Review and assess Polk Co. vacant lots for development potential.      | <p>4a. Review all Polk County vacant lots within the neighborhood boundaries for their development potential.</p> <p>4b. Notify the Polk Co. Real Estate Administration, by letter, to landbank buildable lots for a limited time.</p> <p>Promote the availability of buildable County vacant lots for new construction or as additional yard to adjacent property owners.</p> | <p>City/Polk Co./HPCAA</p> <p>HPCAA</p> |    |
| Lack of medium to upper income senior living complexes within the neighborhood. | 5. Support the development of moderate income townhouses for the elderly. | 5a. The neighborhood association is supportive of the development of moderate-income townhomes or retirement apartment housing projects within the neighborhood.                                                                                                                                                                                                               | HPCAA                                   |  |

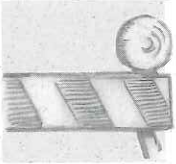
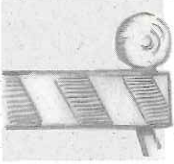
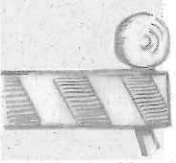


## Community Enhancement Goals

|                                                                                     | ISSUES                                                                                     | GOALS                                                                                                       | PLAN OF ACTION                                                                                                                                      | RESOURCES                        |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
|    | <i>Responsible maintenance of sidewalks by property-owners.</i>                            | 1. Develop a public education strategy for maintaining sidewalks.                                           | 1a. Create and distribute a public information piece to educate and encourage area residents to take an active role in maintaining their sidewalks. | City /HPNA                       |
|                                                                                     |                                                                                            |                                                                                                             | 1b. Investigate and promote resources for property-owners who need special assistance with property maintenance.                                    | HPCAA / City                     |
|    |                                                                                            | 2. Inform residents of current Public Works Department programs for the maintenance of public improvements. | 2a. Provide information upon request on the Public Works Department's curb replacement and street maintenance programs.                             | HPCAA / City                     |
|  | <i>Junk cars in yards and litter problems create a negative image of the neighborhood.</i> | 3. Enforce the City of Des Moines' Neighborhood appearance ordinance.                                       | 3a. Educate area residents about the City and how to handle identified problems.                                                                    | HPCAA / City                     |
|                                                                                     |                                                                                            |                                                                                                             | 3b. Support and promote neighborhood-wide clean-up programs.                                                                                        | City/HPNA /Metro Waste Authority |

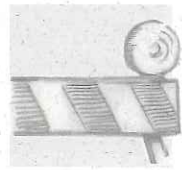


## Community Enhancement Goals

| ISSUES                                                           | GOALS                                                                                                                                         | PLAN OF ACTION                                                                                                                                                                                                         | RESOURCES    |                                                                                       |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------------------------|
| Need for extensive sidewalk and curb repairs, neighborhood-wide. | 4. Prepare a comprehensive-survey of sidewalk requiring replacement within an approved project area.                                          | 4a. Initiate a neighborhood volunteer survey team to note sidewalks that meet the need for replacement criteria of the City's Public Works Department, within a project area approved by the neighborhood association. | HPCAA / City |    |
|                                                                  |                                                                                                                                               | 4b. Maintain and update survey as part of a neighborhood-wide database on area physical conditions.                                                                                                                    | HPCAA        |                                                                                       |
|                                                                  | 5. Encourage property owners to replace their defective sidewalks.                                                                            | 5a. Notify property-owners of observed defects and encourage them to replace their defective walk within one year.                                                                                                     | HPCAA        |   |
|                                                                  |                                                                                                                                               | 5b. Information on sidewalks not replaced by the property owner will be forwarded to the Public Works Department by April 15 of each year for inspection and replacement.                                              | HPCAA / City |                                                                                       |
|                                                                  | 6. Prepare a list of suggested priorities for replacement of entire block sections of curb which may require replacement in the project area. | 6a. Request the Public Works Department to replace defective curb, by full block sections, on a priority basis.                                                                                                        | HPCAA / City |  |
|                                                                  |                                                                                                                                               | 6b. Maintain and update curb survey as part of a neighborhood-wide data base on area physical conditions.                                                                                                              | HPCAA        |                                                                                       |



## Community Enhancement Goals



*Alley maintenance*

7. Survey alleys for needed maintenance.

PLAN OF ACTION

RESOURCES

7a. Initiate a neighborhood volunteer survey team to note and report alleys to public works that need grading and overgrowth trimmed.

HPCAA

7b. Maintain and update survey as part of a neighborhood-wide database on area physical conditions.

HPCAA

7c. Maintain and update curb survey as part of a neighborhood-wide data base on area physical conditions.

HPCAA

16



*Connect the Des Moines River Trail to the Four Mile Creek Trail.*

8. Establish a committee to develop the Walfley Creek Recreational Trail.

8a. Determine the feasibility of creating a recreational trail that would connect the Des Moines River Trail to the Four Mile Creek Trail.

HPNA / City /  
IA Natural Heritage  
Foundation /  
East DM Chamber of  
Commerce /  
Polk County  
Conservation /  
MPO



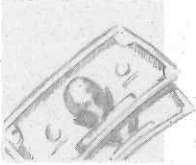
## Commercial Goals

| ISSUES                                           | GOALS                                                                                                     | PLAN OF ACTION                                                                                                                                                                                        | RESOURCES                                                                                                                                     |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Commercial development along E. Euclid Corridor. | 1. Support and strengthen the businesses along the E. Euclid Commercial Corridor (6th Av. to E. 14th St.) | 1a. Create an Economic Development Sub Committee consisting of: business owners and renters, and other appropriate members to determine a focus and a strategy for the E. Euclid Commercial Corridor. | HPA/City/HpPlk Business Org./Greater East Side Ch. of C./ ISU / Central Iowa Community Consultant from the Iowa Dept. of Economic Development |
|                                                  |                                                                                                           | 1b. Investigate the availability of public transportation at the commercial nodes.                                                                                                                    | Economic Development Subcommittee                                                                                                             |
|                                                  |                                                                                                           | 1c. Initiate a study to examine availability of on-street parking, parking signage, and to explore opportunities for shared parking facilities along the E. Euclid Corridor.                          | Economic Development Subcommittee                                                                                                             |
|                                                  |                                                                                                           | 1d. Identify and pursue internal and external resources to expand and develop economic opportunities along the E. Euclid Corridor.                                                                    | Economic Development Subcommittee                                                                                                             |
|                                                  |                                                                                                           | 1e. Develop a market niche or theme for businesses along the E. Euclid Corridor.                                                                                                                      | Economic Development Subcommittee<br>(marketing survey a task for the ISU Studio Class?)                                                      |





## Commercial Goals

|                                                                                     | ISSUES                                                            | GOALS                                                        | PLAN OF ACTION                                                                                                                                                                                  | RESOURCES                                                                         |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|    | <p>Inform business owners about existing commercial benefits.</p> | <p>2. Explore economic redevelopment in Highland Park.</p>   | <p>2a. Educate existing businesses about tax abatement for commercial areas in Highland Park.</p>                                                                                               | <p>Economic Development Subcommittee</p>                                          |
|                                                                                     |                                                                   |                                                              | <p>2b. Study the feasibility of developing an Urban Renewal Plan that would include part of Highland Park.</p>                                                                                  | <p>Economic Development Subcommittee</p>                                          |
|  | <p>Support a strategy to redevelop Eastgate</p>                   | <p>3. Encourage Redevelopment of Eastgate Shopping Area.</p> | <p>3a. Encourage and support a marketing strategy to attract businesses to Eastgate.</p> <p>3b. Review and analyze the current M-2 land use zoning east of 14th Street for appropriateness.</p> | <p>Economic Development Subcommittee</p> <p>Economic Development Subcommittee</p> |



# IMPLEMENTATION

## Implementation

In order for this Plan of Action to be successful, it is essential that the present collaboration between the City of Des Moines and the Highland Park Community Action Association continue to exist. It will also require the following:

- 1) Technical assistance from Neighborhood Planning staff and other City staff when appropriate
- 2) Inclusion in the City's Capital Improvement Program
- 3) Financial support from the Neighborhood Finance Corporation
- 4) Availability of Community Development Block Grant (CDBG) funds
- 5) Strong and active leadership from the neighborhood organization itself.

The Neighborhood Revitalization Program is not intended to be a permanent commitment of resources to a specific neighborhood. The goal is to solve specific problems that require some intensive work and return the neighborhood to a market-based, self-sustaining area. This neighborhood entered the Designated Neighborhood Program as a transitional-positive area based on:

- A) Housing conditions
- B) Proportions of homeowners to renters
- C) Changes in available dwelling units and in total population
- D) Public improvement needs
- E) Median household income as compared to the City-wide median income

The strong interest demonstrated by the neighborhood organization in developing and expanding the commercial nodes within their area will present a new challenge for Highland Park in coordinating resources and creating new partnerships in revitalization. The nature of economic development projects makes it impossible to estimate a completion date. However, over the next three to five years City staff and the neighborhood organization can take the lead in developing a viable market strategy.

The Neighborhood Division will conduct periodic assessments of the progress of a particular plan and will request that the program be ended once the work plan has been completed. Completion of a work plan does not mean that all items have been accomplished. It is possible that certain activities may be investigated and found to be infeasible or an unreasonable demand of resources. Once a plan has been found to be complete, a report is prepared with input from the neighborhood organization. The neighborhood approves the report at a general meeting and forwards it to the Neighborhood Advisory Board. Pending their approval, and approval from the Plan and Zoning Commission, the recommendation will be forwarded to the Des Moines City Council and the Polk County Board of Supervisors for approval. At this point the neighborhood is phased out of the neighborhood revitalization program.



## Glossary of Terms

**CCI-** Citizens for Community Improvement; a non-profit organization that encourages the organization of neighborhood groups and citizen participation.

**CDBG-** Community Development Block Grant; Federal funds given to communities to help revitalize low-mod neighborhoods.

**CIP-** Capital Improvement Program

**Citizen Services Task Force** - Elected citizen boards of four members each that serve the four wards in Des Moines. The CSTF represent the concerns of low and moderate income residents and advocate for the needs of their target areas.

**City** - Departments of the City of Des Moines including Community Development, Public Works, Economic Development, Police Department, etc.

**Designated Neighborhood** - a recognized neighborhood selected to participate in the City's Revitalization Program.

**HPCAA** - Highland Park Community Action Association representing the area bordered by Aurora Avenue on the north, Chicago Northwestern Railroad on the east, East Hull to 2nd Ave and Holcomb Avenue between 2nd and 6th on the South and 6th Avenue on the west.

**NAB** - Neighborhood Advisory Board; a City Council appointed citizen board that guides the Neighborhood Revitalization Program, housing programs and policies.

**NFC** - Neighborhood Finance Corporation; a non-profit organization that acts as a financial lender for the Neighborhood Revitalization Program.

**NHS** - Neighborhood Housing Services; a non-profit agency that solves neighborhood revitalization problems and improves neighborhood housing stock.

**Recognized Neighborhood** - an area that submitted a application to the Des Moines City Council and was in turn Officially Recognized.

## Associated Materials

### Land Use 2000

*What it is:* An official map showing how the City's land is currently being used.

*Where to find a copy:* City of Des Moines Community Development (515) 283-4182

### City of Des Moines CIP Improvement Listing

*What it is:* A 5 year listing of project to be completed in infrastructure, parks and city operated buildings. Includes programmed dollars for projects.

*Where to find a copy:* City of Des Moines City Managers Office (515) 283-4500

### Copies of this Plan:

*Copies of the Highland Park Neighborhood Action Plan have been provided to members of the NAB, P&Z commission, City Council, and the Neighborhood Association Boards. Additional copies are available and can be obtained at the Community Development Department for a fee of \$5.00 each.*

*THIS PROJECT, PARTIALLY FUNDED WITH CDBG FUNDS, IS INCLUDED IN THE CITY OF DES MOINES' COMMUNITY SERVICES PROGRAM, DEVELOPED WITH RECOMMENDATIONS MADE BY THE CITY'S NEIGHBORHOOD ADVISORY BOARD AND CITIZEN SERVICES TASK FORCE.*



