

King Irving

NEIGHBORHOOD PLAN



Introduction

The City of Des Moines and the Polk County Board of Supervisors established the Neighborhood Revitalization Program in the early 1990s to help stabilize and improve Des Moines' neighborhoods. To coordinate this program, the City's Community Development Department formed the Neighborhood Development Division.

The Neighborhood Revitalization 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 revitalization issues within the City. To participate in the program, recognized neighborhoods must submit an application and make a presentation to the Neighborhood Revitalization Board. The Neighborhood Revitalization Board then makes a recommendation to the Des Moines City Council and the Polk County Board of Supervisors.

The neighborhood planning process relies on active resident groups to identify critical neighborhood issues in their area. The staff of the Neighborhood Development Division provides technical assistance and planning coordination. Neighborhood Development staff work with the neighborhood group to develop and implement appropriate goals and a feasible action plan. These neighborhood 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 among the neighborhood organization, the City, the County, and other private organizations.

This plan was prepared through a joint effort of the City of Des Moines Community Development Department's Neighborhood Development Division and the King Irving Neighborhood Association. The approved plan becomes an amendment to the City's Comprehensive Plan and an ongoing guide affecting future policy decisions for the neighborhood.

Presentation & Approval of King Irving Neighborhood Plan

November 3, 2003
King Irving
Neighborhood
Association

December 3, 2003
Neighborhood
Revitalization Board

December 4, 2003
Plan and Zoning
Commission

December 22, 2003
Des Moines
City Council

February 10, 2004
Polk County
Board of
Supervisors

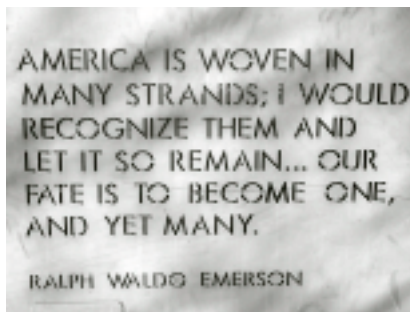


Description

The King Irving Neighborhood is generally bounded by University Avenue on the south, 10th Street on the east, Martin Luther King, Jr. Parkway on the west, and College Avenue from Martin Luther King, Jr. Parkway to 18th Street, Clark Street from 18th Street to 13th Street, and the Chautauqua Park Ravine (Spring Creek Drive) from 13th Street to 10th Street on the north.

The neighborhood is minutes away from the central business district, airport, shopping, Interstate 235 and medical facilities. Located within the boundaries of King Irving are numerous community facilities, including the Forest Avenue Library, the John R. Grubb YMCA, Evelyn Davis Park, King Academy of Math and Science, churches and other non-profit service providers.

King Irving is primarily a working class residential neighborhood filled with a mixture of bungalow and four square homes built in the 1910s and 1920s. In its heyday, the neighborhood had several commercial areas that served the needs of the neighborhood. These businesses have gradually closed their doors or moved out of the center of the neighborhood, leaving very few commercial businesses in the heart of the neighborhood. The primary commercial areas that serve the neighborhood are 6th Avenue and University Avenue, as well as outlying highway-oriented commercial areas such as Merle Hay Road and Euclid Avenue.



The King Irving neighborhood developed primarily during the first several decades of the twentieth century, although the eastern edge of the neighborhood, along 10th Street, developed in the 1890s due to its proximity to the 9th Street streetcar line. These homes, some of which were architect designed, were built in the Victorian style, similar to those that were built in the adjacent Riverbend Neighborhood. One of the homes on 10th Street, the Reverend R.W. Keller House, 1430 10th Street, is listed on the National Register of Historic Places. The rest of the neighborhood developed during the early part of the twentieth century, primarily during the 1910s and 1920s. The dominant architectural style is Arts and Crafts, including many bungalows and four squares.

Located within the King Irving neighborhood is the Goddard Court bungalow court, which was built in 1916 and is located west of 14th Street just north of University Avenue. Goddard Court is one of three remaining bungalow courts in Des Moines, and is listed on the National Register of Historic Places.

King Irving also has another structure that is listed on the National Register of Historic Places. The Basilica of St. John, which is located on University Avenue between 19th Street and Martin Luther King, Jr. Parkway, was opened in 1926, although work began on the building in 1913. The Basilica is noted for its Romanesque architecture and its resemblance to St. Paul's Basilica in Rome.

During the early twentieth century the neighborhood had a variety of commercial businesses that served neighborhood residents and the surrounding community. Some of these businesses included movie theaters, grocery stores, drug stores, gas stations and nightclubs.

Over time, the neighborhood has been home to several elementary schools and a junior high school, as well as an all ages school. Nash Elementary, which was located at 16th and Forest, was built in 1916, and named after Rev. John A. Nash, who donated the land for the original Forest Home School. The Forest Home School, which was built at 13th Place and Forest Avenue, was originally a kindergarten through 12th





grade school that was eventually demolished to make way for the Des Moines Public school garage. In 1925 Irving Junior High was built adjacent to Nash Elementary, and was named for Washington Irving, a pioneer in literature. Both schools were closed in the 1970s. A new elementary school, King Academy of Math and Science, was opened several blocks to the west in 1974.



Another major institution in the neighborhood is the Tiny Tots childcare center, which was founded by Evelyn Davis. The center, which has been housed at various locations throughout the neighborhood during its history, has served low-income children since it opened in 1967. Tiny Tots, now known as the Evelyn Davis Early Learning Academy, is currently located at the House of Mercy at 14th and Clark, and is operated by the Des Moines Public Schools and United Way.



Over the last decade, several institutions in the King Irving neighborhood have benefited from the generosity of Des Moines' most noted philanthropists. In 1991 former Des Moines Register publisher David Kruidenier donated \$850,000 to build the Forest Avenue Library on the site adjacent to the former Irving School site. This new facility replaced the small cramped Mid City Library that was located at 13th and University. After the new library was opened in 1992, the adjacent Irving Park was renovated. These improvements, which were made to push out unwelcome activities and encourage more positive and family-friendly activities in the park, were completed in 1993. In August of 1993 Irving Park was renamed Evelyn K. Davis Park in honor of Evelyn Davis' many contributions to the area. In 1994 John R. Grubb made a donation to the Greater Des Moines YMCA to build a facility in the King Irving neighborhood on the site of the former Dowling High School at 11th and Forest. This facility, the Variety Club and City of Des Moines John R. Grubb Community YMCA, is a comprehensive multi-use facility that serves neighborhood residents of all ages.



Demographics

During the last three decades, the King Irving neighborhood has experienced significant population decline, although during the past ten years the neighborhood population has begun to increase. The overall decline in population since 1970 can be partially attributed to the demolition of abandoned and deteriorated housing structures in the neighborhood. The recent increase in population in King Irving could be explained by the development of infill housing in the neighborhood and family sizes that are larger than the citywide average. The average household size in King Irving is 3.15 persons, whereas the average Des Moines household size is 2.39 persons. The decline in King Irving's population parallels the population decline in the City as a whole, although Des Moines began to experience an upswing in population in 1990, rather than 2000, as with King Irving. The populations of both Des Moines and King Irving are still less than they were in 1970.

Over three-quarters of King Irving residents identified themselves as non-white for the 2000 Census. Citywide, non-whites account for less than 18% of the population. Historically, King Irving has had a large percentage of its residents identify themselves as non-white compared to the total non-white population citywide. In the last decade, however, the non-white population for the City as a whole has increased dramatically from 10.8% to 17.7% of the population, which is an increase of almost 70%.

King Irving Population

Source: United States Census 1970-2000

Census Year	1970	1980	1990	2000
Total Population	3,458	2,309	1,801	2,163
Total Minority Population	2,382	1,462	1,321	1,631
Percent Minority	68.9%	63.3%	73.3%	75.4%

Des Moines Population

Source: United States Census 1970-2000

Census Year	1970	1980	1990	2000
Total Population	200,587	191,003	193,187	198,682
Total Minority Population	12,408	18,385	20,770	35,188
Percent Minority	6.2%	9.6%	10.8%	17.7%

King Irving's minority population is comprised primarily of Blacks, who make up over half of the neighborhood's total population and more than 67% of the total minority population in the neighborhood, which is substantially higher than the percentage of Blacks in the city as whole. The second largest racial group in King Irving is Asian, which makes up 12% of the neighborhood's population. Citywide the second largest racial group is those who identify themselves as Other, followed closely by Asian.

It should be noted that the 2000 Census did not include Hispanic as a racial category, but as a separate question related to national origin, which might explain the high number of people who answered Other for the race question. Over 15% of King Irving residents identified themselves as Hispanic, compared to only 6.6% of residents citywide.

Population Breakdown by Race

Source: 2000 United States Census

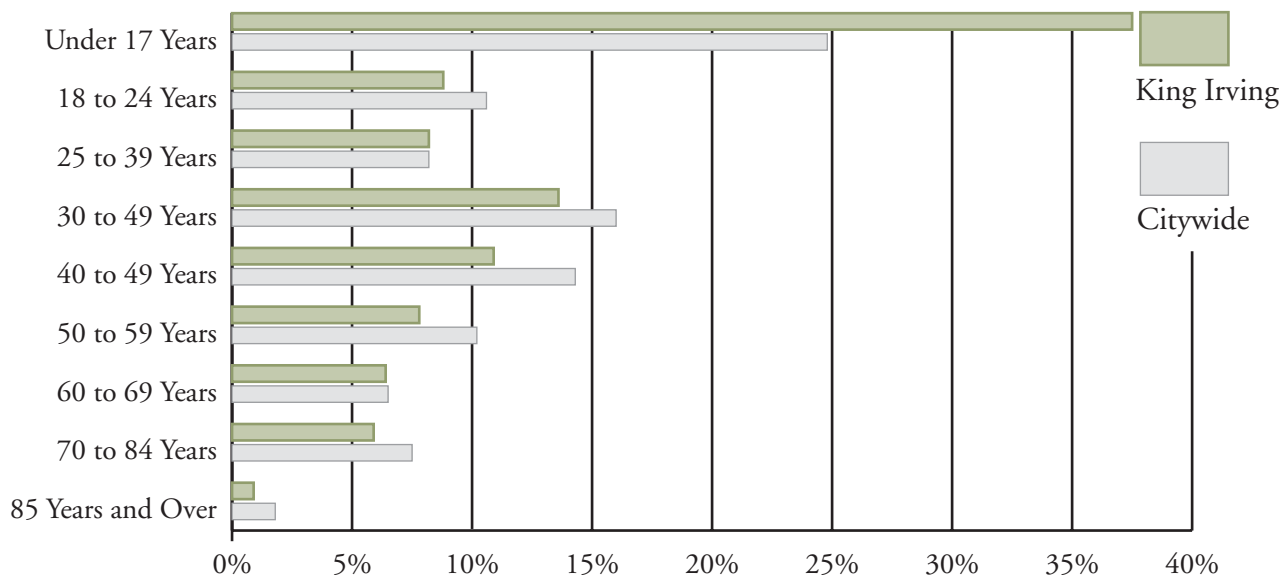
Race	King Irving		Citywide	
	Number	Percentage	Number	Percentage
Black	1,105	51.1%	16,025	8.1%
American Indian	14	0.6%	705	0.4%
Asian	259	12.0%	6,946	3.5%
Native Hawaiian or Pacific Islander	0	0.0%	95	0.0%
Other	190	8.8%	6,987	3.5%
2+ Races	63	2.9%	4,430	2.2%
Total Minority	1,631	75.4%	35,188	17.7%
White	532	24.6%	163,494	82.3%
Total Population	2,163	100.0%	198,682	100.0%
Hispanic	330	15.3%	13,138	6.6%



The King Irving neighborhood has a large population of children under the age of eighteen. 37.5% of King Irving residents are under the age of eighteen, compared with only 24.8% of residents citywide. This could explain the larger family sizes in the King Irving neighborhood compared to the citywide average.

Population by Age Group

Source: 2000 United States Census



Over half of households with children in King Irving are led by a single parent. Single parent households account for 52% of the households with children under the age of eighteen in King Irving, and a single mother leads most of those households. The percentage of single parent households for the city as a whole is 35.7%.

Households with Children Under 18 by Family Type

Source: 2000 United States Census

Family Type	King Irving		Citywide	
	Number	%	Number	%
Married Couple	154	47.1%	16,412	62.9%
Single Father	28	8.6%	2,127	8.2%
Single Mother	142	43.4%	7,177	27.5%
Non-Family Household	3	0.9%	371	1.4%
Total Households w/ children under 18	327	100.0%	26,087	100.0%

Housing Data

The King Irving neighborhood is composed primarily of single-family homes, with a small number of duplexes and multi-family buildings. The average home in King Irving is older and larger than the average house citywide. The average assessed value per square foot, however is substantially less than the citywide average.

Single-family Average Value and Year Built

Source: 2001 Community Development's Neighborhood Selection Data

	King Irving	Citywide
Average Assessed Value	\$34,404	\$84,491
Average Square Footage	1,323	1,213
Average Assessed Value per Square Foot	\$26.00/square foot	\$69.66/square foot
Average Year Built	1918	1942

Note: Includes residences only. A residence is defined by the Polk County Assessor as a structure containing 1 or 2 living units and not being a townhouse, condominium or mobile home.

The housing conditions in King Irving are reflective of the neighborhood's aging housing stock. While the neighborhood has a higher percentage of homes in normal condition than the city as a whole, over 45% of the homes in King Irving are in below normal, poor or very poor condition, compared to just under 12% of the homes citywide. Additionally, King Irving has only 1% of the City's housing stock, but it has almost 10% of the City's homes that are in very poor condition.

Single-family Structure Condition Information

Source: 2001 Community Development's Neighborhood Selection Data

Condition	King Irving		Citywide	
	Units	%	Units	%
Excellent	0	0%	778	1.4%
Very Good	18	3.2%	5,645	9.9%
Above Normal	49	8.7%	21,518	37.7%
Normal	243	43.1%	22,288	39.1%
Below Normal	196	34.7%	5,702	10.0%
Poor	44	7.8%	913	1.6%
Very Poor	14	2.5%	147	0.3%
Total	564	100.0%	56,991	100.0%

Note: Includes residences only. A residence is defined by the Polk County Assessor as a structure containing 1 or 2 living units and not being a townhouse, condominium or mobile home.





An analysis of Des Moines home sales recorded with the Polk County Assessor from 1998 to 2000, showed King Irving had one of the highest rates of contract sales of all of the City's neighborhoods. Of 103 total sales in King Irving, almost half were sold on contract, compared to just over 10% citywide. A contract is an alternative to a traditional deed sale, in which the purchaser makes payments directly to the seller. Predatory contract sales have been a serious problem in Des Moines in recent years. While many contact sales are legitimate, an increasing number of them have targeted poor, minority and immigrant homebuyers. Numerous efforts have been undertaken by the City of Des Moines, the State of Iowa and Citizens for Community Improvement (CCI) to educate and protect homebuyers from unscrupulous contract sellers.

Contract Sales 1998 - 2000

Source: 2001 Community Development's Neighborhood Selection Data

Total Sales 1998 - 2000		Instrument of Sale		% of Homes Sold on Contract
		Contract	Deed	
King Irving	103	48	55	46.6%
Des Moines	12,688	1,509	11,179	11.9%

Note: Includes residences and residential other. A residence is defined by the Polk County Assessor as a structure containing 1 or 2 living units and not being a townhouse, condominium or mobile home. Residential other is defined by the Polk County Assessor as a townhouse, condominium or mobile home.





According to the 2000 Census, King Irving has more owner occupied housing units than rental units, but does not have as high a percentage of owner occupied units compared to the city as a whole. The rental rate, however, is only slightly higher than the city as a whole. What accounts for most of the difference between King Irving and the city as a whole in the number of owner occupied units is the high number of vacant units in the neighborhood. King Irving’s vacancy rate is 15.8%, compared to 5.3% for the city as a whole.

Home Ownership Data				
Source: 2000 United States Census				
Tenure Status	King Irving		Citywide	
	Units	Percentage	Units	Percentage
Owner Occupied	377	46.3%	52,119	61.3%
Rental Occupied	309	37.9%	28,385	33.4%
Vacant Units	129	15.8%	4,563	5.3%
Total	815	100.0%	85,067	100.0%

The King Irving neighborhood, according to the 2000 Census has a higher percentage (57%) of newer residents (those who have moved into the neighborhood since 1995) than the citywide average (51%), which could explain the increase in population the neighborhood has experienced between 1990 and 2000. As a whole, however, the neighborhood’s level of long-term residents (43%), those who have moved into the neighborhood prior to 1995, is slightly less than the City as a whole (49%).



Neighborhood Character/Land Use

Goals

Plan of Action

Resources

Enhance the character of the King Irving Neighborhood

The adoption of this plan ensures that the 2020 Community Character Land Use Plan designations are consistent with the existing land use.

- * Amend the Grubb YMCA parcels from “Low/Medium Density Residential” to “Public/Semi-Public.”
- * Amend the Forest Avenue Library parcels from “Low Density Residential” to “Public/Semi-Public.”
- * Amend Fire Station No. 4 parcels from “Low/Medium Density Residential” to “Public/Semi-Public.”

The adoption of this plan ensures that the 2020 Community Character Land Use Plan designations are consistent with the preferred land use.

- * Amend parcels along the north side of University Avenue between 13th Street and Keosauqua Way from “Low Density Residential” to “Commercial Corridor.”
- * Amend parcels between 19th Street and Martin Luther King, Jr. Parkway north of Forest Avenue from “Commercial Corridor” to “Low/Medium Density Residential,” except for parcels within 200 feet of Forest Avenue.
- * Amend parcels within 150 feet of intersection of Forest Avenue and 13th Street from “Low/Medium Density Residential” and “Low Density Residential” to “Neighborhood Node.”
- * Amend parcels along the north side of Forest Avenue between the “Neighborhood Node” and 1419 Forest Avenue from “Low Density Residential” to “Low/Medium Density Residential.”

King Irving Neighborhood will request that the Des Moines’ City Council initiate rezonings to support the preferred land use.

- * Rezone “C-2” (General Commercial and Highway Oriented Commercial) area north of Forest Avenue between 17th Street and

KINA/City of Des Moines Community Development Department

KINA/City of Des Moines Community Development Department

KINA/City of Des Moines Community Development Department

Neighborhood Character/Zoning

Goals

Plan of Action

Resources

19th Street to “R1-60” (One-Family Low-Density Residential).

* Rezone “C-2” (General Commercial and Highway Oriented Commercial) area south of Forest Avenue between 17th Street and the alley between 18th and 19th Streets to “R1-60” (One-Family Low-Density Residential).

* Rezone parcels within 200 feet of Forest Avenue between 19th Street and Martin Luther King, Jr. Parkway, and the parcels at the southeast corner of Forest Avenue and 19th Street from “C-2” (General Commercial and Highway Oriented Commercial) to “NPC” (Neighborhood Pedestrian Commercial).

* Rezone parcels between 19th Street and Martin Luther King, Jr. Parkway north of Forest Avenue from “C-0” (Commercial-Residential), “C-1” (Neighborhood Retail Commercial) and “R1-60” (One-Family Low-Density Residential) to “R-3” (Multiple-Family Residential), except for parcels within 200 feet of Forest Avenue.

* Rezone parcels on the north side of University Avenue between 13th Street and Keosauqua Way from “R-3” (Multiple-Family Residential) and “C-2” (General Commercial and Highway Oriented Commercial) to “C-1” (Neighborhood Retail Commercial).

* Rezone parcels on the north side of Forest Avenue from 1325 Forest Avenue to 1419 Forest Avenue from “C-1” (Neighborhood Retail Commercial) and “C-2” (General Commercial and Highway Oriented Commercial) to “R-3” (Multiple-Family Residential).

* Consider rezoning the “R-3” (Multiple-Family Residential) between 9th Street and 13th Street to “R-2” (One and Two-Family Residential) or a more appropriate zoning classification upon adoption of the new City of Des Moines Zoning Ordinance.

Neighborhood Character/Housing

Goals

Plan of Action

Resources

Promote home ownership in the King Irving Neighborhood

King Irving Neighborhood will partner with the Neighborhood Finance Corporation to promote its programs.

KINA/NFC

Encourage the maintenance and improvement of existing owner-occupied homes in the King Irving Neighborhood

King Irving Neighborhood will work with the Community Development Department to ensure that all properties are in compliance with City codes.

KINA/City of Des Moines Community Development Department - NBSD

King Irving Neighborhood will work with the Community Development Department to identify structures that are not suitable for rehabilitation and encourage their demolition.

KINA/City of Des Moines Community Development Department

King Irving Neighborhood will partner with the City of Des Moines' Neighborhood Conservation Services (NCS) and other non-profit housing providers to promote rehabilitation of existing single family homes.

KINA/City of Des Moines Community Development Department/King Irving Affordable Housing Consortium

Encourage the maintenance and improvement of rental properties in the King Irving Neighborhood

King Irving Neighborhood will work with the Community Development Department to ensure all properties are in compliance with City rental codes.

KINA/City of Des Moines Community Development Department - NBSD

King Irving Neighborhood will work with the Community Development Department to identify illegal rental housing in the neighborhood

KINA/City of Des Moines Community Development Department - NBSD

Discourage predatory lending and contract sales.

King Irving Neighborhood will work with the Community Development Department and Citizens for Community Improvement to enforce the contract sales ordinance and explore new ways to combat the problem.

KINA/City of Des Moines Community Development Department/CCI

Neighborhood Character/Housing

Goals

Plan of Action

Resources

Encourage energy efficiency in new and existing housing

King Irving Neighborhood will actively pursue grants and other programs that promote energy efficiency

* If successful in obtaining grants, King Irving Neighborhood, in conjunction with the City of Des Moines and the King Irving Affordable Housing Consortium, will explore the possibility of implementing a pilot energy efficiency program for infill housing.

King Irving Neighborhood will actively encourage residents to participate in the City of Des Moines' Weatherization program

KINA/City of Des Moines Community Development Department/King Irving Affordable Housing Consortium

KINA/City of Des Moines Community Development Department

Rehabilitate and revitalize King Irving's housing stock

In consultation with the King Irving Neighborhood Planning Committee, a project area (see map) has been identified along Forest Avenue and 13th Street to focus initial investment in the neighborhood.

The City of Des Moines will support revitalization of the neighborhood's housing stock through the creation of an Urban Renewal Plan for the entire neighborhood, which will allow for the acquisition and assemblage of property for residential redevelopment.

King Irving Neighborhood will partner with the City of Des Moines Community Development Department and the King Irving Affordable Housing Consortium to implement a strategy to address the multi-faceted housing needs of the neighborhood, including:

- * Infill housing
- * Predevelopment assistance for housing providers
- * Assistance to contract purchasers
- * Housing rehabilitation

King Irving Neighborhood and the City of Des Moines will work with the King Irving Affordable Housing Consortium to actively pursue grant funding for single-family owner occupied infill and rehabilitation projects.

King Irving Planning Committee/City of Des Moines Community Development Department

City of Des Moines Community Development Department/Office of Economic Development

City of Des Moines Community Development Department/King Irving Affordable Housing Consortium/KINA

City of Des Moines Community Development Department/King Irving Affordable Housing Consortium/KINA



Commercial

Goals

Plan of Action

Resources

Encourage commercial opportunities in King Irving Neighborhood

King Irving Neighborhood will support pedestrian-oriented commercial development at the intersection of Forest Avenue and 13th Street.

KINA

King Irving Neighborhood will support the revitalization of the Forest Avenue Corridor.

KINA

* King Irving Neighborhood will continue to have a representative on the Forest Avenue Planning Committee which is comprised of neighborhood leaders, business owners, and other corridor stakeholders.

* King Irving Neighborhood will continue to monitor the development of the County-owned site between 19th Street/Martin Luther King, Jr. Parkway and Forest Avenue to ensure that any future development will have a positive impact on the neighborhood.

King Irving Neighborhood, in cooperation with other surrounding neighborhood organizations, will support neighborhood friendly development along the 6th Avenue and University Avenue corridors.

KINA

Community Enhancements

Goals

Plan of Action

Resources

Connect King Irving Neighborhood to the City's recreational trail system

King Irving Neighborhood will partner with the City's Parks & Recreation Department to develop a plan for a bicycle trail or route to connect the neighborhood with Prospect Park.

King Irving Neighborhood will partner with the City to ensure that the multi-purpose trail along Martin Luther King, Jr. Parkway is extended north of Interstate 235 if Martin Luther King, Jr. Parkway is expanded.

KINA/City of Des Moines Parks & Recreation Department

KINA/City of Des Moines

Enhance Evelyn Davis Park

King Irving Neighborhood will work with the Parks & Recreation Department to develop a walking path around the perimeter of Evelyn Davis Park.

King Irving Neighborhood will support continued improvements and neighborhood-friendly events at Evelyn Davis Park.

KINA/City of Des Moines Parks & Recreation Department

KINA/City of Des Moines Parks & Recreation Department

Promote neighborhood identity

King Irving Neighborhood will work with neighborhood residents to develop a common landscaping theme in the neighborhood.

* King Irving will explore partnering with Iowa State University to bring landscape architecture students to the neighborhood to assist with the creation of this common theme.

King Irving Neighborhood will work with the City to design and construct neighborhood entrance features.

KINA/Iowa State University

KINA/City of Des Moines Community Development Department

Community Enhancements

Goals

Plan of Action

Resources

Support King Academy of Math and Science

King Irving Neighborhood will continue to support King Academy of Math and Science
* King Irving Neighborhood Association will provide volunteers and input when the King Academy Site Team begins to plan for its Schools First allocation.

KINA

Support the Forest Avenue Library

King Irving Neighborhood will continue to support the Forest Avenue Library.
* King Irving Neighborhood Association will provide volunteers and input when asked to support the expansion of the Forest Avenue Library, and will encourage the inclusion of a coffee shop in the expanded library.

KINA

Strengthen the capacity of the King Irving Neighborhood Association

King Irving Neighborhood will continue efforts to strengthen the capacity of the neighborhood association so it can increase outreach efforts in the neighborhood, promote the area's diversity and improve the public perception of the neighborhood.

KINA/CCI

King Irving Neighborhood will actively seek out grant and partnership opportunities for neighborhood enhancement projects.

KINA/CCI

Physical Environment

Goals

Plan of Action

Resources

Promote and maintain a clean environment throughout the neighborhood

King Irving Neighborhood will actively work to identify and report zoning code violations and report them to the Community Development Department.

King Irving Neighborhood will encourage residents to utilize the City's SCRUB program and will provide volunteers to supervise the drop off locations.

KINA/City of Des Moines Community Development Department - NBSD

KINA/City of Des Moines Community Development Department

Improve drainage in the neighborhood

Public Works Department will perform necessary maintenance on the existing sewer system.

City of Des Moines Public Works Department

In 2002 a portion of the College Avenue sewer line was replaced.

Improve the appearance of the right-of-way along City streets and alleys

Public Works Department will trim trees and bushes as necessary at the request of King Irving Neighborhood residents.

The King Irving Neighborhood and the City of Des Moines will support reforestation efforts in the neighborhood sponsored by the Iowa Department of Natural Resources.

The King Irving Neighborhood will explore the relocation or burial of utility lines along Forest Avenue.

* The relocation of utility lines has become a goal of many neighborhood associations in Des Moines. Because this is a Citywide issue, City staff and King Irving Neighborhood Association are recommending to the Neighborhood Revitalization Board and the City Council that the Plan & Zoning Commission continue to explore the feasibility of the issue with MidAmerican Energy.

City of Des Moines Public Works Department

KINA/City of Des Moines/Iowa Department of Natural Resources

KINA/City of Des Moines/MidAmerican Energy

Physical Environment

Goals

Plan of Action

Resources

Improve traffic flow and promote pedestrian safety around King Academy

King Irving Neighborhood will partner with the Des Moines Public Schools and City's Traffic and Transportation Division to examine traffic and pedestrian patterns around King Academy.

- * Conduct a study of traffic flow around King Academy to determine strategies that would maximize safety.
- * Consider installing a signal-controlled pedestrian crosswalk across Forest Avenue at 18th Street.
- * Work with King Academy Site Team on the development of a site plan for potential expansion of King Academy that ensures that traffic and pedestrian issues are addressed.

KINA/City of Des Moines Engineering Department - Traffic and Transportation Division/Des Moines Public Schools

Reduce vehicular speeding in King Irving Neighborhood

King Irving Neighborhood will partner with the Des Moines Police Department to identify areas of concern for excessive speeding.

KINA/Des Moines Police Department - NBSD

King Irving Neighborhood will partner with the City's Traffic and Transportation Division to identify methods of reducing speeding through traffic calming, including the use of neckdowns on Forest Avenue and 13th Street.

KINA/City of Des Moines Engineering Department - Traffic and Transportation Division

Improve motorist visibility in King Irving Neighborhood

King Irving Neighborhood will encourage property owners to trim brush and other objects obstructing motorists' vision clearance triangle.

- * Improve visibility at intersection of Hickman Road and 10th Street.
- * Improve visibility at intersection of College Avenue and 12th Street.
- * Improve visibility at intersection of College Avenue and Martin Luther King, Jr. Parkway.

KINA/City of Des Moines Engineering Department - Traffic and Transportation Division

Improve neighborhood access to downtown

King Irving Neighborhood will work with the Engineering Department to determine the feasibility of a continuous sidewalk along Keosauqua Way or determine an alternate route to downtown.

KINA/City of Des Moines Engineering Department

Physical Environment

Goals

Improve the physical appearance and functionality of the neighborhood's streets, sidewalks, and curbs

Plan of Action

Public Works Department has repaired streets using Hot Mix Asphalt Overlay:

- * 10th Street between Washington and Jefferson Avenues (2002)
- * 12th Street between University Avenue and Clark Street (2002)
- * 13th Place between Carpenter and Forest Avenues (2002)
- * Harrison Avenue between 13th and 16th Streets (2002)
- * Washington Avenue between 9th and 10th Streets (2002)
- * Washington Avenue between 11th and 13th Streets (2002)
- * 10th Street between University and College Avenues (2003)
- * 12th Street between Clark Street and Jefferson Avenue (2003)
- * 12th Street north of Jefferson Avenue (2003)
- * 13th Street between Clark Street and Chautauqua Parkway (2003)
- * 14th Street between University and Carpenter Avenues (2003)
- * 18th Street between Forest and Carpenter Avenues (2003)
- * Carpenter Avenue between 14th Street and Keosauqua Way (2003)
- * College Avenue between 9th and 13th Street (2003)
- * Jefferson Avenue between 9th and 13th Streets (2003)

Resources

City of Des Moines Public Works Department

Physical Environment

Goals

Plan of Action

Resources

Public Works Department has repaired streets using a Slurry Seal coating:

- * 11th Street between University and Jefferson Avenues (2002)
- * 14th Street between Forest Avenue and Clark Street (2002)
- * 14th Place north of Carpenter Avenue (2002)
- * 16th Street between Forest Avenue and Clark Street (2002)
- * Carpenter Avenue between 11th and 12th Streets (2002)
- * Carpenter Avenue between 13th and 14th Streets (2002)
- * Franklin Avenue between 9th and 11th Streets (2002)
- * Gillette Street between 16th and 18th Streets (2002)
- * Goddard Court west of 14th Street (2002)
- * Mary Avenue between 9th and 11th Streets (2002)

City of Des Moines Public Works Department

Physical Environment

Goals

Plan of Action

Resources

Public Works Department has replaced or repaired defective curbs:

- * 12th Street between Forest Avenue and Clark Street (2002)
- * 13th Place between Forest and Carpenter Avenues (2002)
- * 14th Place north of Carpenter Avenue (2002)
- * Harrison Avenue between 14th and 16th Streets (2002)
- * Washington Avenue between 11th and 13th Streets (2002)
- * 11th Street between College and Washington Avenues (2003)
- * 13th Street between Forest and College Avenues (2003)
- * 14th Street University Avenue and Goddard Court (2003)
- * East side of 16th Street between Forest Avenue and Clark Street (2003)
- * Carpenter Avenue between 15th and 18th Streets (2003)
- * Clark Street between 11th and 12th Streets (2003)
- * College Avenue between 9th and 11th Streets (2003)
- * Harrison Avenue between 13th and 14th Streets (2003)

City of Des Moines Public Works Department



Physical Environment

Goals

Plan of Action

Resources

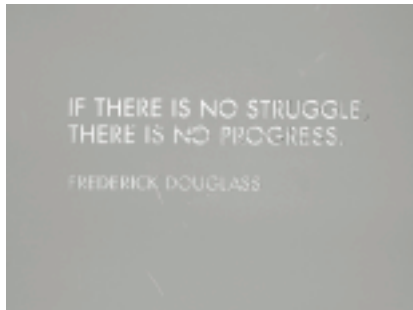
Public Works Department has replaced or repaired defective sidewalk.

* In 2002, approximately 15,000 lineal feet of defective sidewalk was replaced by the Public Works Department throughout the King Irving Neighborhood. These efforts focused on school walk routes.

* In 2003, approximately 6,500 lineal feet of defective sidewalk was replaced by the Public Works Department throughout the King Irving Neighborhood.

City of Des Moines Public Works Department

Implementation



Implementation of the plan is the hardest part of the Neighborhood Revitalization Program. To be successful it is imperative that the present collaboration between the City of Des Moines and the King Irving Neighborhood Association continue to exist and grow. It will also require the following:

- * Strong and active leadership from the King Irving Neighborhood Association
- * Continued commitment and support from the Des Moines City Council and the Polk County Board of Supervisors
- * Technical assistance from the Neighborhood Development Division and other City staff

The Neighborhood Revitalization Program is not intended to be a permanent commitment of resources to a specific neighborhood. The goal is to solve specific priority problems that require intensive work and to enhance the neighborhood. This neighborhood entered the Neighborhood Revitalization Program as a distressed neighborhood based on:

- * Housing conditions
- * Property values
- * Proportion of homeowners to renters
- * Home sales information

Because of King Irving's status as a distressed neighborhood, it is acknowledged that in order to see results, the City of Des Moines and the King Irving Neighborhood Association must commit to a long-term strategy for revitalization. The strategy, which is outlined in this plan, will be further refined in the coming months and years to address the unique conditions that exist in the neighborhood, and as problems and opportunities arise. An aggressive strategy will be pursued during the initial phase of implementation, but a sustained long-term effort will be required before an exit strategy is developed and implemented for this neighborhood.

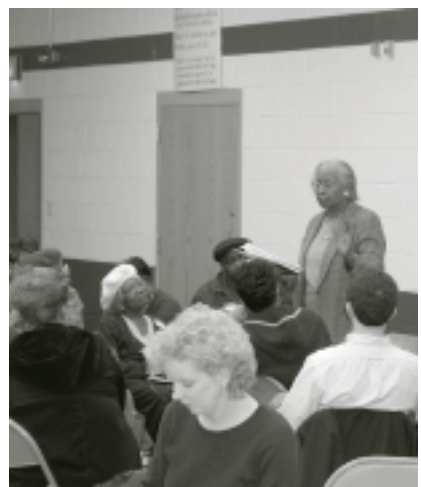
Upon approval of the plan, the first priority will be to create an Urban Renewal Plan that will allow the City of Des Moines to address problem properties throughout the neighborhood through acquisition, rehabilitation and demolition.



Additionally, the City of Des Moines will work with the King Irving Affordable Housing Consortium to implement the housing strategies outlined in this plan. The City of Des Moines will also work with the King Irving Neighborhood Association to begin the rezoning that is recommended in this plan. Simultaneously, the neighborhood association will work to increase its organizational capacity to address the many issues that impact the quality of life in the neighborhood.



The Neighborhood Development Division will conduct periodic assessments of the progress of this plan and will recommend that the program be ended once the work plan has been substantially completed. It is possible that certain activities may be investigated and found not to be feasible or to require an unreasonable amount of resources. Once the plan has been found to be substantially completed, a report will be prepared with input from the neighborhood association and forwarded to the Neighborhood Revitalization Board. Pending its approval, the recommendation will be forwarded to the Des Moines City Council and the Polk County Board of Supervisors for final approval. At this point the neighborhood becomes a Charter Neighborhood and is phased out of the Neighborhood Revitalization Program.



Glossary

CCI – Citizens for Community Improvement; a grassroots community organization that works directly with the King Irving Neighborhood Association

Charter Neighborhood – A Recognized Neighborhood that has an approved Plan under the Neighborhood Revitalization Program

CIP – Capital Improvement Program; the City’s five-year budget and schedule of infrastructure projects

City – City of Des Moines, Iowa; includes the City Council, City Manager’s Office and all operating departments

Designated Neighborhood – A Recognized Neighborhood that has been selected to participate in the Neighborhood Revitalization Program

KINA – King Irving Neighborhood Association

King Irving Affordable Housing Consortium – A group of local non-profit housing providers who are committed to collaborating with the City of Des Moines and the King Irving Neighborhood Association to increase and improve housing opportunities in the King Irving neighborhood; partners include: Home Opportunities Made Easy, Inc. (HOME, Inc.), Community Housing Development Corporation (CHDC), Neighborhood Development Corporation (NDC), Neighborhood Finance Corporation (NFC), Habitat for Humanity, Citizens for Community Improvement (CCI) and the City of Des Moines Community Development Department

Neighborhood Based Service Delivery Program (NBSD) - A partnership between Neighborhood Organizations and the City of Des Moines that focuses police officers, neighborhood inspectors and other staff and resources in neighborhoods to jointly solve problems and improve the quality of everyday life in the neighborhood

NIRP – Neighborhood Infrastructure Rehabilitation Program; a program operated by the City’s Public Works Department to improve infrastructure in Designated Neighborhoods

NRB – Neighborhood Revitalization Board; a City Council appointed citizen board charged with making policy recommendations regarding the City Neighborhood Revitalization Program and Consolidated Planning process for federal funds

NRP – Neighborhood Revitalization Program; a comprehensive approach to revitalizing Des Moines’ neighborhoods, initiated by the City Council based on the recommendation in a 1990 report prepared by consultant Stockard & Engler, Inc.

Recognized Neighborhood – A neighborhood with an active association that submitted an application to the City Council and in turn was approved as having an officially recognized relationship with the City

SCRUB - Spring Cleanup to Reduce Urban Blight; SCRUB clean-up days provide a free drop off site for non-hazardous trash and yard waste on selected Saturday mornings from early April to late October, and are coordinated by neighborhood associations with the assistance of the Community Development Department’s Community Services Division and Public Works Department providing dumpsters, landfill fees, and security

Land Use Terms

2020 Community Character Plan Land Use Designations

Low Density Residential – Areas developed with single-family homes and duplexes legal as of December 31, 1996, with up to 6 units per net acre.

Low/Medium Density Residential – Areas developed with mix of single family, duplex and small multi-family units, up to 12 units per net acre.

Medium Density Residential – Areas developed with multi-family units, including those over 8 units, up to 17 units per net acre.

Neighborhood Node – Small-scale commercial serving primarily adjacent neighborhood. Cumulative building total of 25,000 to 50,000 square feet.

Commercial Corridor – Small-to-moderate scale commercial in a linear pattern that serves adjacent neighborhood and passing motorists. Building sizes range from 2,000 to 35,000 square feet.

Park/Open Space – Uses including parks, golf courses, trails, zoos and cemeteries.

Public/Semi-Public – Uses such as government facilities, schools, and hospitals.



Zoning Terms

Zoning District Classifications*

R1-60 (One-Family Low-Density Residential) – is intended and designed to provide for certain low-density residential areas of the city developed primarily with one-family detached dwellings and areas where similar residential development seems likely to occur.

R-3 (Multiple-Family Residential) – is intended and designed for certain medium-density residential areas of the city developed with single-family, two-family, and multiple family dwellings and areas where similar residential development seems likely to occur.

NPC (Neighborhood Pedestrian Commercial) – is intended for early 20th century streetcar and automobile corridors with a variety of retail shopping, office use, and apartments. The district is characterized by multistory brick apartments and one- and two-story commercial buildings with multiple tenants and minimal setback from the primary commercial street. This district includes specialty retail and office uses that serve the adjacent residential areas as well as the entire city. It is the intention of this division that the classification as neighborhood pedestrian commercial will aid in the preservation and stabilization of the commercial corridor along the primary commercial street by improving the pedestrian access, promoting retail density, protecting the adjacent residential districts, and protecting the character of the district. It is the intention that new buildings and exterior alterations of existing buildings be compatible with the predominant front yard setback, street entrance, fenestration and materials along the corridor. To this end the classification incorporates permissive bulk standards for new construction and remodeling and lowers the usual parking standards. To ensure compatibility of development with the neighborhood and the maximum flexibility for the property owner, development within an NPC district is tied to a review of the site plan by the Plan and Zoning Commission.

C-0 (Commercial-Residential) - District is intended and designed to provide certain areas of the city for the development of professional and low-intensity business offices in areas where residential dwellings predominate.

C-1 (Neighborhood Retail Commercial) - is intended to provide for the convenience shopping of persons living in neighborhood residential areas and for general uses and activities of a retail and personal service character. Only those uses are permitted which are necessary to satisfy the local needs which occur so frequently as to require commercial facilities in proximity to residential areas. In addition, low-intensity business and professional offices are permitted.

C-2 (General Retail and Highway Commercial) - is intended to provide for major retail shopping areas, other than shopping centers in C-4 districts, outside the downtown area. This district includes, as well, much of the strip commercial property existing along the major city streets and highways. The uses permitted are intended to accommodate both the general retail consumer and the needs and services of the automobile traveling consumer.

*Definitions current as of January 1, 2004 - these classifications may change with the adoption of a new City Zoning Ordinance

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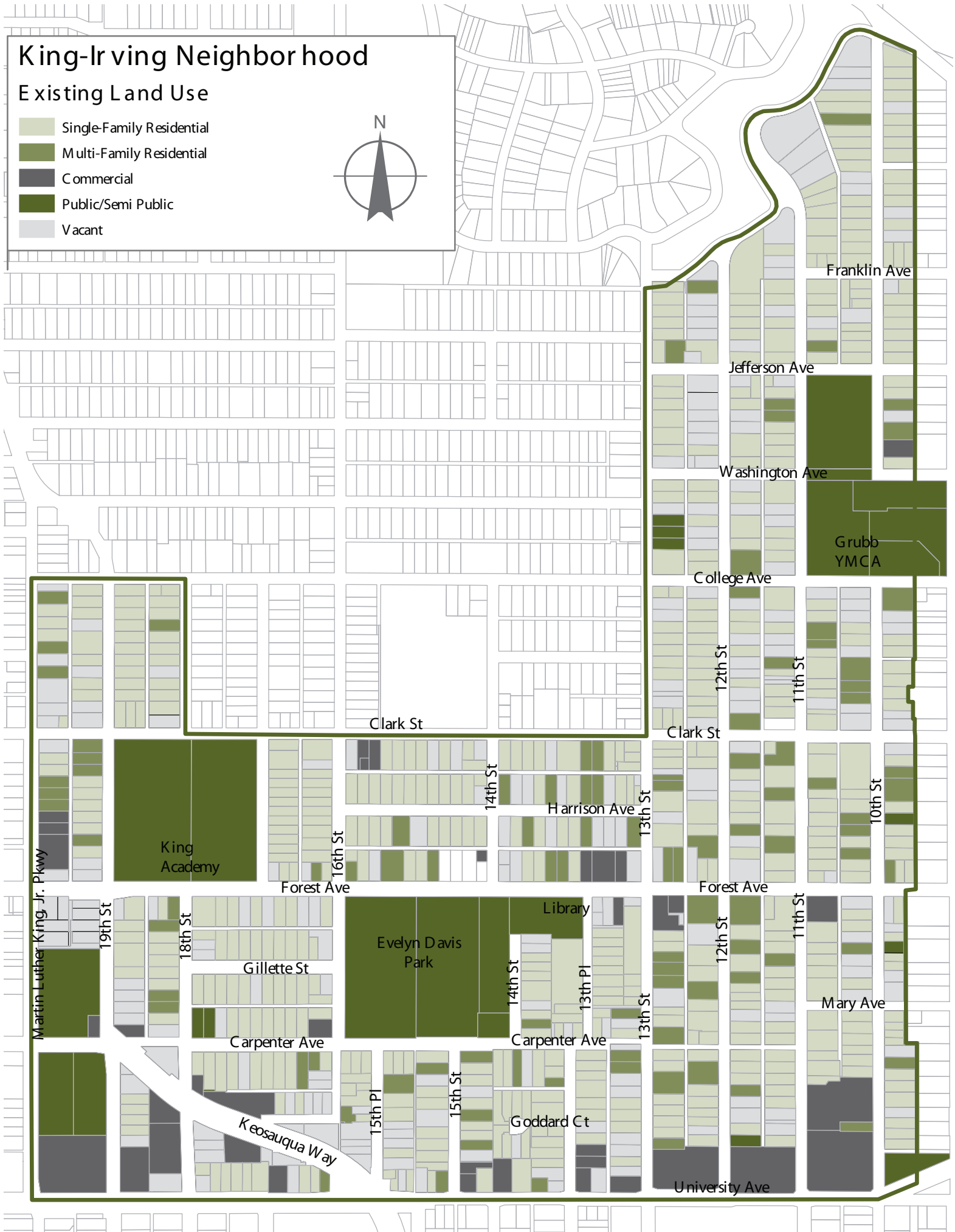
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King-Irving Neighborhood

Existing Land Use

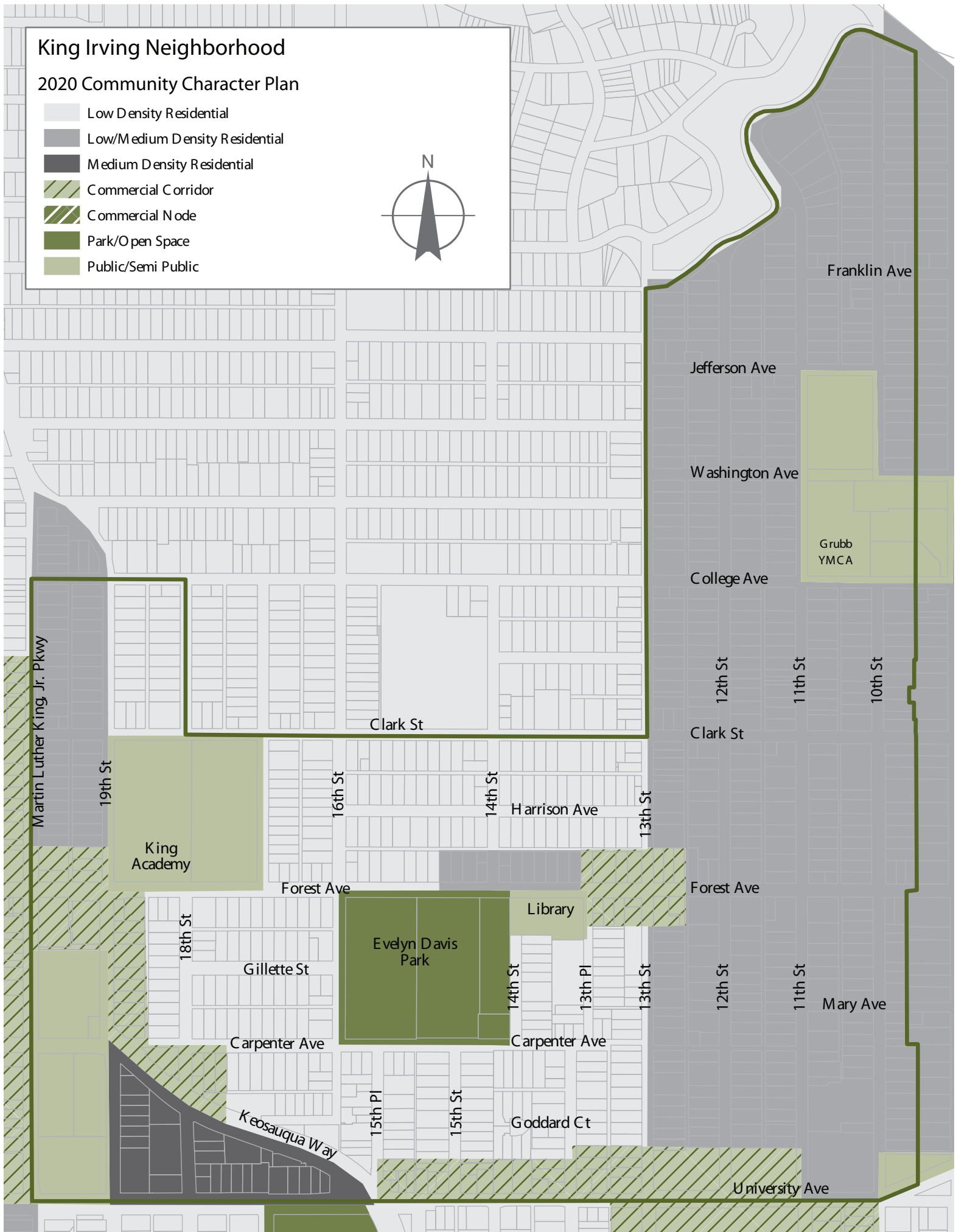
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Public/Semi Public
- Vacant



King Irving Neighborhood

2020 Community Character Plan

- Low Density Residential
- Low/Medium Density Residential
- Medium Density Residential
- Commercial Corridor
- Commercial Node
- Park/Open Space
- Public/Semi Public

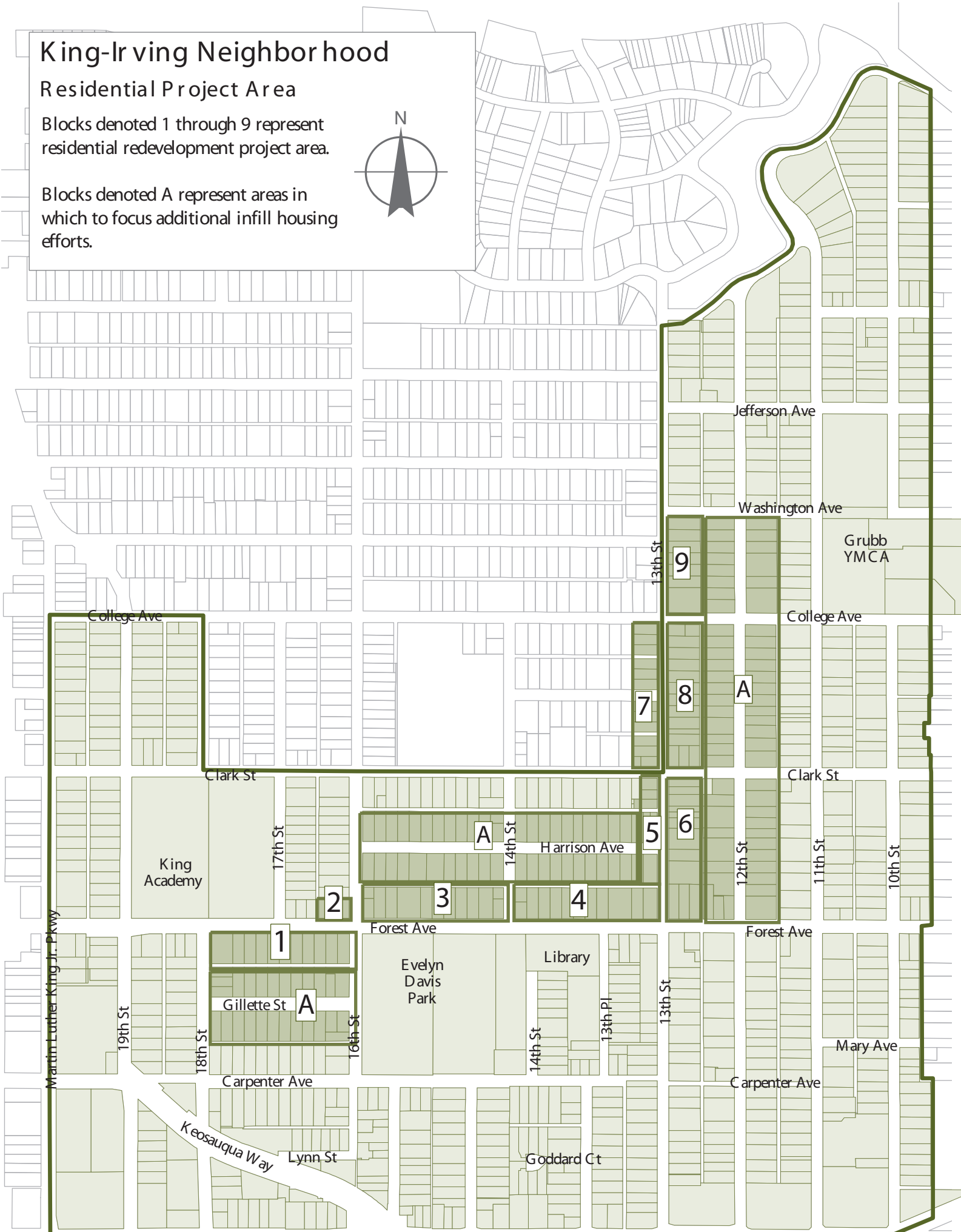


King-Irving Neighborhood

Residential Project Area

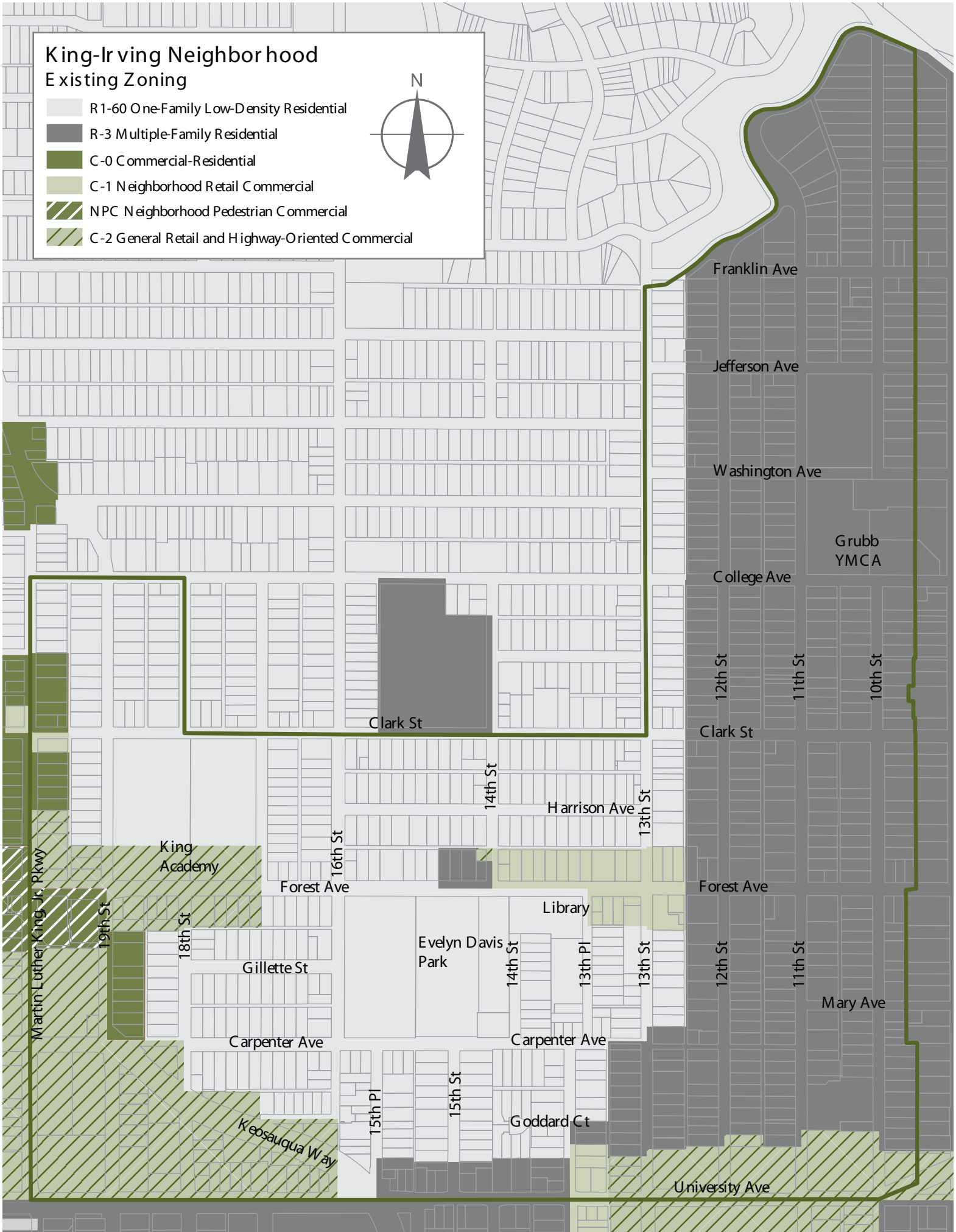
Blocks denoted 1 through 9 represent residential redevelopment project area.

Blocks denoted A represent areas in which to focus additional infill housing efforts.



King-Irving Neighborhood Existing Zoning

- R1-60 One-Family Low-Density Residential
- R-3 Multiple-Family Residential
- C-0 Commercial-Residential
- C-1 Neighborhood Retail Commercial
- NPC Neighborhood Pedestrian Commercial
- C-2 General Retail and Highway-Oriented Commercial



King-Irving Neighborhood Proposed Zoning Districts

- R1-60 One-Family Low-Density Residential
- R-3 Multiple-Family Residential
- C-0 Commercial-Residential
- C-1 Neighborhood Retail Commercial
- C-2 Neighborhood Retail Commercial
- NPC Neighborhood Pedestrian Commercial
- C-2 General Retail and Highway-Oriented Commercial

