



# Martin Luther King Jr. Park Neighborhood Plan

2014

## Acknowledgements

### Martin Luther King Jr. Park Planning Process

#### Plan Priorities

February - April 2013

#### Youth

April - July 2013

#### Infrastructure

February - April 2013

#### Parks & Open Spaces

April - July 2013

#### Community Life:

Events, Health & Wellness, Education

August - November 2013

#### Housing

December - February 2014

#### Neighborhood Edges

February - April 2014

### Plan Development and Oversight

Martin Luther King Jr. Park Neighborhood Association

MLK Partners Coalition

City of Des Moines Neighborhood Revitalization Board

City of Des Moines Plan & Zoning Commission

Des Moines City Council

Polk County Board of Supervisors

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## Plan Presentation & Approval

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Park Neighborhood  
Association



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Neighborhood  
Revitalization Board



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Plan & Zoning  
Commission



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Des Moines  
City Council



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Polk County  
Board of Supervisors

**Table of Contents**

Introduction .....	2
Planning Process .....	3
Gathering Input and Establishing the Priority Areas .....	3
Review and approval .....	4
Role for the Neighborhood Association .....	4
About the Neighborhood / Neighborhood History .....	5
Demographics .....	7
Priority Areas .....	9
Safety .....	10
Youth .....	11
Parks .....	16
Martin Luther King Jr. Park .....	16
Crowley Park .....	22
Pocket Park #1 .....	22
Park Improvements .....	22
Community Life .....	24
Health & Wellness .....	24
Community Education .....	24
Community Events .....	24
Building Awareness .....	25
Barriers to Success .....	25

Infrastructure Improvements .....	30
Neighborhood Infrastructure Rehabilitation Program (NIRP) .....	30
Other Infrastructure Concerns .....	30
<i>Sidewalks</i> .....	30
<i>Lighting</i> .....	31
Housing .....	34
Existing Conditions .....	34
Recent Developments .....	36
Future Improvements .....	36
Neighborhood Edges, Land Use & Zoning .....	39
Neighborhood Edges .....	39
Land Use & Zoning .....	42
Setting the Stage for Future Redevelopment .....	44
Area 1 -- East 14th Street and East University Avenue: the Commercial Edges .....	44
Area 2 – East Washington Avenue and Wayne Street: the Industrial Edges .....	46
Implementation .....	49
Appendices .....	52
Land Use and Zoning terms .....	53
Glossary .....	54



**List of images**

Figure 1: Planning process .....	2
Figure 2: Partners Coalition Commitment .....	3
Figure 3: Priority areas .....	4
Figure 4: "Neighborhood Means..." .....	4
Map 1: Historic mine locations .....	5
Table 1: Population change 1990 - 2010 .....	7
Figure 5: Race and ethnicity 1990 - 2010 .....	7
Figure 6: Population by age group .....	8
Table 2: Educational attainment levels .....	8
Figure 7: Youth population by age group .....	11
Table 3: Average household size .....	12
Map 2: Martin Luther King, Jr. Park neighborhood .....	17
Map 3: Infrastructure improvements 2013 - 2014 .....	31
Table 4: Housing characteristics .....	34
Map 4: Architectural styles .....	35
Map 5: Edge properties .....	39
Map 6: Proposed land use changes .....	42
Map 7: Potential future land use changes .....	45



# Introduction

*Planning Process*

*Neighborhood History*

*Demographics*



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. The purpose of the Program is to concentrate resources in a small geographic area in order to make visible changes that build confidence in the future of the neighborhood. 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 other community organizations to develop a public/private partnership to address revitalization issues within the city. To participate, recognized neighborhoods must submit an application, demonstrate commitment from residents, and make a presentation to the Neighborhood Revitalization Board. The neighborhood planning process relies on active resident groups to identify critical neighborhood issues in their area. City planners

from the Neighborhood Development Division provide technical assistance and planning coordination. Neighborhood planning staff works with a group of residents and other stakeholders to develop appropriate goals and implement a feasible action plan. The neighborhood plan provides a list of actions and identifies the primary partners responsible for implementation. The success of the revitalization effort depends on continued coordination among the neighborhood organization, the City, the County, and other public and private organizations. These partners must target extra resources to implementing the neighborhood plan.

This plan was prepared through a joint effort of the City of Des Moines Community Development Department's Neighborhood Development Division and the Martin Luther King Jr. Park Neighborhood Association. The approved plan becomes an amendment to the City of Des Moines 2020 Community Character Plan and an ongoing guide affecting future decisions for the Martin Luther King Jr. Park neighborhood.

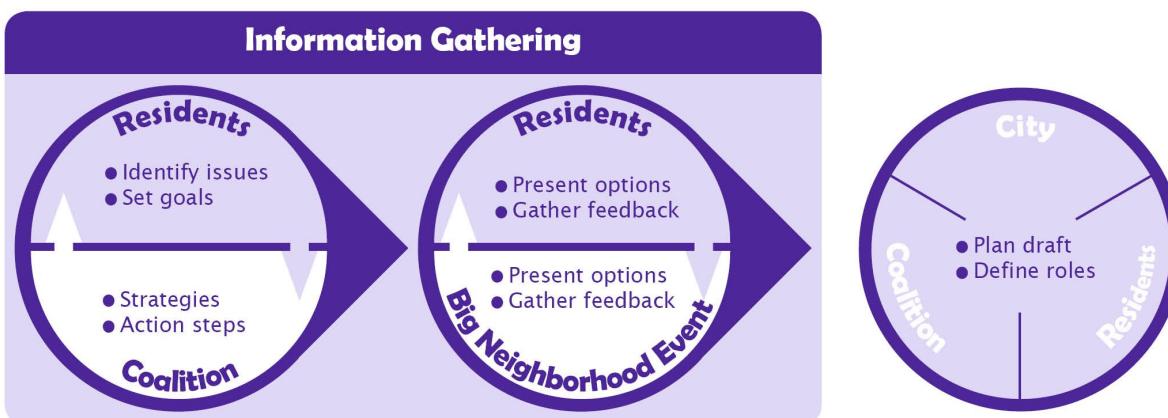


Figure 1: Planning process

The process to put together this neighborhood plan was somewhat unique. Typically, a neighborhood goes through the planning phase first and then moves into the implementation phase. To instill confidence in the process and in partners' commitment to affecting positive change in the area, a number of items identified as part of this neighborhood plan were implemented *during* the planning phase.

Martin Luther King Jr. Park applied for and was selected into the Neighborhood Revitalization Program in late 2011. Throughout 2012, Neighborhood Planning staff attended Neighborhood Association meetings for the purpose of getting to know the neighborhood better and building relationships with key stakeholders. At the same time, Habitat for Humanity began work with the neighborhood as well, starting with a Rock the Block™ seed project in June of 2012. This house, located at the southern entrance to the neighborhood, became the first of many visible changes that have been seen throughout MLK Jr. Park since.

In mid-2012, the Urban Core (an initiative developed through Capital Crossroads, a vision plan for the Greater Des Moines region) decided to pilot in the MLK Jr. Park neighborhood. A partnership among the City, Habitat, and the Urban Core formed to develop the revitalization plan, engage residents in the process and in the community, and find additional partners to help with implementation. The Partners Coalition continued to grow throughout the planning process. See Figure 2 for Partners' Commitment.

## Gathering Input and Establishing the Priority Areas

The planning process formally kicked off in March 2013, with an open house held at the shelter in MLK Jr. Park. All residents were invited to come and get to know their neighbors, sharing food and fellowship. At the well-attended open house, residents were asked: *what does "neighborhood" mean to you? What do you most like, dislike, and want to see change about the neighborhood?* In addition, participants voted on the issues they felt were most important to improving quality of life. The planning committee discussed all of this input at a subsequent meeting, and used it to set the priority areas for the neighborhood plan (shown in Figure 3).

Once the priority areas were established, a smaller planning committee of residents and representatives from partner organizations spent time discussing each topic individually. The residents identified their goals or desired-results. Staff from other City departments as well as various subject-matter experts advised on existing conditions and potential courses of action.

The public input process included a variety of other opportunities for residents to share their ideas for making the neighborhood a better place to live. In addition to the monthly planning committee meetings, Habitat for Humanity and the Urban Core collected surveys from individual residents, the results of which helped to inform discussion.

### The Partners Coalition Commitment

**1** Help implement the neighborhood plan

- ◆ Identify resources
- ◆ Take an active role / share responsibility

**2** Cultivate / grow leadership within the neighborhood

**3** Transition leadership from MLK Partners to neighborhood leaders

- ◆ Build capacity of the neighborhood association
- ◆ Culturally identify relationships (i.e. Latino, Asian, etc.)

**4** Ensure follow-through & accountability

Figure 2: Partners Coalition Commitment

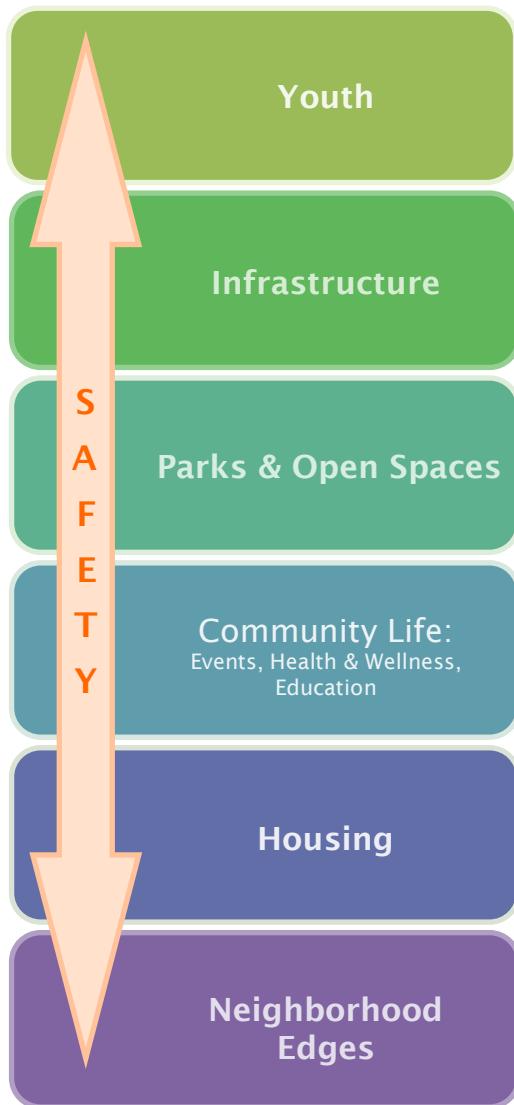


Figure 3: Priority Areas

The Neighborhood Association and the City hosted larger social events periodically, where attendees could give feedback on various topics for the neighborhood plan. Additional outreach to specific populations, including seniors and Latino families, occurred as well. As shown in Figure 3, all of this input helped to identify the issues of concern to neighborhood residents, inform the goals for the plan, and ensure the goals reflected the priorities of the neighborhood. The Partners Coalition and City staff helped the planning committee determine what strategies and action steps were appropriate and feasible.

## Review and approval

Once the goals, strategies and actions were finalized, they were reviewed, prioritized and approved by the MLK Jr. Park Neighborhood Association Board. In addition, the final version of the plan is approved by the Neighborhood Revitalization Board, the Plan & Zoning Commission, the Des Moines City Council, and the Polk County Board of Supervisors.

## Role for the Neighborhood Association

Before the planning process began, members of the Martin Luther King Jr. Park Neighborhood Association discussed their vision for the organization. A vision tends to be very high level and summarizes the overall purpose and goals for an organization. Having a common vision helps to keep everyone heading in the same direction. It also helps new members understand why they might want to get involved.

In April 2012, members described this vision for the MLK Jr. Park Neighborhood Association:

### *We see a neighborhood organization that...*

*...maintains a safe and clean neighborhood environment;*

*...advocates on behalf of the neighborhood;*

*...is a resource that provides information and education;*

*...is representative of all neighborhood residents; and,*

*...promotes partnerships with other organizations.*

This plan provides direction for what the Neighborhood Association should work on in the coming years. The Association needs to continue to be the primary champion for the plan.



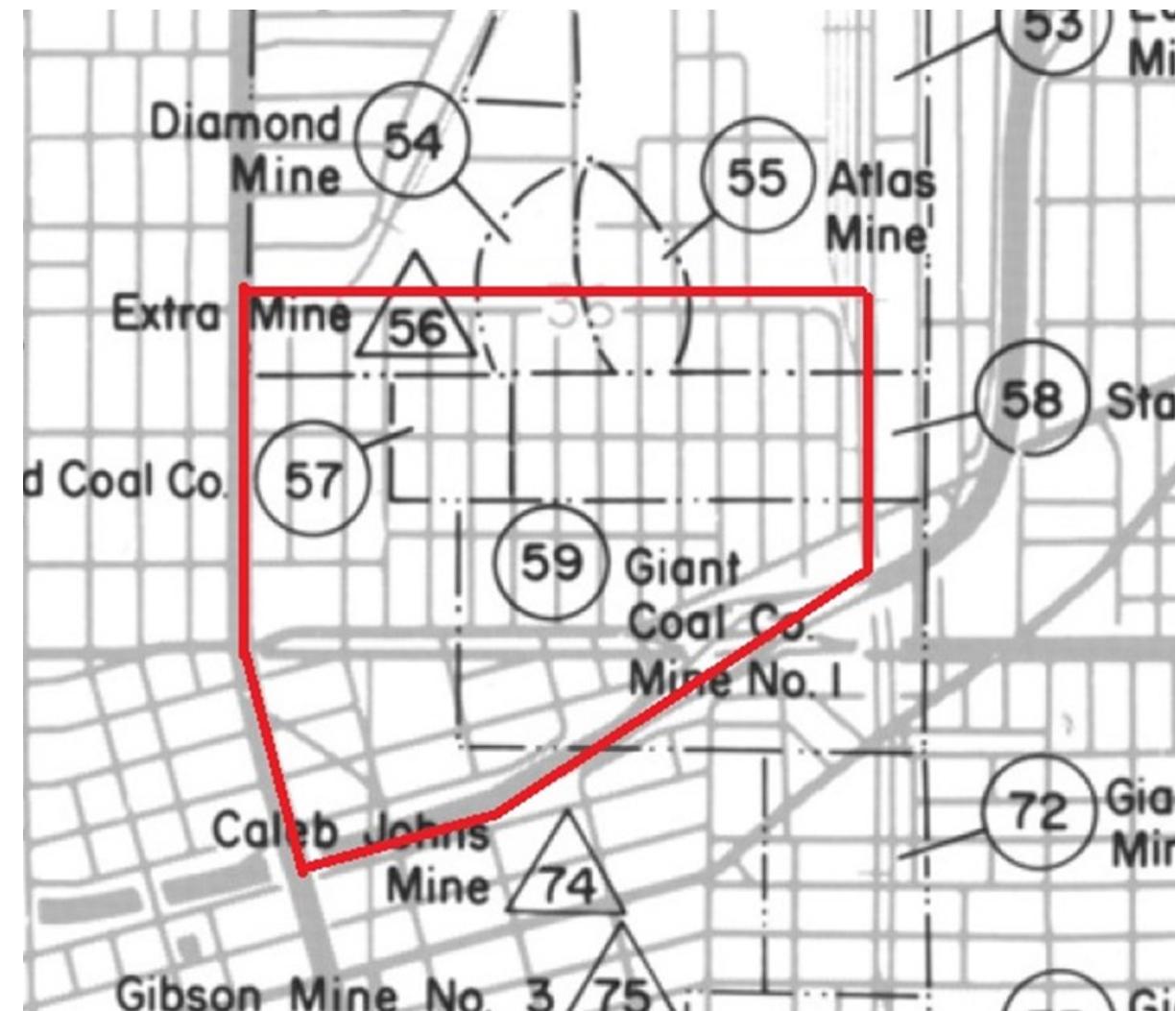
Figure 4: Overwhelmingly, participants said that "neighborhood" means COMMUNITY. It means family, friends, people who look out for each other. This sentiment creates a huge opportunity for MLK Jr. Park residents to band together and put this plan into action.

The MLK Jr. Park neighborhood first developed as one of Des Moines' coal mining areas in the late 1800's. During this time, at least three coal mines are known to have operated within or near the boundaries of the neighborhood. Many of the early homes in the area were constructed as residences for workers of these nearby mines.

Over time, the neighborhood evolved into a quiet residential area comprised of predominantly single family homes. Martin Luther King Jr. Park, located in the center of the neighborhood, was the first public facility in Des Moines to be named after Martin Luther King Jr. Additionally, Logan Community Center, the third community center in Des Moines, was a center of neighborhood activity for many years.

In October 1993, the Logan Community Steering Committee met to discuss and assess the problems plaguing the area, including increased criminal activities, a lack of police presence, and property deterioration. The general consensus was to form a neighborhood association, and the MLK Jr. Park Neighborhood Association was created.

In the early years of the neighborhood association, members worked with residents to organize and evaluate their concerns, and also met with leaders from other neighborhood associations with the city to learn the "networking system" between the associations, local government agencies, and law enforcement officials.



Data Source: City of Des Moines

### Neighborhood History



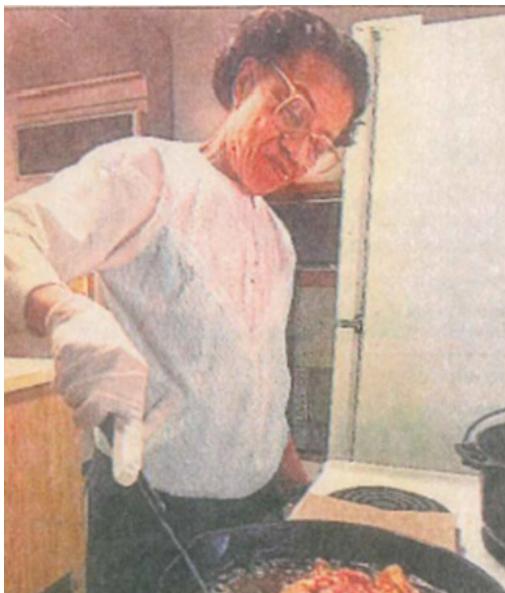
Early accomplishments included the organization of a neighborhood clean-up day, a neighborhood carnival for residents, and addressing traffic control issues at high-volume intersections commonly frequented by children.

In 1996, the neighborhood association attained Recognized Neighborhood status from the Des Moines City Council. Members continued to work on efforts to reduce crime in the neighborhood, and participated in neighborhood clean-up days and National Night Out. The neighborhood also had a community garden at the Logan Community Center.

Starting in 1999, the neighborhood began to work with the City's Parks and Recreation department to develop plans to restore and upgrade ML King Jr. Park. Park improvements, particularly the construction of an enclosed shelter in the park, became a primary focus for the neighborhood. Over the next few years, the MLK Jr. Park Neighborhood Association worked tirelessly to raise funds to build this shelter house, through many fundraising efforts including rummage sales, chicken dinners at the Logan Community Center, and applying for grant funds.

As a result of the neighborhood's successful fundraising, construction was completed on the enclosed year-round park shelter in 2008. The shelter, a collaborative project funded in partnership with the City and the County, is the only facility with a full kitchen in Des Moines' park system. The park shelter currently serves as a congregate senior meal site for Polk County as well as a central gathering place for neighborhood events.

Today, MLK Jr. Park remains one of Des Moines' most diverse neighborhoods, with many great assets including three parks, two schools, commercial activity along the neighborhood edges, and a quiet residential core.



Understanding the demographic composition of a neighborhood may help identify issues or may explain the reason why certain patterns are occurring. Some of the distinctive demographic features of the MLK Jr. Park neighborhood include a diverse population, with a high proportion of family households with children under the age of 18.

The MLK Jr. Park neighborhood has maintained a stable population over the past two decades, with the number of residents rising from 2,369 in 1990 to 2,584 in 2010. In the past 10 years, the MLK Jr. Park neighborhood has grown by 2.1%, compared to 2.4% for the city as a whole.

MLK Jr. Park is a racially and ethnically diverse neighborhood. In 2010, the population was 41% Black or African American, 31% White, 26% Hispanic or Latino,

and 11% Asian. Although MLK Jr. Park has historically had a high number of minority households, there have been some recent demographic changes. Since 2000, the Black or African American population has decreased about 22%, while the Hispanic or Latino population has increased 200%. This has brought a lot of native Spanish speakers into the area, which can create language challenges and opportunities for communication in the neighborhood. Currently, 43.5% of the population in the MLK Jr. Park neighborhood speaks a language other than English, compared to 16.8% for the rest of the city.

The MLK Jr. Park neighborhood is also a young neighborhood -- 33% of the population is under the age of 20, compared to 28% for the City as a whole. The high youth population has contributed to residents' desire to prioritize youth activities in the neighborhood.

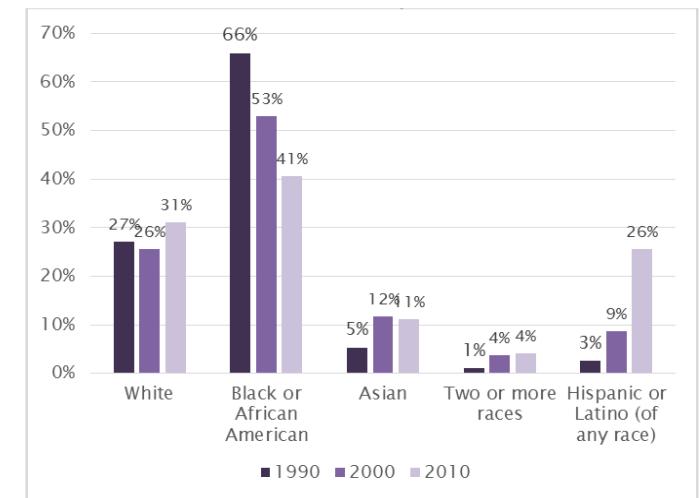


Table 1: Population change 1990-2010

	MLK Jr. Park		Des Moines	
	Population	% Change	Population	% Change
2010	2,584	+2.1%	203,433	+2.4%
2000	2,532	+6.9%	198,682	+2.8%
1990	2,369	(x)	193,187	(x)

Data Source: U.S. Census Bureau (2010)

Figure 5: Race and ethnicity 1990-2010



Data Source: U.S. Census Bureau (2010)



Additionally, there's a fairly high proportion of older adults in MLK Jr. Park, with 13.1% of the population over the age of 65. Access to services and health and wellness were important issues for the seniors in the neighborhood.

There are 927 households in the MLK Jr. Park neighborhood, which makes up about 11% of the total households in the city. Of the 568 family households, 61% have children present in the home that are under 18 years old. Many of these households -- 26% -- are single female parent households with children in the home.

Regarding income levels in the neighborhood, according to the 2012 American Community Survey, the median income for the neighborhood was \$32,706, which is lower than Des Moines' \$44,862 median income.

**Figure 6: Population by Age Group**



Data Source: U.S. Census Bureau (2010)

**Table 2: Educational attainment levels**

	MLK Jr. Park	Des Moines
Less than 9 <sup>th</sup> grade	14.5%	5.4%
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	14.4%	8.7%
High school graduate	36.9%	32.2%
Some college, no degree	17.6%	21.5%
Associate's degree	6.2%	8.2%
Bachelor's degree	9.1%	17%
Graduate or professional degree	1.3%	7%

Data Source: U.S. Census Bureau, American Community Survey (2007-2011)

Table 2 shows the educational attainment levels in MLK Jr. Park compared to Des Moines as a whole. Compared to the city, a lower percentage of MLK Jr. Park residents have an associate's degree or higher, while a higher percentage of residents have a high school diploma or less.

Together, these demographic and socioeconomic characteristics are important to help better understand who lives in MLK Jr. Park, as well as why some strengths and challenges exist. From here, this understanding can help to build upon the strengths and address the challenges of the neighborhood.



## Priority Areas

*Safety*

*Youth*

*Parks*

*Community Life*

*Infrastructure*

*Housing*

*Neighborhood Edges,  
Land Use, and Zoning*



**E**arly in the planning process, safety was identified not as a standalone priority area, but one that goes across all priority areas – meaning, that safety should be a consideration throughout the neighborhood plan. This priority area is inclusive of all safety-related concerns, such as a sense of safety vs. actual safety, the perception of safety vs. reality, and a sense of safety related to a particular place. Overall, the primary goal of this priority area and the neighborhood plan is to improve safety in the neighborhood.

Habitat for Humanity conducted a resident survey in 2013 that asked several questions to help better understand the issues regarding safety in the neighborhood. According to the residents surveyed, 39% felt that safety was one of the things liked least about their neighborhood, compared to 26% who felt that the safety in the neighborhood was one of the things they liked best about living in MLK Jr. Park. As for specific safety issues, most of the respondents listed issues in the neighborhood related to traffic or speeding of vehicles, drug activity, abandoned or vacant houses, vandalism and/or break-ins, and inadequate street lighting. The survey also found that residents feel most safe in their own homes, and also generally



feel safe walking around the neighborhood during the day. Fewer residents feel safe in the parks and recreational areas, or walking in the neighborhood at night.

Resident input during the planning process echoed similar concerns. In addition, it was found that an increased awareness of the presence and role of Neighborhood-Based Service Delivery (NBSD) program and strengthening the relationship between residents and the police would likely be helpful in addressing residents' issues related to safety in the neighborhood. This is one area where residents will need to be particularly proactive. It is the people who live in MLK Jr. Park who need to keep watch over the neighborhood and report problems as they arise.

To address the goal of improving safety in the neighborhood, several safety-related strategies have been included throughout the plan. These strategies are shaded in orange. Although the safety strategies are contained within other priority areas and also meet other plan goals, it is important to emphasize the role of these strategies in improving overall safety in the neighborhood.

With nearly a third of its population under the age of 18, the highest priority for residents in Martin Luther King Jr. Park is providing more activities and opportunities for young people in the neighborhood.

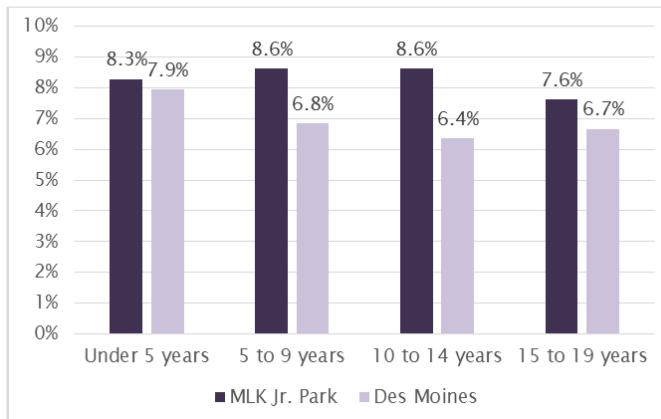
There are challenges with this priority area. The neighborhood has a higher than average number of single parent families, as shown in Table 3 on page 12. Family sizes also tend to be larger than the average citywide, with more kids per household. This, combined with a lower median household income, means that families may have challenges when it comes to paying for registration and equipment fees or transporting kids to activities. With high numbers of new immigrant families, language is also a barrier. Organizations providing programs in the area should take these factors into account.

Other related challenges include attendance issues and graduation rates at East High School. In some cases, young people may not have adult role models in their life who have gone on to college or who finished high

school (see Table 2 on page 8 for more information). With the high number of new immigrant families, there may be cultural differences with regards to education or unfamiliarity with the U.S. education system. The schools in the area also indicated a general need for more parents or other adults from the community to get involved. The criminal background check required is a barrier for some parents who may want to volunteer. Part of the strategy for this priority area is to increase the value that families in the neighborhood place on education.

There are also many opportunities related to this priority area. East High School and Amos Hiatt Middle School are located on the western edge of the neighborhood, and have the potential to be strong partners. Grandview University shares East High School's stadium complex, and thus has a stake in the area. In 2013, a new Boys and Girls Club site opened at Hiatt Middle School, which serves over 75 middle school-age kids from the east side of Des Moines year-round. Joshua Christian Academy, a private K-8 school, purchased the former Logan Community Center building in 2012 and continues to grow their enrollment. These schools are major assets to the Martin Luther King Jr. Park neighborhood, and should be considered as primary partners when creating additional opportunities for young people.

**Figure 7: Youth Population by Age Group**



Data Source: U.S. Census Bureau (2010)





In addition, efforts are underway to reactivate Martin Luther King Jr. Park during the summer months by changing some of the park amenities and bringing in programs and structured activities for various age groups. This accomplishes several things: it encourages residents to see the park as the center of community life; kids can walk to the park eliminating the need for parent-provided transportation; there is some level of adult supervision over younger children; there is opportunity for youth and seniors to interact; and, the presence of many people discourages negative behavior from occurring in the park. It will be important to measure the success of various programs and establish a plan for sustaining them into the future.

A key consideration for this priority area is to *involve* youth in planning programs and activities rather than planning *for* them. Young people expressed a desire to shape programs instead of being expected to attend activities that may not reflect their interests. This will also help to accomplish one of the goals expressed by the older generation, which is to encourage a culture of respect and pride in the community by giving young people ownership over their future. Partners should be mindful of this during implementation.

Table 3: Average Household Size

	MLK Jr. Park	Des Moines		
	Number	Percent	Number	Percent
<b>Average Family Size</b>				
Families	3.56		3.11	
<i>With related children under 18 years</i>	568	100%	47,491	100%
Husband-wife families	345	61%	23,062	49%
<i>With related children under 18 years</i>	288	100%	31,614	100%
Single-female householder	158	55%	13,599	43%
<i>With related children under 18 years</i>	218	100%	11,529	100%
Grandparents living with and responsible for children	150	69%	7,095	62%
Median Income	12	(x)	1,548	(x)
Foreign born	\$32,706	(x)	\$44,862	(x)
Speaks a language other than English	601	23.6%	21,603	10.6%
<i>Speaks English less than "very well"</i>	979	43.5%	31,535	16.8%
	562	25%	15,352	8.2%

Data Source: U.S. Census Bureau (2010)

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Provide structured programs and activities for youth that: build character, are educational, and/or teach life skills.	Bring existing programs to neighborhood facilities.	Review the capacity of existing programs and determine needs.	Youth Work Group	Short Term
		Develop space sharing arrangements between existing facilities and program providers.	Youth Work Group, DMPS, City - Parks, JCA, Urban Core (Churches)	Ongoing
		Activate ML King Jr. Park by hosting programs in the summer. <i>[See also Parks.]</i>	Youth Work Group	Ongoing
	Bring existing programs to neighborhood facilities.	Create a consistent set of program standards to encourage accountability in the participants.	Youth Work Group	Short Term
		Create success measures to evaluate effectiveness of new and existing programs.	Youth Work Group	Short Term
		Encourage multicultural activities and sports leagues.	Youth Work Group, Urban Core, DMPS, Latino Forum	Medium Term
		Identify an organization that can own and maintain a facility.	Partners Coalition, DM Neighborhood Development Division	Short Term
	Create/ find a facility that can be used as a community center.  <i>Objective: By 2020, the East Bank area will have a recognized place or places for community programs.</i>	Identify an existing facility or property where a new facility can be built.	Partners Coalition, DM Neighborhood Development Division	Short Term
		Identify organizations that want to run programs out of the facility.	Partners Coalition, DM Neighborhood Development Division	Short Term
		If necessary, seek grant funds.	Partners Coalition, DM Neighborhood Development Division	Medium Term

## MARTIN LUTHER KING JR. PARK NEIGHBORHOOD PLAN

### Youth

GOAL	STRATEGY	ACTION STEPS	RESPONSIBLE PARTY / TIMELINE	TIMELINE FOR COMPLETION
Build a culture of respect, pride, and responsibility among area youth.	Provide positive adult role models (especially male) for youth in the community.	Set up a mentoring program with seniors in the area.	Youth Work Group, CHI, Urban Core	Medium Term
		Set up a community gardening program with seniors and other adults to assist with Hiatt garden.	Eat Greater Des Moines, Hiatt Middle School, LSI - Global Greens, MLKNA, Boys and Girls Club, Polk County Health Dept.	Short Term
		Find volunteers to assist with programs at Hiatt and East.	MLKNA, Urban Core, Community Ambassadors, Transformations Group, Hiatt Middle School, East High School	Ongoing
	Involve parents and grandparents in programs and at schools.	Explore opportunities for parents to volunteer instead of paying registration fees.	Youth Work Group, CHI, Urban Core	Ongoing
		Explore ways to remove barriers for parents who wish to volunteer but have criminal backgrounds.	DMPS, Iowa SHRM, Youth Work Group	Ongoing
	Create opportunities for youth to "give back" to the community and learn accountability.	Develop a summer work program to hire at least 10-15 youth ages 16+ for lawn care and other beautification projects.	MLKNA, Urban Core, Iowa SHRM	Medium Term
		Develop a list of neighbors who need assistance with lawn care or other maintenance projects.	MLKNA, Urban Core	Medium Term
		Create a youth volunteer corps.	MLKNA, CHI, Urban Core, DMPS, Youth Work Group	Short Term

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Build a culture of respect, pride, and responsibility among area youth (cont.)	Create opportunities for youth to take on leadership roles and learn leadership skills.	Develop youth leadership council as sub-group of neighborhood association.	MLKNA, CHI, Urban Core, Youth Work Group	Medium Term
		Involve youth in planning kid-friendly and teen-friendly events.	MLKNA, Urban Core Youth Council	Short Term
		Promote East's Silver Cord and Hiatt's SWAT program and recognize kids who are in them.	East High School, Hiatt Middle School, MLKNA	Short Term
		Identify internship programs at local businesses.	East Side Chamber, DMACC, Evelyn K. Davis Center, Iowa SHRM	Medium Term
Ensure residents are aware of available programs.	Partner with organizations and schools offering programming to get the word out.	Create a communications strategy.	Partners Coalition, MLKNA, Various Organizations, Area Churches	Short Term
	Engage youth to assist with neighborhood information-sharing.	Involve youth in creating newsletters, updating the neighborhood's website, and creating a social media presence.	Youth Work Group, CHI, MLKNA, East High School	Medium Term



**R**ecreation is an important component in the health and vitality of Des Moines neighborhoods. Quality parks and open space increase property values and contribute to the social fabric of the surrounding area. They also provide aesthetic and environmental benefits. The Martin Luther King Jr. Park neighborhood has three parks located within its boundaries: Martin Luther King Jr. Park, Crowley Park, and a Pocket Park (see Map 2). These parks offer opportunities for neighborhood residents to create a sense of community, and indeed, the parks were high on participants' priority list for improving the quality of life in the neighborhood.

The neighborhood parks are spaces that can help to accomplish many of the other goals listed throughout this plan. There is cross-over with youth, community life, and safety goals. The parks should be seen as spaces that belong to the community, are central to everyday life in the neighborhood, and encourage exercise and wellness.

## Martin Luther King Jr. Park

As the place for which the neighborhood is named, Martin Luther King Jr. Park is located right in the heart of the neighborhood. The Park stands out as one of the neighborhood's greatest assets, and has received significant investment over the past 15 years, beginning with a Master Plan created in 1999. Amenities include a wading pool with water spray features, restrooms, a basketball court, playground, baseball diamond, ample green space, and a LEED-certified enclosed shelter that is jointly operated by the City and County. Completed in 2008, the shelter acts as a congregate senior meal site on weekdays and includes a full kitchen and dining area with seating for 90, as well as smaller craft, computer and medical exam rooms. The shelter is a signature facility for the neighborhood, and is currently the most frequently rented shelter in the Parks system. While many amenities have been added to the park fairly recently, there are still some items from the Master Plan that have not yet been implemented due to funding constraints. The neighborhood may need to help raise funds for some of these additional improvements.

Participants of all ages identified ML King Jr. Park as one of the most important places in the neighborhood, but also as a frequent trouble spot. Some residents feel uncomfortable using the park because of the many teens that congregate there in the afternoons, evenings and on weekends. Supervision is an issue. The large size of the park, lack of lighting, and the way the shelter is situated pose challenges for the Police to see and prevent negative behavior. Bringing more activities and amenities into the park that serve all ages should help to resolve some of these issues.

# MARTIN LUTHER KING JR. PARK NEIGHBORHOOD PLAN

Parks



GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Create a safe, inclusive gathering space for all residents of the community to interact.	Activate the park with regular programs for all ages and family-friendly events, especially in the summer.	Identify organizations willing to run existing or new programs in the park. Consider all age groups (i.e. elementary age to seniors).	Youth Work Group	Short Term
		Encourage area churches and schools to use the park for existing activities.	Youth Work Group	Medium Term
		Work with the school district to continue the summer meal program in the park.	DMPS, MLKNA	Short Term, Ongoing
		Seek funding to hire a park coordinator.	Youth Work Group, MLKNA, DM Parks and Recreation	Short Term
		Seek funding to sustain programs and park coordinator position.	MLKNA, DM Neighborhood Development Division, DM Parks and Recreation, Community Foundation, United Way	Medium Term
		Host regular family-friendly events during the summer.	MLKNA	Ongoing
		Allow equipment check-out for various activities from wading pool staff (basketballs, baseball, soccer balls, horseshoes, etc.).	DM Parks and Recreation	Ongoing

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Create a safe, inclusive gathering space for all residents of the community to interact (cont.)	Encourage additional community use of the shelter building.	Partner with organizations to “staff” the shelter and make available for regular community use.	MLKNA, Freedom for Youth, Other program providers, DM Parks and Recreation	Medium Term
		Utilize the shelter for neighborhood association functions.	MLKNA	Short Term, Ongoing
		Communicate guidelines for shelter reservations and usage. Establish neighborhood point of contact.	MLKNA	Short Term
	Encourage young people to take ownership of the park.	Engage youth in park clean-ups, flower/tree planting, caring for trees and rain gardens, etc.	MLKNA, Youth Volunteer Corps, DM Parks and Recreation, Boys and Girls Club, Other program providers	Short Term
	Improve existing amenities, as funding allows.	Repaint lines on the basketball court & swing set.	DONE	COMPLETE
		Change the baseball diamond into a multi-purpose field by removing the outfield fence & adding soccer goalposts.	DONE; goal posts still needed	COMPLETE; goal posts still needed

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Create a safe, inclusive gathering space for all residents of the community to interact (cont.)	Add amenities to the park, as funding allows.	Organize community projects to plant trees for additional shade.	DM Forestry, DM Parks and Recreation; Habitat for Humanity; MLKNA; Youth Volunteer Corps; DMPS	Medium Term
		Add picnic tables / seating with shade components.	DM Parks and Recreation, DM Forestry	Medium Term
		Add grills.	DM Parks and Recreation	Medium Term; One installed in Fall 2013
		Install additional bike racks.	DONE; Polk County - CTG, DM Parks and Recreation	COMPLETE
		Explore opportunities to add an open air shelter, as funding or partnerships allow.	DM Neighborhood Development Division, DM Parks and Recreation, MLKNA, Habitat for Humanity	Long Term
	Evaluate security needs.	Seek funding to install a walking path around the perimeter of the park. Coordinate with ADA accessibility requirements for connecting amenities.	DM Neighborhood Development Division, DM Parks and Recreation, MLKNA, Habitat for Humanity	Long Term
		Work with the Police Department to determine appropriate lighting and other measures for increasing safety.	DM Neighborhood Development Division, DM Parks and Recreation, DMPD/NBSD	Short Term
		Seek funding for additional security measures.	DM Neighborhood Development Division, DM Parks and Recreation, DMPD/NBSD	Short Term

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Make ML King Park a center for neighborhood information, where people can come to find out what is going on.	Communicate so neighborhood residents know what is available.	Create a yearly calendar of events.	MLKNA, CHI, Urban Core	Short Term, Ongoing
		Create a community bulletin board outside the shelter. Engage youth in the project.	Habitat for Humanity, DM Parks and Recreation, MLKNA, Youth Work Group	Short Term
	Encourage use of the park so that it becomes a space where neighbors can get to know each other.	See Actions under Goal 1. <i>See also Community Life.</i>	MLKNA	Ongoing





## Crowley Park

Located just two blocks east of ML King Jr. Park, Crowley Park sits next to Joshua Christian Academy, which is formerly the Logan Community Center. The land was dedicated to the City as public parkland, and therefore remains as City-owned property. The park offers a playground that was installed in 1993, a restroom building that is no longer in use, and an ample amount of green space. As more investment occurred in ML King Jr. Park, Crowley Park has become a lower priority for both neighborhood residents and the City. Participants in this planning process did not identify any specific goals for Crowley Park.



## Pocket Park #1

The MLK Jr. Park neighborhood has one of the few remaining pocket parks in the city. Originally, pocket parks were developed as a temporary use of land until housing or other redevelopment occurred. Over time, residents become attached to these spaces, as they do offer recreation space and amenities. While ML King Jr. Park is not far away, residents feel the Pocket Park offers a different type of recreational space and would like to maintain it as a park and invest in some improvements.

In the Neighborhood Edges, Land Use & Zoning section of this plan, there are land use changes being considered for the area where the Pocket Park is located (Area 2 – the Industrial Edges). Additional exploration of this proposal will take place as part of plan implementation. If agreed upon, it is anticipated that the proposed transition will be long term, likely more than 10 years. In the interim, it is still appropriate to consider upgrades to the Pocket Park. Maintaining green space for neighborhood use should also be considered as the area redevelops.

## Park Improvements

Upgrades to park amenities can be costly and require capital outlay as well as ongoing maintenance expenses. As the budget for the City's Park and Recreation Department continues to have major constraints, the Neighborhood Association and other partners will need to step up to assist with funding and volunteers to make the desired improvements. Residents must also take ownership of the parks, helping to take care of the facilities and keep them clean and safe spaces. Through the planning process, residents prioritized improvements to ML King Jr. Park as most important, with the Pocket Park as the second priority.

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Improve the functionality of the Pocket Park for area residents.	Upgrade amenities to make the park more user-friendly.	Develop a plan for improving the park. Review and determine importance of park space.	MLKNA, DM Parks and Recreation, area residents, Youth Volunteer Corps	Short Term
		Seek funding and partnerships to install new playground equipment.	MLKNA, Habitat for Humanity, CHI	Short Term
		Add seating and shade.	DM Parks and Recreation, MLKNA	Medium Term
		Remove the existing fence and explore replacement options.	MLKNA, Habitat for Humanity, DM Parks and Recreation	Medium Term
	Encourage community stewardship of the park.	Engage residents and youth in naming the park.	MLKNA, DM Parks and Recreation	Short Term
		Organize volunteers to clean up the park regularly, plant and care for flowers, etc.	MLKNA, Youth Volunteer Corps	Short Term, Ongoing



The first indication that community life was a priority for MLK Jr. Park residents came at the plan kickoff event on March 7, 2013. Overwhelmingly, participants said that, to them, the word "neighborhood" means friends, family, community, security, and togetherness. As attendees voted on which issues were most important to improving the quality of life in the neighborhood, three topics attracted nearly the same number of votes: health and wellness, community events and projects, and adult education. After discussion with the planning committee, it was agreed that these three issues are all interrelated, and that they all affect community life. The guiding principle behind this priority area is further developing the sense of connectedness and belonging among neighborhood residents and other stakeholders.

## Health & Wellness

The area of health and wellness is very broad. Residents were asked a number of questions at various meetings and events to gain insight on what aspects of health and wellness were important to work on in the neighborhood. In addition, several neighborhood residents participated in a small focus group to assess community health, facilitated by Polk County Health Department. Based on this input, neighborhood health and wellness priorities include goals to encourage chronic disease management, physical activity, and better nutrition. For all three of these areas, the issues identified were either related to access, a need for additional education, or both.

## Community Education

Initially, residents identified adult education as a priority. However, through the planning process, it became apparent that the real need is for residents of all ages to connect with more educational opportunities and see the value of education. This relates closely to some of the goals and strategies identified in the youth section. Here, the focus is on educational opportunities that might be attractive to all ages, and that would offer instruction on various ways residents can improve their own quality of life.

## Community Events

One of the best ways to encourage a high quality of life is for neighbors to get to know each other. This can happen in day to day interactions, small block parties, or large neighborhood gatherings. Many of the most vibrant neighborhoods have consistent annual events that become "known" over time. Throughout the planning process, MLK Jr. Park residents expressed a desire for more neighborhood events. The Neighborhood Association has already begun to build a consistent set of events year-round.

## Building Awareness

A critical piece to this priority area and to the plan in general is communication. This is a particular challenge in MLK Jr. Park because many families do not use the internet regularly. When asked about their communication preferences, participants said that direct mail, a community bulletin board, or a phone call is best. Many informal and family networks exist within the neighborhood, suggesting that word of mouth may be an effective means of communication. Cell phones are also common, and may provide additional opportunities for getting news out. Youth in the neighborhood could be involved in creating an online or social media strategy for the community.

Another important consideration is language differences. Spanish is the most commonly spoken language in the neighborhood aside from English, but there are many families who speak Vietnamese, as well as a number of other Asian and African languages. Continuing to build relationships across cultural boundaries will be important to creating a cohesive sense of community. At a minimum, communications should be translated into Spanish. Having programs available in both English and Spanish should be a priority as well.

## Barriers to Success

Partner organizations should be mindful of potential barriers to participation. Implementing these strategies will require some trial and error to determine the most effective way to engage residents. The best place to start is by utilizing existing gathering places like area schools, churches, parks, and neighborhood events. Programs should be offered at various days and times, acknowledging that some residents work evening or weekend hours. Transportation, child care, and translation services should be considered as well. Options for waiving or subsidizing registration or equipment fees should be explored, while still encouraging a culture of personal responsibility. In some cases, it may be appropriate to substitute giving volunteer hours for paying fees.



## MARTIN LUTHER KING JR. PARK NEIGHBORHOOD PLAN

### Community Life

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Ensure residents of all ages and abilities have convenient access to healthy lifestyle choices.	Expand access to healthy foods in the neighborhood.	Create a community garden program that serves families in the area.	Hiatt/DMPS, Eat Greater Des Moines, MLKNA, Polk County Health Dept.	Short term
		Develop educational opportunities about growing your own food.	Eat Greater Des Moines, ISU Extension, Polk County Health Dept.	
		Work with businesses to offer fresh produce.	Eat Greater Des Moines, Polk County Health Dept.	Medium term
		Explore opportunities to bring a food coop, mobile market, farmers market, or CSA drop off location into the neighborhood.	Eat Greater Des Moines, Polk County Health Dept.	
		Promote awareness of existing transportation services to/from grocery stores.	DART, Polk County Senior Meal Site, Religious Organizations, MLKNA	Medium term
	Expand clinic offerings/ services for all residents in the neighborhood.	Develop a program similar to the “barbershop health outreach program”, which screens, educates, and refers people to health services.	Polk County Health Dept., DMU, Free Clinics of Iowa, Primary Health Care, VNS	Medium term
		Promote awareness of existing transportation services to/from medical services outside the neighborhood for those who need it.	DART, Polk County Senior Meal Site, Religious Organizations, MLKNA	Medium term

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Ensure residents of all ages and abilities have convenient access to healthy lifestyle choices (continued).	Have infrastructure in place to encourage walking and bicycling in the neighborhood. <i>[See also Infrastructure, Parks, and Neighborhood Edges.]</i>	Conduct a walkability assessment of the neighborhood to determine where additional sidewalk connections are needed.	Healthy Polk 2020, MLKNA	Short Term
		Identify level of resident support for adding sidewalk in those areas.	Healthy Polk 2020, MLKNA	Short Term
		Identify funding to install new sidewalk.	Healthy Polk 2020, City of Des Moines, MLKNA	Medium Term
		Add wayfinding signs throughout the neighborhood with walking distance to ML King Jr. Park.	DONE; Polk County CTG	COMPLETE
	Create more sports & physical activity opportunities for all ages.	Identify partners who want to run programs, clinics, or sports leagues.	Youth Work Group	Short Term
Bring neighbors and families together through community events.	Have at least 3-4 consistent neighborhood events every year. <i>Focus on events that attract the whole family and all ages.</i>	Focus on events that attract the whole family and all ages.	MLKNA, CHI, Urban Core	Short Term, Ongoing
		Plan multi-cultural events as a way to learn about the various ethnicities in the neighborhood.	MLKNA, Latino Forum, Urban Core	Medium Term, Ongoing

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Expand the Community Education opportunities available in and around the neighborhood.	Encourage programming for all age groups.  [See also Youth.]	Provide exercise activities for all age groups in neighborhood and vicinity.	YMCA, United Way, DMPS	Medium Term, Ongoing
		Provide cooking and nutrition classes.	ISU Extension, United Way	Medium Term, Ongoing
		Provide English language learning opportunities for all ages.	DMPS, Latino Forum, Grandview, DMACC	Medium Term, Ongoing
		Connect residents with GED, vocational, or job training programs.	DMPS, DMACC, United Way, Capital Crossroads Human Capital Committee, Iowa SHRM	Medium Term, Ongoing
		Offer a series of informal learning opportunities on topics such as healthy living, home maintenance / weatherization, housing programs, financial literacy, social services, transportation services, etc.	MLKNA, NFC, Habitat for Humanity, Rebuilding Together, PCHTF, NY Life, Lowe's/Home Depot, Polk County Health Dept., EFR, DART, ISU Extension	Short Term, Ongoing

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Ensure that residents are aware of what is going on.	Use various methods of outreach and communication.	Have residents volunteer to be a neighborhood ambassador and establish a point-of-contact system.	MLKNA, Urban Core, Community Ambassadors	Short Term
		Place a community bulletin board at the ML King Jr. Park shelter. [See also Parks]	MLKNA, Habitat for Humanity, DM Parks and Recreation	Short Term
		Continue to send out a neighborhood newsletter and community calendar.	CHI, MLKNA	Ongoing
		Keep MLK Neighborhood Association website up to date.	MLKNA, CHI, Youth Volunteer Corps	Ongoing
	Support communication efforts through partnerships.	Ask organizations bringing a program or service into the neighborhood to help advertise.	MLKNA, CHI	Ongoing



## Neighborhood Infrastructure Rehabilitation Program (NIRP)

**A** key component of the Revitalization Program is the Neighborhood Infrastructure Rehabilitation Program (NIRP). This program targets repairs to existing streets, curbs, and sidewalks in designated neighborhoods and provides improvements above and beyond the City's annual street and curb maintenance program. These very visible improvements make a big difference in the look and feel of a neighborhood, and often encourage surrounding property owners to invest in minor upgrades to their own properties.

In most cases, the available NIRP funding is not able to meet all the infrastructure needs within a neighborhood. Because of this, City staff relies on the neighborhood planning committee to help determine how to spend these limited resources. Public Works staff provides a list of existing infrastructure needs in the neighborhood to the committee for consideration.

Every two years, the City's Public Works Department conducts a Pavement Condition Index (PCI) survey where a machine assesses and records the condition of every street in Des Moines. Each street segment is assigned a number from 1-100 that ranks the condition of the pavement from poor to very good. The MLK planning committee used the pavement condition ratings to help them decide which streets should be



repaved under the NIRP program, targeting the ones in worst condition first. How a particular street is constructed makes a difference as to the type of repair work needed, and some types of repair work are more expensive than others. The MLK planning committee also considered this information when making their decisions.

Approximately \$687,000 in NIRP funding was allocated to the Martin Luther King Jr. Park neighborhood in 2013. Using input collected at the March 2013 kickoff event, the planning committee put repaving streets as their highest priority. In addition, approximately 4,340 lineal feet of curbs were replaced and 2,182 lineal feet of sidewalks along school walk routes were repaired. Map 3 shows where the improvements to streets and curbs were made. Needs that are not met through NIRP will be considered for inclusion in future citywide maintenance schedules as conditions, priorities, and funding allow.

## Other Infrastructure Concerns

### Sidewalks

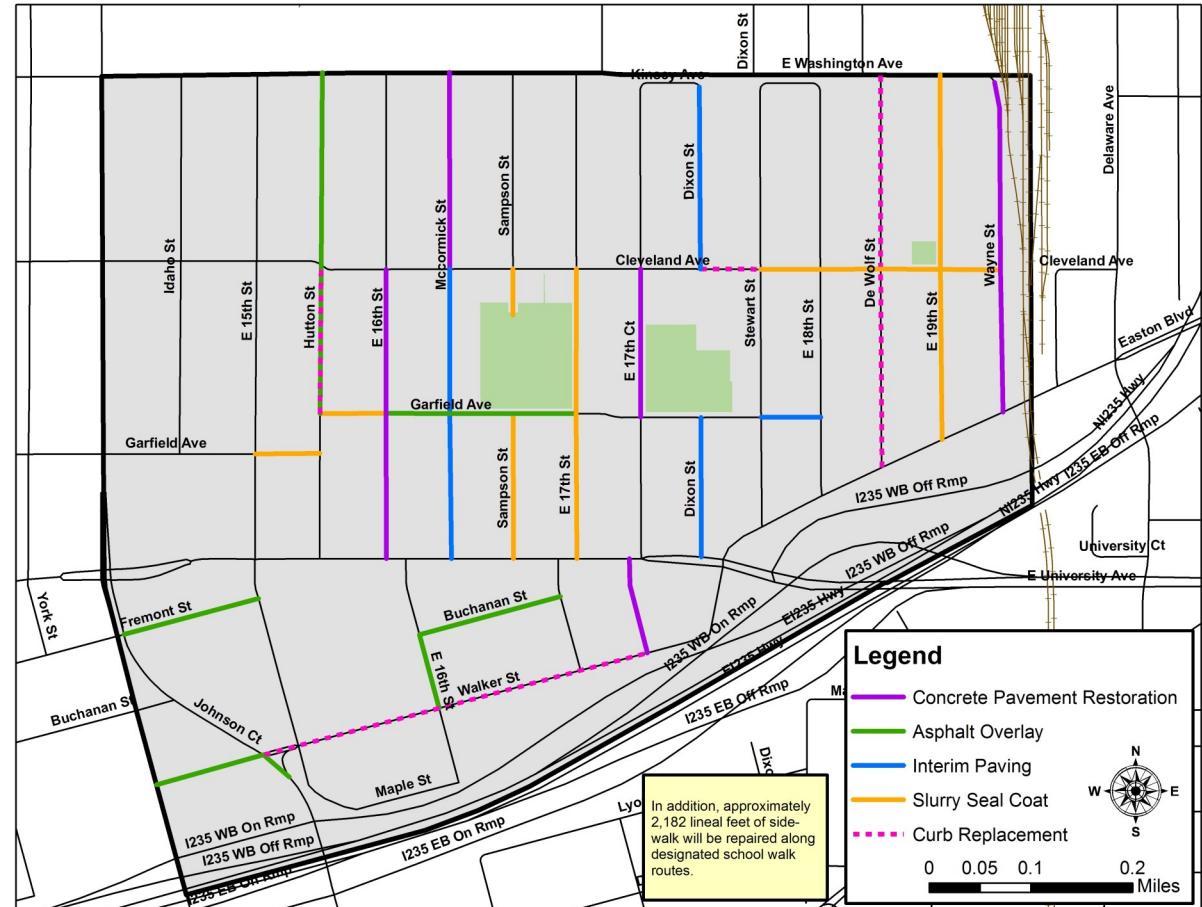
"Walkability" is becoming a more desirable neighborhood trait. Most of Des Moines neighborhoods are already very walkable because of the grid pattern of the streets and presence of sidewalks. However, the sidewalk network is not always complete, due to varying development standards over time. With the various

senior facilities in the neighborhood and the many kids who walk to school at Hiatt and East, MLK residents feel it is important to have sidewalks that connect these places. A walkability audit is a tool that can be used to identify gaps in the sidewalk network, conditions of existing sidewalks, locations for crosswalks, and other issues related to creating a comfortable and safe pedestrian environment. Once the audit is complete, additional steps – including agreement from property owners - will need to be taken for any new sidewalks to be installed.

Maintaining sidewalks is the responsibility of the property owner. The City offers a subsidy program to assist low-income residents. Sharing this information with MLK Jr. Park residents may also help individuals make improvements to the sidewalk network.

### Lighting

During the planning process, residents indicated that they do not feel safe walking in the neighborhood at night, in part because the lighting is poor in many places. Street lights are maintained by Mid-American Energy, and residents can call them to report specific problems. The Neighborhood Association can also be a resource to help identify and report issues. Evaluating the lighting levels in the neighborhood and adjusting them accordingly could improve residents' sense of safety. Additional lighting in ML King Jr. Park may also be necessary to prevent negative behavior.



Map 3: Infrastructure Improvements 2013-2014

Data Source: City of Des Moines Public Works

## MARTIN LUTHER KING JR. PARK NEIGHBORHOOD PLAN

### Infrastructure

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Improve conditions of existing infrastructure.	Utilize NIRP funding for repairs.	Allocate NIRP funds to repair existing streets, curbs, and sidewalks.	DONE; DM Public Works invested \$687,000 in 2013	COMPLETE
	Evaluate and address lighting conditions.	Request lighting assessment throughout the neighborhood (scope to be determined).	MidAmerican Energy, DM Engineering	Short Term
		Collect list of problem locations and report to MidAmerican periodically.	MLKNA	Ongoing
	Ensure residents are aware of who to call to report problems.	Distribute Good Neighbor Guide in English and Spanish.	MLKNA	Short Term
		Promote the NBSD program and contact information.	MLKNA	
		Publish phone numbers and articles in neighborhood newsletter.	MLKNA	Ongoing
	Address traffic safety issues.	Request mobile speed unit be placed along Cleveland Avenue and in other areas where speeding occurs.	MLKNA, DM Police	Short Term
		Review need for additional stop signs along Cleveland Avenue and at other problem intersections.	MLKNA, DM Traffic and Transportation	Medium Term

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Improve connectivity.  [see also Neighborhood Edges]	Evaluate the pedestrian network.	Conduct a walkability assessment to identify gaps in existing sidewalk network.	Healthy Polk 2020 Priority 8, MLKNA, DM Community Development, DM Traffic and Transportation	Short Term
		Determine level of interest in installing new sidewalks.	Healthy Polk 2020, MLKNA	Medium Term
		Work with property owners to petition for sidewalk installation.	Healthy Polk 2020, MLKNA	Medium Term
		Promote resources available to assist residents with sidewalk repair or installation.	DM Community Development, AARP, MLKNA, Healthy Polk 2020	Short Term, Ongoing
		Review school crossings.	DM Traffic and Transportation, MLKNA, Healthy Polk 2020	Short Term





**H**ousing was identified as a priority area early in the neighborhood planning process. The neighborhood's application to the Neighborhood Revitalization Program identified several housing-related areas for neighborhood improvement, including:

- Address the vacant Des Moines Public Housing in the neighborhood
- Increase awareness of programs to assist homeowners in housing rehabilitation and remodeling
- Increase homeowner's knowledge of energy efficiency and weatherization programs

**Table 4: Housing Characteristics**

<b>Residential Property Characteristics</b>	<b>MLK Jr. Park</b>	<b>Des Moines</b>
Total residential structures	874	55,111
Average year built	1948	1945
Average assessed value (2011)	\$69,616	\$117,245
Average value per sq. ft.	\$73	\$95
Average sale price (2009-10)	\$56,441	\$100,408
Percent of sales on contract	25.3%	13.3%
Homes with less than 850 sq ft of total living area	31%	20%
Homes with only one bathroom	80%	58%
Homes with two bedrooms or less	43%	37%
<b>Housing Conditions</b>		
Excellent, Very Good, Above Normal, Normal	714	55,111
Percent Excellent, Very Good, Above Normal, Normal	81.7%	92.8%
Below Normal, Poor, Very Poor	160	4,296
Percent Below Normal, Poor, Very Poor	18.3%	7.2%

*Data Source: U.S. Census Bureau (2010)*

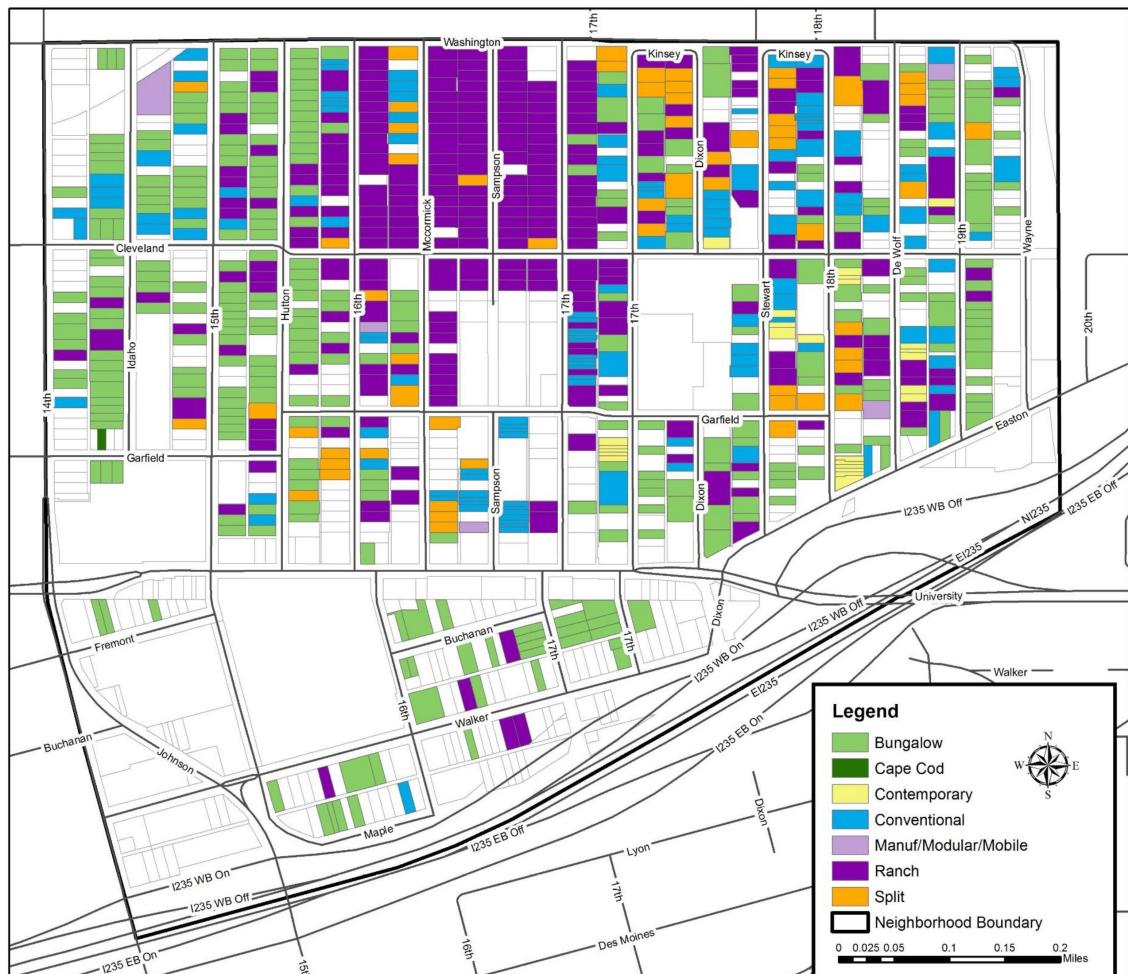
- Increase homeowner's knowledge of green products
- Reduce the number of abandoned/foreclosed properties

At the plan kick-off event in March 2013, housing was again raised as an important priority area for residents. Input from this event included concerns with the condition of homes, empty lots, and empty houses. Residents also expressed a desire to see more improvements to existing homes, and housing for low-income families.

## **Existing Conditions**

There are 874 residential structures in the MLK Jr. Park Neighborhood. Ninety percent of the homes in the neighborhood are single-family homes, which range in style, age, size, and condition. Less than 10 percent of homes are townhomes or duplexes, many of which are former public housing units. There are two multi-family housing complexes in the neighborhood: the Rose of East Des Moines, which is an affordable assisted living community for seniors, and Logan Park Apartments, an income-based community for seniors and people with disabilities.

The average year built for a home in MLK Jr. Park is 1948, though many of the homes along the neighborhood edges were built before 1920. While the house styles are a mix throughout of bungalows, split levels, early 20's, and conventional, there is a pocket of predominantly 1960's-70's ranch-style homes in the north-central part of the neighborhood. Residents expressed a desire to maintain a variety of housing styles when new homes are built in the future.



Map 4: Architectural styles

Data Source: City of Des Moines



Manufactured /  
Modular / Mobile



Ranch



Bungalow



Cape Cod



Contemporary



Conventional



Split



Single family homes in the neighborhood are smaller than the average home in Des Moines. The average total living area in MLK Jr. Park is 967 square feet, compared to 1,233 for the rest of the city. These smaller homes can pose challenges for growing families interested in staying in the neighborhood, as well as those looking to move into the neighborhood.

The average home sale price in MLK Jr. Park is significantly lower than the rest of the city as a whole. In 2009-2010, the average sale price for a home in the neighborhood is \$56,441 and, compared to \$100,408 in Des Moines. Assessed values were also lower, with the average residential property value in MLK Jr. Park at \$69,616 or \$73 per square foot in 2011 compared to \$117,245 or \$95 per square foot citywide. Table 4 on p. 34 details some of the characteristics and condition of residential properties in the neighborhood.



In addition to the information collected by the Polk County Assessor, Habitat for Humanity completed a physical survey of all residential structures in the neighborhood in 2013. The survey found that the vast majority of home exteriors (77%) were in good condition and need no maintenance or repairs, or need minor repairs only. Only five percent of homes surveyed were in need of comprehensive renovation. This survey will be conducted again in 2015.



## Recent Developments

In 2012, Greater Des Moines Habitat for Humanity began a special emphasis on improving housing conditions in the MLK Jr. Park neighborhood. Since then, Habitat for Humanity has completed over 70 Rock the Block projects, which provides assistance with critical home repairs, weatherization, and home preservation, and

have also constructed 19 new homes throughout the neighborhood. These efforts have visibly improved the condition of housing in MLK Jr. Park, which has been a key priority for residents.

In the past, residents have expressed concern with the condition and number of vacant public housing units in the neighborhood. This is an area that the Des Moines Municipal Housing Authority (DMMHA) has been working to address in recent years, and at this point the majority of units in the neighborhood have either been rebuilt or sold. Currently, there is only one vacant public housing unit remaining in the neighborhood.

## Future Improvements

Vacant lots were identified early in the plan process as a concern for residents. There are a high number of vacant lots in the neighborhood, yet nearly 40 percent of vacant residential lots are owned by an adjacent property owner and utilized as a side yard. Keeping these side yards maintained helps reduce the perception of a high number of vacant lots in the neighborhood. When the planning committee discussed the housing priority area, the issues with vacant lots were more centered on the appearance of the abandoned lots, rather than the desire to see a new house built. Residents agreed that they would prefer to prioritize the maintenance and improvement of existing homes over seeing more infill developments on empty lots. To improve the appearance of these properties, residents preferred to focus on strategies to better maintain vacant lots as they currently exist.

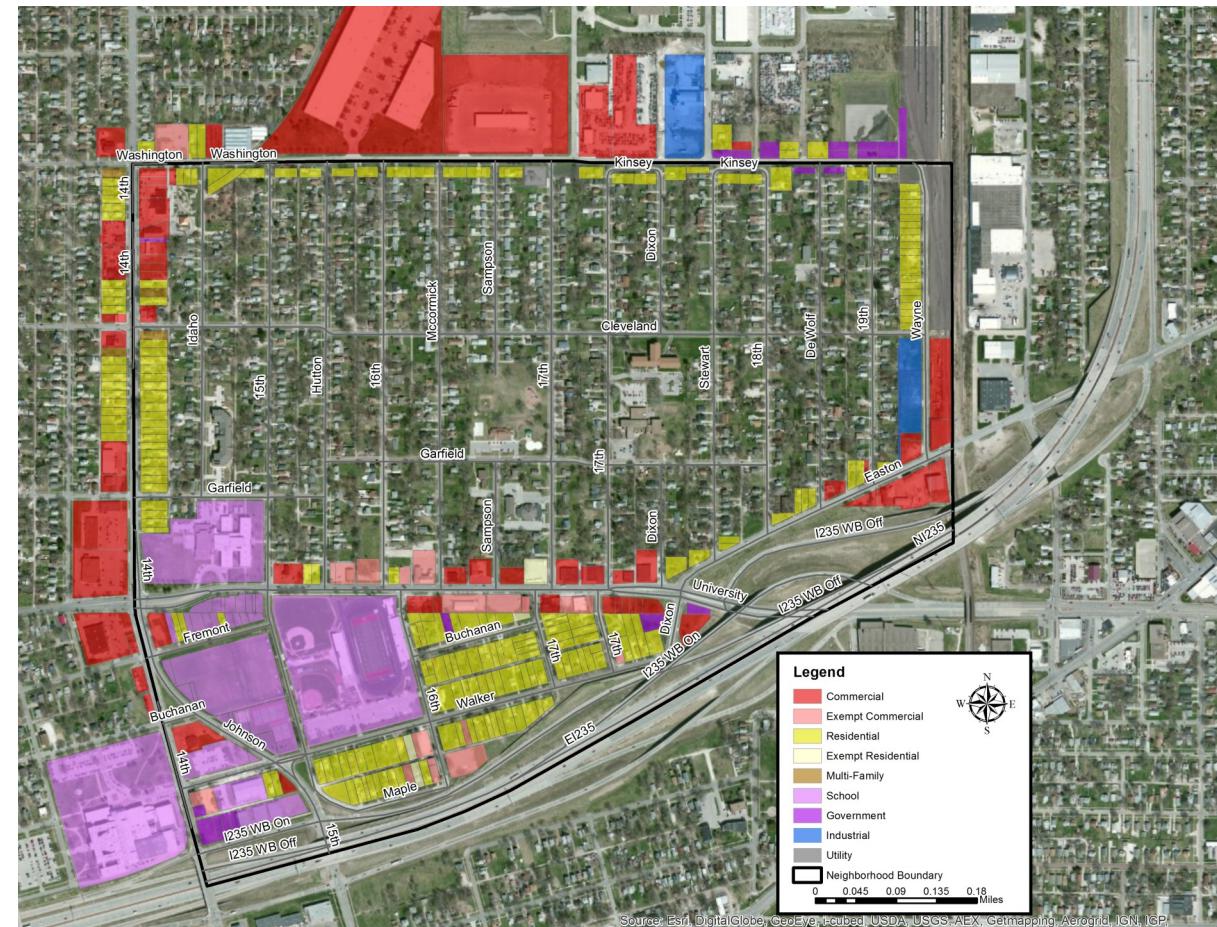
GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Improve the overall condition of existing housing.	Connect homeowners to resources for home improvement projects (including repair, major and minor rehab, weatherization, energy efficiency, lead, etc.)	Continue Rock the Block® and other owner-occupied repair events.	Habitat for Humanity, Rebuilding Together, MLKNA	Short Term
		Explore ways to expand the use NFC's loan programs in the neighborhood.	NFC, MLKNA	Medium Term
		Promote existing programs and resources in newsletter and through other outreach.	MLKNA, CHI, Urban Core, Housing Work Group	Ongoing
		Invite organizations with housing-related resources to present at neighborhood association meetings ( <i>see also Community Life section</i> ).	MLKNA, Housing Work Group	Short Term
		Maintain a list of residents who need help with small repair projects, then connect with resources.	MLKNA, Urban Core	Medium Term
	Improve conditions of rental property.	Educate renters about their rights, and owners of rental properties about resources for available for home improvement.	HOME, Inc., DM Neighborhood Inspections	Ongoing
		Reach out to owners of rental properties and connect with resources.	MLKNA, DM Neighborhood Inspections	Medium Term

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Provide more housing choices in the neighborhood.	Encourage a variety of housing choices for residents in all stages of life.  <i>As new housing construction occurs, encourage a variety of architectural styles, housing types and sizes.</i>	Explore locations for independent, affordable senior living facilities with accessible units.  Encourage any new, larger multi-family development to occur around the edges of the neighborhood [See also Neighborhood Edges.]	Anawim, NDC, CHI  DM Community Development, MLKNA	Medium/Long Term  Long Term, Ongoing
Enhance overall neighborhood appearance.	Address code enforcement issues (junk, cars, overgrown landscaping/trees).	Communicate with code inspectors about specific nuisance properties and properties in need of maintenance.  Educate residents on city codes (provide the Good Neighbor Guide) in English and Spanish. [See also Community Life.]	MLKNA, DM Neighborhood Inspections  MLKNA, DM Neighborhood Inspections, Housing Work Group	Ongoing  Ongoing
	Encourage neighbors to keep an eye on vacant properties.	Explore a voluntary adopt-a-lot program to clean up vacant lots.  Organize a neighborhood watch program or block captain / ambassador system. [see also Community Life.]	MLKNA  MLKNA, Urban Core	Ongoing  Short Term, Ongoing
		Organize a program to assist neighbors with yard maintenance (i.e., lawn care, snow removal).	MLKNA, Urban Core	Medium Term

Some neighborhoods in Des Moines have fluid boundaries, while others have hard edges. The Martin Luther King Jr. Park neighborhood falls into the latter category and is uniquely situated in the city. Two major traffic routes, Interstate 235 and East 14th Street, form the southern and western boundaries of the neighborhood. East Washington Avenue acts as the neighborhood's northern boundary, and on the other side of the street is the Guthrie Avenue Business Park, an office and warehousing district for light-industrial businesses. A Union Pacific rail line forms the neighborhood's eastern boundary. East University Avenue, another major traffic corridor, runs east to west through the middle of the neighborhood.

Many of the neighborhood's assets are located along the edges. The East High School campus straddles East 14th Street, with the athletic fields and stadium located in the southwestern corner of MLK Jr. Park. Hiatt Middle School is located at the northeast corner of East 14th Street and East University Avenue. Strip center commercial buildings occupy the other corners of that same intersection and continue at various points to the north along East 14th Street. There are several churches and church-owned properties located along East University Avenue.

The characteristics of these edges affect the neighborhood in a number of ways. First, they insulate the neighborhood, creating a quiet, peaceful living environment. Second, they connect the neighborhood to the rest of the city. MLK Jr. Park has great access to other parts of town via East 14th Street, East University Avenue and the Interstate.



Map 5: Edge properties

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP

Data Source: City of Des Moines Community Development

In the area south of East University Avenue, there is also good visibility from the freeway. This access and visibility may create economic development opportunities for the neighborhood.

However, the edges also do a disservice to the neighborhood in their current state. As people pass by, what they see along the edges may form negative impressions of the area as it does not reflect the character found in the heart of MLK Jr. Park. Buildings are not in the best conditions, and there are many vacant and underutilized properties. Street trees and other landscaping is minimal. The area south of East University Avenue is very isolated, and streets that were once connected to other neighborhoods to the south are now cut off by the Interstate. On the eastern edge, there is no buffer between the railroad tracks and neighborhood residences. Yet the rail line also poses an opportunity for future redevelopment. Along the northern edge, there is more that can be done to soften the transition between the residential properties on the south side of East Washington Avenue and light industrial on the north side of the street.

GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Improve connectivity. <i>[see also Infrastructure.]</i>	Improve sidewalk connectivity along the south side of E. Washington Avenue.	Utilize tax increment from Guthrie Business Park Urban Renewal area to fund installation of a continuous sidewalk with appropriate street trees along the south side of E. Washington Avenue.	DM Economic Development, DM Real Estate, DM Parks and Recreation, DM Public Works	Medium Term
	Evaluate the pedestrian network along E. 14 <sup>th</sup> Street and E. University Avenue, including crossings.	Conduct a walkability assessment to identify needs in existing sidewalk network.	Healthy Polk 2020, MLKNA, DM Community Development, DM Traffic and Transportation	Short Term
		Review school and other intersection crossings and identify any necessary changes.	DM Traffic and Transportation, MLKNA, Healthy Polk 2020	Short Term
	Improve access to public transportation.	Review opportunities to improve bus stops (locations, ADA accessibility, benches, shelters, etc.) as redevelopment and other property improvements occur.	DART, MLKNA	Medium-Long Term

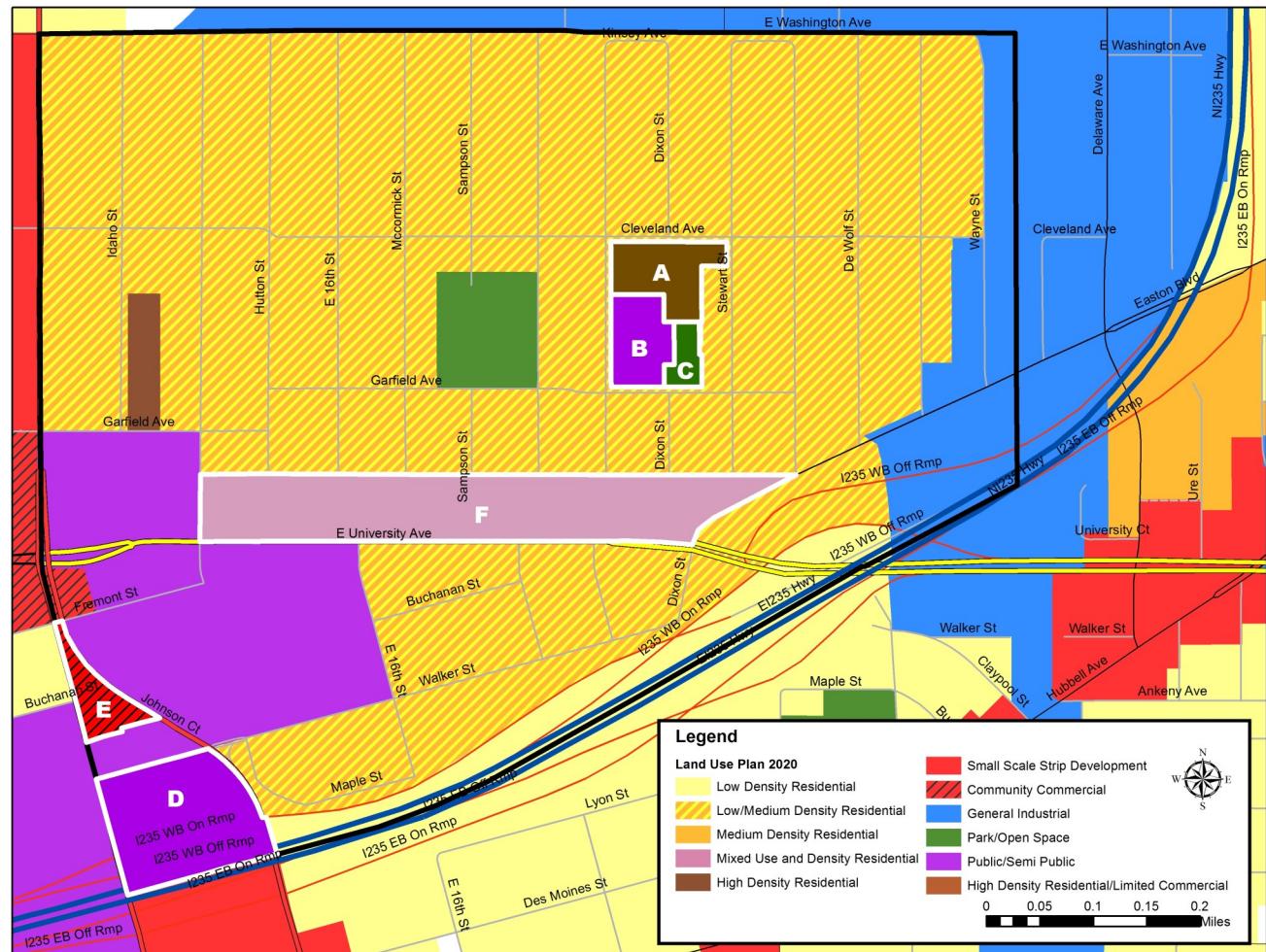
GOAL	STRATEGY	ACTION STEP	PRIMARY PARTNERS	TIMELINE
Improve aesthetics around the edges of the neighborhood.	Install a neighborhood gateway area (i.e. monument sign, landscaping) at selected point(s) along the neighborhood boundaries.	Select a location on existing ROW or other publicly owned property.	MLKNA, DM Traffic and Transportation	Short Term
		Design monument sign and other landscaping.	MLKNA, Habitat for Humanity, DM Traffic and Transportation	Medium Term
		Organize a community project to install signage, etc during a Rock the Block® event.	MLKNA, Habitat for Humanity	Medium Term
	Improve the exterior appearance of existing homes and businesses (particularly store fronts).	Work with individual commercial properties on façade improvements.	NDC, DM Community Development, DM Economic Development	Medium Term
		Connect residential property owners with resources to do exterior repairs and other property clean-up.	Housing Work Group	Short Term
	Add street trees and other landscaping along major corridors, as appropriate.	Require property owners to plant trees and other landscaping as redevelopment occurs along E. Washington Avenue per the Guthrie Business Park Urban Renewal Plan.	DM Economic Development, DM Planning and Urban Design	Medium Term
		Clean up city-owned properties along Washington Avenue and install trees or other landscaping around drainage area at eastern end near the corner of E. Washington Ave and Wayne Street.	DM Real Estate, DM Economic Development	Short Term
		Plant street trees as new development occurs or in areas where there is space (see next goal).  <i>Follow East University Design Guidelines for planting and sidewalk standards along that corridor.</i>	Developers, DM Forestry	Long Term

## Land Use & Zoning

Land Use and zoning are tools that local governments use to regulate development. The City of Des Moines' 2020 Community Character Land Use Plan sets an overall vision for development and may be used to define the character of an area. The land use plan is not parcel specific and does not give a parcel any legal rights for use. However, it does set an intention for how that land should be used in the future. By State law, changes to zoning designations must be based on the land use plan. Zoning is parcel specific and legally binding. The City of Des Moines regulates zoning through its Zoning Ordinance that has two parts, a written document and a map. The text describes what is allowed in each zoning district, while the map designates a zoning classification for each parcel.

In general, Martin Luther King Jr. Park has an ideal neighborhood land use pattern, with a little bit of everything. The neighborhood is predominantly single-family homes, with a large park right in the center of the neighborhood as well as two other smaller parks. There are two larger multi-family buildings inside the neighborhood, a number of churches scattered throughout, and two schools. Commercial uses are located along the edges or the East University Avenue corridor.

Some of the action items contained in this section clean-up the land use map to reflect existing land uses that are anticipated to continue into the future. It is around the neighborhood edges where opportunities for significant land use changes exist, to better utilize the land and create transitions that better protect and strengthen the residential heart of the neighborhood.



Map 6: Proposed land use changes

Data Source: City of Des Moines Public Works

GOAL	STRATEGY	ACTION STEP	MAP KEY	PRIMARY PARTNERS	TIMELINE
Protect and support existing land uses in MLK Jr. Park that have been deemed desirable to retain.	Ensure that the 2020 Community Character Land Use Plan designations are consistent with the existing land uses.	Amend parcel at 1731 Cleveland Ave (Logan Park Apartments) from "Low/Medium Density Residential" to "High Density Residential".	Map 6: Area A	DM Community Development	Complete upon Plan Adoption
		Amend parcel at 1740 E. 17 <sup>th</sup> Court (Joshua Christian Academy) from "Low/Medium Density Residential" to "Public/Semi-Public".	Map 6: Area B	DM Community Development	Complete upon Plan Adoption
		Amend parcel on Garfield Avenue occupied by Crowley Park from "Low/Medium Density Residential" to "Park/Open Space".	Map 6: Area C	DM Community Development	Complete upon Plan Adoption
		Amend parcels located on the south side of Walker Street between E. 14 <sup>th</sup> Street and Johnson Court from "Small Scale Strip Development" to "Public/Semi-Public".	Map 6: Area D	DM Community Development	Complete upon Plan Adoption
		Amend parcels on north and south sides of Buchanan Street between E. 14 <sup>th</sup> Street and Johnson Court from "Public/Semi-Public" to "Small Scale Strip Development"/ "Community Commercial".	Map 6: Area E	DM Community Development	Complete upon Plan Adoption



## Setting the Stage for Future Redevelopment

As part of the planning process, participants discussed the changes they would like to see around the neighborhood edges. There was general agreement that appearance should be improved, that additional retail development is desired, and that there needs to be a better buffer between the industrial and residential uses. Participants also discussed more significant changes to the land use plan that may need to occur in certain parts of the neighborhood in order to attract the additional commercial development they desire. These changes are described in the section below, however, it should be noted that additional exploration of these topics will need to take place as part of plan implementation in order to involve more residents from the impacted areas in the discussion and decision-making process.

### Area 1 -- East 14th Street and East University Avenue: the Commercial Edges

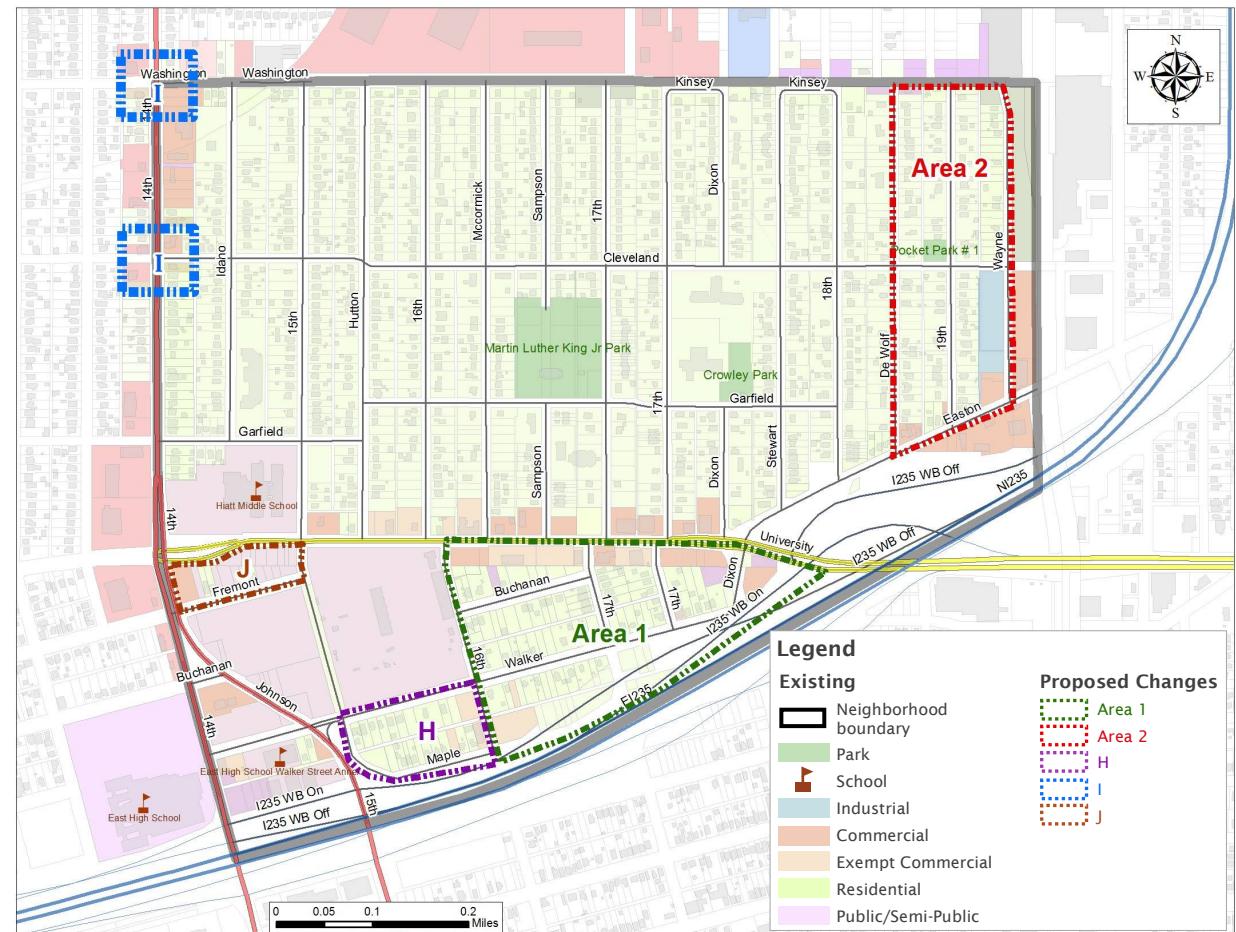
The land along East 14<sup>th</sup> Street and East University Avenue has existing commercial development, but also many vacant or underutilized parcels that provide an opportunity for redevelopment. First and foremost, MLK Jr. Park residents would like to see a community center facility. With the high number of kids in the area, including adjacent neighborhoods, and the need for after school programs, an additional facility may be warranted. Land currently owned by the school district, located on the southeast corner of East 14th Street and East University Avenue offers an opportunity for a

collaboration to meet the needs of the schools, residents, and potentially other cultural groups in the community. Further exploration will be necessary to determine the feasibility of such a project.

Participants in the planning process indicated a desire to see more retail and service businesses in this area as well, especially a grocery store. Residents envisioned lively cultural or entertainment venues as well, like a movie theater or new restaurants. For commercial businesses to thrive, they need a market for their goods or services. They need customers that not only want their products, but who also have purchasing power. Looking at the population characteristics of MLK Jr. Park and the other neighborhoods in the vicinity, it is not likely that additional commercial uses can be supported at this time. To attract new businesses the purchasing power of the area must increase. This can be accomplished by bringing more people into the area (residents or employees) and/or increasing income levels.

The area along and south of East University Avenue offers several prime opportunities for redevelopment that can meet the preferences expressed by neighborhood residents and make better use of the land. Participants discussed several options for the future of this area, and stated a preference for office uses as well as multi-family and mixed-use development. As part of plan implementation, further discussion on this topic needs to occur, with special efforts to involve residents who live in the area that would be impacted.

- Consider changing the land use designation for Area 1 shown on Map 7 to Planned Business Park or another appropriate category, encouraging two- and three-story office buildings as well as support commercial. The recommended zoning classification if this takes place is PUD. Properties should be re-zoned once parcels are assembled for development. The existing R1-60 zoning should remain in place until then.
- Buildings should be situated to front along East University Avenue, East 16<sup>th</sup> Street, and Walker Street, with parking lots in the middle. Explore and determine appropriate setbacks and/or build-to lines as part of the discussion.
- Office buildings should be encouraged to share parking with the school district on evenings and weekends, helping to meet some of their parking needs for the athletic complex.
- While it may be appropriate to vacate some streets as part of the land assembly process, new development should maintain a continuous sidewalk network and some green space.
- Multi-family and mixed-use (retail on the first floor, apartments or offices above) are encouraged along the north side of East University Ave first, or on the south side of East University Avenue second.
- If agreement on a land use change can be reached, the neighborhood plan should be amended.
- If such changes occur, additional steps will need to be taken to set the plan in motion (such as developing an urban renewal plan, identifying developers to work with, and encouraging assembly of land).
- Acquisition of property should occur on a voluntary basis.





### Area 2 — East Washington Avenue and Wayne Street: the Industrial Edges

At the time the neighborhood first developed, Area 2, shown on Map 7, housed coal mine workers and the railroad line was used to transport that coal. Homes were built in close proximity to the rail corridor and have remained there ever since. Over time, living right next to a rail line has become less desirable. This is apparent in the condition of the homes along Wayne Street and the many vacant lots found between Wayne Street and DeWolf Street.

The rail line is still active and rail traffic is expected to increase in the future. Land adjacent to the rail line could be a prime location for businesses who desire rail access. This is what has happened on the other side of the rail line, east of the MLK Jr. Park neighborhood along Delaware Street. One thing to consider when planning for that future use is the lot depth such businesses need for their operation, which is at minimum 1 ½ - 2 blocks or 525 feet. As part of plan implementation, additional discussions should take place to consider designating the area from DeWolf Street east to the railroad tracks as a transition zone, with the long term intention of moving from a low density residential to light industrial land use designation. Special efforts should be made to involve property owners from the impacted area in discussions and decision-making.

If this transition occurs, several things will be important to minimize negative impacts to the neighborhood:

- Consider phasing and land assembly, so that isolated homes are not left behind
- Acquire properties as opportunities arise and bank them for future site assembly

- Re-zone property as sites are assembled; the recommended zoning classification is M-1. Until then, the existing R2-A zoning should remain in place.
- Maintain the appearance of homes and properties; do not allow them to become public nuisances
- Vacate Wayne Street eventually to create direct access to the rail line
- Prevent truck traffic from going through the neighborhood
- Soften the transition between residential and light industrial:
  - Consider deep setbacks on both sides of DeWolf Street (street reconstruction may be necessary)
  - Consider changing DeWolf Street to a boulevard
  - Use street trees and other landscaping
  - Pedestrian-friendly facades on industrial buildings that break down the massing of the building to better relate to the scale of the residences and to enhance the overall aesthetic value and compatibility
  - Maintain connected sidewalk network
  - Be conscientious of lighting and security around the properties
- In the interim, consider temporary uses for vacant lots, such as community gardens or greenhouses or open space for recreation.
- In the interim, discourage sale of City or County-owned property for residential use.

GOAL	STRATEGY	ACTION STEP	MAP KEY	PRIMARY PARTNERS	TIMELINE
Promote a more appropriate mix of commercial and residential development along E. 14 <sup>th</sup> Street and E. University Avenue.	Focus commercial development at primary nodes along the E. 14 <sup>th</sup> Street corridor (@ E. University Ave, @ Cleveland Ave, and @ Washington Ave).	Review and amend land use and zoning designations during the next update to the City's Comprehensive Plan. <i>Consider a corridor plan for E. 14<sup>th</sup> Street from E. Washington Ave to the Des Moines River.</i>	Map 7: Areas I	DM Community Development, MLKNA, other adjacent neighborhoods	Medium Term
	Encourage a mix of higher density housing and retail along the north side of E. University Avenue.	Amend the future land use designation on the north side of E. University Ave from E. 15 <sup>th</sup> Street to Easton Blvd from "Low/Medium Density Residential" and "Small Scale Strip Development" to "Mixed Use and Density Residential".	Map 6: Area F	DM Community Development	Complete upon Plan Adoption
	Support the school district's facilities needs for East High School and Hiatt Middle School.	Pursue acquisition of properties along Fremont Street for future school facilities expansion or possible community center	Map 7: Area J	DMPS, DM Real Estate	Short Term
		Vacate Fremont Street once all properties have been acquired and the land is cleared.		DM Traffic and Transportation, DM Real Estate	Short Term
Reach consensus on the future land use designations for the area south of E. University Avenue between E. 16 <sup>th</sup> Street and I-235.  <i>See text section on pg. 44-45 for more information.</i>	Explore opportunities for redevelopment to office and support retail/service uses in this area.	Conduct a series of meetings to consider changing the future land use designation for the area south of E. University Avenue from E. 16 <sup>th</sup> Street to I-235.	Map 7: Area 1	DM Comm. Dev., DM Econ. Dev.	Short Term
		Reach out specifically to property owners in the area to involve them in the discussion.		DM Econ. Dev., DM Comm. Dev.	Short Term
		If changes are agreed upon, amend the neighborhood plan and 2020 Community Character Plan accordingly.		DM Community Development	Short Term
	Support the school district's facilities needs for East High School and Hiatt Middle School.	As part of the process noted above, consider changing the future land use designation between Walker Street and Maple Street from E. 15 <sup>th</sup> Street to 1542 Maple Street and 1545 Walker Street from "Low/Medium Density Residential" to "Public/Semi Public".	Map 7: Area H	DM Community Development	Short Term

GOAL	STRATEGY	ACTION STEP	MAP KEY	PRIMARY PARTNERS	TIMELINE
Improve the buffer between the neighborhood and the railroad tracks in Area 2 on Map 7.  <i>See text section on pg. 46 for more information.</i>	Consider establishing a transition zone between DeWolf Street and Wayne Street, from E. Washington Avenue to E. University Avenue.	Encourage clean-up of existing properties along Wayne Street.  Conduct a series of meetings to consider changing the future land use designation for eventual transition to light industrial.  Reach out specifically to property owners in the area to involve them in the discussion.  If changes are agreed upon, amend the neighborhood plan and 2020 Community Character Plan accordingly.  Acquire and hold properties as they become available for future redevelopment.  Discourage sale of City and County-owned property for single family home development.  Consider temporary use of vacant land as recreation or community gardening / greenhouse space.	Map 7: Area 2	DM Neighborhood Inspections, DM Economic Development, MLKNA, Habitat for Humanity  DM Community Development  DM Economic Development, DM Community Development  DM Community Development  City of Des Moines, Polk County, Habitat for Humanity  DM Community Development, DM Real Estate, Polk County  DM Parks and Recreation, Polk County, Eat Greater Des Moines	Short Term  Short Term  Short Term  Short Term  Ongoing  Ongoing  Short Term

A photograph of a row of blue bike racks on a sidewalk. The racks are made of blue-painted metal and are arranged in a staggered pattern. They are mounted on a light-colored concrete sidewalk. In the background, there is a brick building with a door and some graffiti. The ground is covered with fallen leaves.

Implementation



The Neighborhood Plan sets the stage for the future of MLK Jr. Park, however, the real changes in the neighborhood occur with plan implementation. The implementation phase of the Neighborhood Revitalization Program requires an extensive commitment of time and resources. In order to be successful, it is essential that the present partnership between the City of Des Moines, the Martin Luther King Jr. Park Neighborhood Association and other community organizations continue to exist and grow. It will also require the following:

- ◆ Strong and active leadership from the Martin Luther King Jr. Park Neighborhood Association
- ◆ Continued commitment and support from the Des Moines City Council and the Polk County Board of Supervisors.
- ◆ Technical assistance from Neighborhood Planning staff and other City staff when appropriate.
- ◆ Engagement and support from area non-profits and the private sector.
- ◆ Priority consideration for financial support and other resources.

The Neighborhood Revitalization Program is not intended to be a permanent commitment of resources to any individual neighborhood. The goal is to solve specific problems that require intensive work and return the neighborhood to a market-based, self-sustaining area. However, due to the nature of the issues here, it is acknowledged that the City of Des Moines, the Martin Luther King Jr. Park Neighborhood Association and other partners must commit to a long-term partnership in order to see results. Implementation can range from three to ten years.

At this time, a coalition of partner organizations -- including the City of Des Moines -- is forming to manage plan implementation. MLK Jr. Park is fortunate in that many partners have been engaged throughout the planning process and are excited to support the residents during plan implementation. The Partners Coalition will continue to engage other partners from the public, non-profit and private sectors. This will include identifying financing mechanisms above and beyond the traditional resources.

The Martin Luther King Jr. Park Neighborhood Association (MLKNA) must take ownership of the plan and advocate for the many projects to be completed. It will be necessary to create the political will to support revitalization efforts, and also to solicit the help of other partners. In addition to leading the charge, the MLKNA has defined its role as a disseminator of information, a resource and advocate for residents and stakeholders, and an advisor to the Partners Coalition for project prioritization.

The MLKNA Board recognizes that implementation of the plan will require the involvement of many residents and stakeholders in a variety of capacities, ranging from committee planning and oversight to assistance with one-time projects. Various work groups will be charged with overseeing a section of the plan, defining success measures, prioritizing activities, and recruiting volunteers. It is important that the MLKNA communicates regularly with area residents about upcoming activities and that they celebrate accomplishments.

The Neighborhood Development Division will continue to have an active role in plan implementation for at least the first few years. As the City's role lessens, Neighborhood Planning staff will still check in regularly with the Martin Luther King Jr. Park Neighborhood Association to assess progress on plan goals. Once the work plan has been substantially completed, Neighborhood Planning staff will recommend that the program be ended and the Martin Luther King Jr. Park neighborhood graduated to Charter status. Completion of a work plan does not necessarily mean that all items have been accomplished. It is possible that certain activities may be investigated and found not to be feasible or to require an unreasonable demand of resources. In addition, conditions and opportunities change over time, requiring that priorities be periodically reevaluated.

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.



# Appendices

*Land Use and Zoning terms  
Glossary*



Acronym	Full Name	Description
	Commercial Corridor	Small-to-moderate scale commercial in a linear pattern that serves the adjacent neighborhood and passing motorists. Building sizes range from 2,000 to 35,000 square feet.
	High Density Residential	High density residential development over 17 units per acre.
M-1	Light Industrial	Intended and designed to provide areas of the city suitable for activities and uses of light industrial nature. Such district does not require the high standards of the M-3 district but still requires protection from the less restrictive uses permitted in the M-2 district. It is not intended that any new residential development be permitted in the M-1 district.
	Low Density Residential	Areas developed with single-family homes and duplexes legal as of December 31, 1996, with up to 6 units per acre.
	Low/Medium Density Residential	Areas developed with a 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 acre.
	Mixed Use/Density Residential	Areas developed with a mix of densities and some limited retail and office. Encourages a mix of single family, duplexes, small multi-family as well as developments over 17 units per acre.
	Neighborhood Node	Small-scale commercial primarily serving the adjacent neighborhood. Building sizes range from 25,000 to 50,000 square feet.
	Neighborhood Commercial Center	Small-to-moderate scale commercial serving adjacent neighborhood and specialty retail/services. Building sizes range from 75,000 to 100,000 square feet.
	Park/Open Space	Uses include parks, golf courses, trails, zoos, and cemeteries.
	Public/Semi-Public	Uses such as government facilities, schools, and hospitals.
PUD	Planned Unit Development	Intended and designed to encourage large-scale and quality development of vacant or underutilized tracts of land throughout the city pursuant to a unified building and site development plan incorporating a comprehensive design based on a thorough application of professional standards of excellence. It is further the intent of this division to allow greater flexibility of standards and diversification of land uses than provided in the regulations of other zoning districts.
R1-60	One-Family Low-Density Residential	Intended and designed to provide for certain areas developed primarily with one-family detached dwellings and areas where similar residential development seems likely to occur.
R-2	One- and Two-Family Residential	Intended and designed to provide for certain low-density residential areas of the city developed with single-family and two-family dwellings and areas where similar residential development seems likely to occur.
R-2A	General Residential	Intended to encourage infill development and to allow the commercial reuse of older residential areas in a manner compatible with existing single-family and two-family uses.
R-3, R-4	Multiple Family Residential	Intended and designed for certain medium-density residential areas developed with single-family, two-family, and multiple-family dwellings and areas where similar residential development seems likely to occur.
	Small Scale Strip Development / Community Commercial	Small-to-moderate commercial in a linear pattern that serves the passing motorist. Individual building may be over 35,000 sq. ft. with individual modules from 2,000 to 20,000 sq. ft. / Large-scale commercial development located on or at the crossroads of a major transportation corridor. Parcel size may be up to twenty to twenty-five acres with 150,000 to 250,000 sq. ft. of building coverage.
	Planned Business Park	Mixture of light manufacturing, office, warehousing, and distribution jobs in designated Planned Industrial Parks.

Acronym	Full Name	Description
CD	City of Des Moines Community Development Department	The City Department that is responsible for planning, promoting, developing, and maintaining Des Moines social, physical, and business environments.
CDBG	Community Development Block Grants	Federal funds that are allocated annually to the City of Des Moines to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons.
CHI	Community Housing Initiatives, Inc.	A non-profit housing and development group working in Des Moines to provide and support affordable housing, resident engagement, and neighborhood based activities.
CIP	City of Des Moines Capital Improvement Program	A short range plan that identifies capital projects and equipment purchases, provides a planning schedule, and identifies options for financing.
COSC	Center on Sustainable Communities	A non-profit membership organization that promotes sustainable building by providing education and connections to available resources.
DART	Des Moines Area Regional Transit	The public transit agency that serves Des Moines and other communities in Polk County and the surrounding Metro Area.
DMACC	Des Moines Area Community College	Post-secondary education institution.
DMPD	Des Moines Police Department	The Police Department for the City of Des Moines.
DMPS	Des Moines Public Schools	The local public school district for the City of Des Moines.
EFR	Employee and Family Resources	A local non-profit organization that serves the community by offering services and resources that address the emotional and behavioral well being of individuals, families, and communities. For more information, visit: <a href="http://www.efr.org">www.efr.org</a> .
HMA	Hot Mixed Asphalt	An engineered product composed of 95% stone, sand, and gravel along with 5% asphalt cement (a petroleum product) that is used to pave streets.
Iowa SHRM	Iowa Society for Human Resource Management	A professional human resources membership association that provides a structure for members to consult together concerning affairs, activities, needs, and problems.
JCA	Joshua Christian Academy	Private Christian school (grades K-8) located at 1740 Garfield Avenue.
LSI—Global Greens	Lutheran Services of Iowa	LSI's Global Greens agricultural programs coordinate land access, production education and business development training for refugees in the Des Moines metro who want to reconnect with the land.
MLKNA	Martin Luther King Jr. Park Neighborhood Association	The neighborhood organization recognized by the City of Des Moines that serves the area bound by I-235 on the south, E. 14th St. on the west, E. Washington St. on the north, and the railroad tracks on the east.

Acronym	Full Name	Description
NBSD	Neighborhood Based Service Delivery	City program coordinated with the Police Department and Neighborhood Inspections to improve services and enhance quality of life for residents of recognized neighborhoods.
NCS	Neighborhood Conservation Services Division	A division of the City of Des Moines Community Development Department that is responsible for implementing various affordable housing programs for low-moderate income families and individuals while expanding the City's housing stock and revitalizing neighborhoods.
NDD	Neighborhood Development Division	A division of the City of Des Moines Community Development Department that is responsible for coordinating the Neighborhood Revitalization Program (NRP).
NDC	Neighborhood Development Corporation	A non-profit, community-focused organization that revitalizes distressed neighborhoods and encourages neighborhood sustainability. NDC fulfills its mission by offering commercial and residential options through building rehabilitation, new construction, and in-fill development. For more information, visit: <a href="http://www.ndcdesmoines.org">www.ndcdesmoines.org</a>
NFC	Neighborhood Finance Corporation	The NFC provides unique lending programs and related services to help revitalize targeted neighborhoods in Polk County through partnerships with residents, government entities, community-based organizations, and the business community. For more information, visit: <a href="http://www.neighborhoodfinance.org">www.neighborhoodfinance.org</a>
NIRP	Neighborhood Infrastructure Rehabilitation Program	This program targets infrastructure rehabilitation in Designated Neighborhoods, and provides improvements above and beyond the City's annual street, curb, and sidewalk maintenance programs.
NRB	Neighborhood Revitalization Board	An appointed citizen board that advises the Des Moines City Council and Polk County Board of Supervisors on housing improvements and neighborhood revitalization efforts.
NRP	Neighborhood Revitalization Program	The City of Des Moines and the Polk County Board of Supervisors created the NRP in 1990 to help stabilize and improve neighborhoods in Des Moines. The NRP uses a strategy that calls for neighborhood residents, City, County, local business leaders, and the Neighborhood Finance Corporation (NFC) to develop a public/private partnership that addresses revitalization issues. The NRP also gives citizens the opportunity to organize and create neighborhood groups that can be officially recognized by the City Council and County Supervisors.
OED	Office of Economic Development	The City of Des Moines department that is responsible for assisting businesses to locate and expand in Des Moines.
PCHTF	Polk County Housing Trust Fund	A non-profit organization that funds affordable housing in Des Moines and Polk County.
PCI	Pavement Condition Index	An assessment that the City's Public Works Department conducts every two years to measure the condition of roads.
Polk County CTG	Polk County Community Transformation Grant	Sponsored by the Center for Disease Control and Prevention, the purpose of the grant is to reduce risk factors responsible for the leading causes of death and disability by creating healthier communities.
RT	Rebuilding Together Greater Des Moines	A nonprofit organization that is dedicated to preserving affordable homeownership and revitalizing communities. For more information, visit: <a href="http://www.rebuildingtogether.org">www.rebuildingtogether.org</a>

## Plan Presentation & Approval

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May 20, 2014  
Martin Luther King Jr. Park Neighborhood

July 2, 2014  
Neighborhood Revitalization Board

July 16, 2014  
Plan and Zoning Commission

August 11, 2014  
Des Moines City Council

August 12, 2014  
Polk County Board of Supervisors