

WAVELAND PARK

NEIGHBORHOOD PLAN



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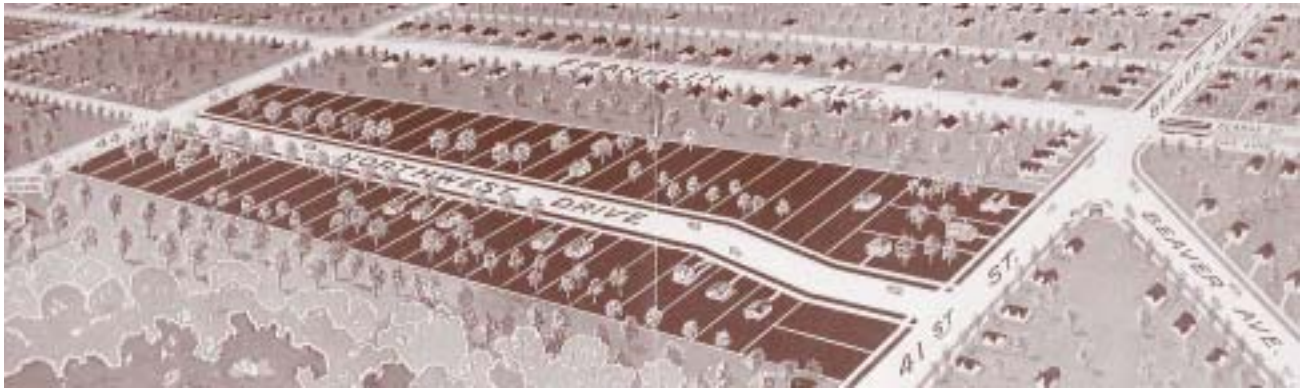
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Special thanks to the staff at Polk County and City staff from the Public Works, Engineering, Parks & Recreation and Police Departments for their assistance.

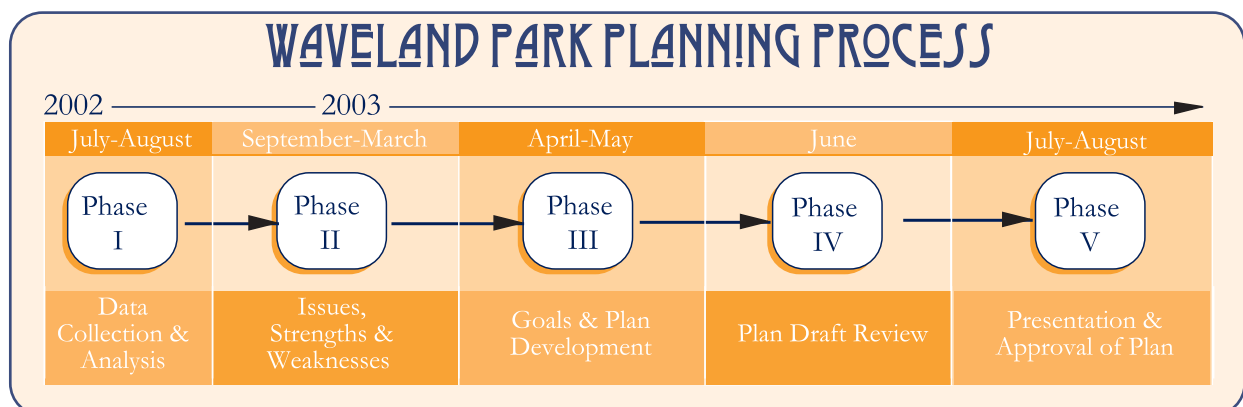


The City of Des Moines and the Polk County Board of Supervisors established the Neighborhood Revitalization Program in the early 1990's to help stabilize and improve Des Moines' neighborhoods. To coordinate this program, the City's Community Development Department formed the Neighborhood Development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

The Neighborhood Revitalization Program uses a strategy that calls for neighborhood residents, the City of Des Moines, Polk County, and local business leaders to develop a public/private partnership that addresses revitalization issues within the City. To participate, recognized neighborhoods must submit an application 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. The staff of the Neighborhood Development Division

provides technical assistance and planning coordination. Neighborhood Planning staff work with the neighborhood group to develop and implement appropriate goals and a feasible action plan. These neighborhood plans provide a list of activities and identify parties responsible for implementation. The success of the revitalization effort depends on a continued coordination of efforts among the neighborhood organization, the City, the County, and other private organizations.

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



DESCRIPTION



The Waveland Park Neighborhood is located on Des Moines' west side and is generally bounded by Interstate 235 on the south, 55th/56th Streets on the west, Franklin Avenue on the north and 42nd/41st Streets on the east. Waveland Park is home to schools, businesses, a premier golf course, outdoor recreational attractions, cemeteries, a medical clinic, and is minutes away from downtown, the airport and many other amenities.

Waveland Park is truly a city within a city. Located within the boundaries of Waveland Park are grocery stores, hardware, dry cleaning, appliance stores, restaurants and other retail establishments. Supporting these businesses is a neighborhood filled

with many bungalows and foursquare homes built in the early 1920s and 1930s. In addition to these homes and businesses there are two large public areas, the Waveland Park Golf Course, for which the neighborhood was named, and the Glendale Cemetery. Together these two amenities occupy approximately half of the neighborhood. Waveland Park is also home to two elementary schools, one high school, a public library branch, several churches and a Polk County Community Center.

The combination of all these businesses and amenities make Waveland Park one of the most desirable neighborhoods within Des Moines.



The development of the Waveland Park Neighborhood was part of Des Moines' westward expansion around the Waveland Park Golf Course in the early 1920s and 1930s. New schools followed this expansion and Hubbell opened in 1910, Perkins opened in 1918 and Roosevelt opened in 1923. The predominant style of housing built in this area was the affordable bungalow and foursquare homes, which featured craftsman detailing on the homes. Exterior wall finishes on these homes are varied, but almost always contained one or more of the following; large overhangs, front facing gables, front porches, wood shingles, stone, cobblestone, stucco, or multi-colored brick. These homes in Waveland Park helped Des Moines, in the 1920s and 1930s,

achieve one of the highest rates of homeownership in the nation.

Also instrumental in the development on Waveland Park Neighborhood was the acquisition of large parcels of land by the City to build the Waveland Park Golf Course and the Glendale Cemetery. Waveland Park Golf Course opened in 1901 and remains the oldest public golf course west of the Mississippi and Glendale first open for burials in 1906. Kingman Boulevard was constructed and opened into the Entrance to Waveland Park. In the

HISTORY

1909 Charles Mulford Robinson Plan for Des Moines, a loop connecting Greenwood Park, Waveland Park and downtown was envisioned. The intersection of Polk Boulevard and Kingman Boulevard within Waveland Park was the only place where this vision became reality.

In the center of the Waveland Park Golf Course lies the Drake Observatory, this observatory was built in 1894 and donated to Drake University by Francis Marion Drake. The Waveland Park Neighborhood Association has been actively involved in a major effort to renovate the Observatory and it is still in use today for evening lectures.

The Waveland Park Neighborhood Association was formed in October 1991, and remains active in the community by sponsoring a yearly Jazz in July concert, a Drake Relays water station, spring flower plantings, Dumpster Days, and other social events. The development of the Waveland Park Neighborhood was part of Des Moines' westward expansion around the Waveland Park Golf Course in the early 1920s and 1930s. New schools followed this expansion and Hubbell opened in 1910, Perkins opened in 1918 and Roosevelt opened in 1923. The predominant style of housing built in this area was the affordable bungalow and foursquare homes, which featured craftsman detailing on the homes. Exterior wall finishes on these homes are varied, but almost always contained one or more of the following: large overhangs, front facing gables, front porches, wood shingles, stone, cobblestone, stucco, or multi-colored brick. These homes in Waveland Park helped Des Moines, in the 1920s and 1930s, achieve one of the highest rates of homeownership in the nation.

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During the past four decades the population of Waveland Park has decreased 21 percent. Much of this decline in population can be attributed to a decrease in the average size of households. This decline in household size follows a national trend in the decrease of household size. Also, during this same time period the number of living units within the neighborhood has remained stable.

WAVELAND PARK & DES MOINES (U.S. CENSUS)

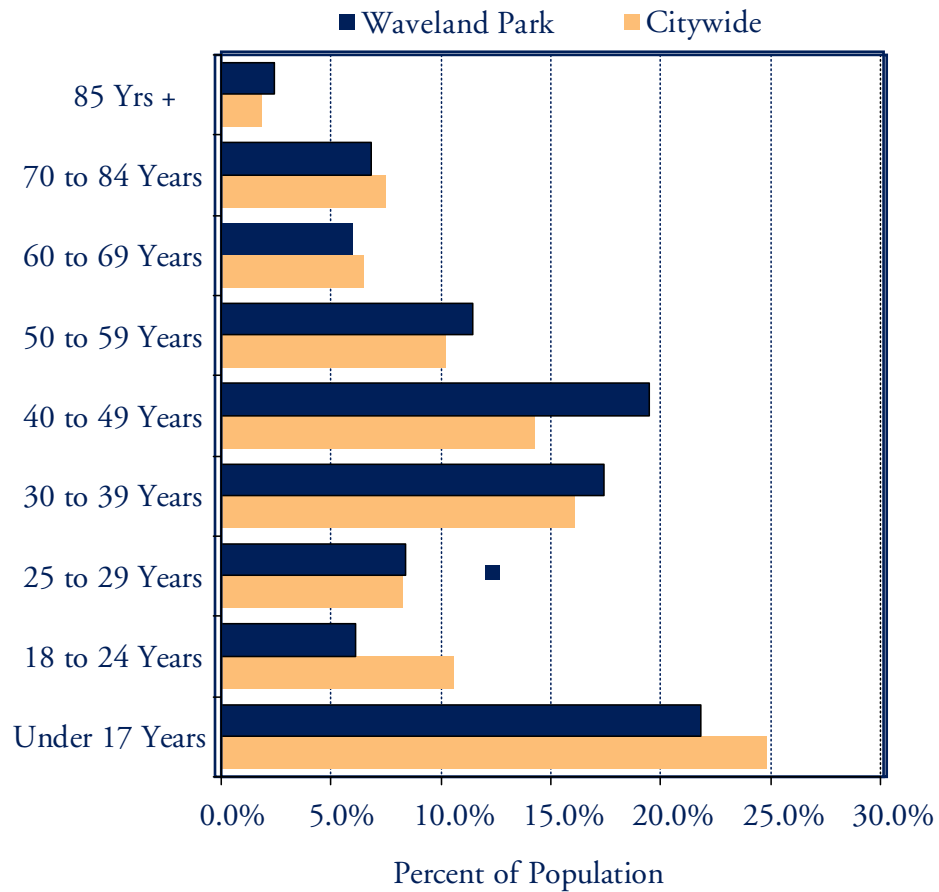
Census Year	1970	1980	1990	2000
Waveland Park Neighborhood				
Total Population	4,461	3,848	3,709	3,532
Total Minority Population	7	62	71	56
Percent Minority	0.2%	1.6%	1.9%	1.6%
City of Des Moines				
Total Population	200,587	191,003	193,187	198,682
Total Minority Population	12,408	18,385	20,770	35,188
Percent Minority	6.2%	9.6%	10.8%	17.7%

WAVELAND PARK POPULATION BY AGE (U.S. CENSUS)

Waveland Park truly reflects the City as a whole when both populations are compared by age group. The neighborhood is a home to people of all ages, bringing a diversity of activities to the city within a city.

Age Group	Citywide	Citywide Percentage of Population	Waveland Park	Percentage of Waveland
Under 17 Years	49,328	24.8%	772	21.9%
18 to 24 Years	21,071	10.6%	216	6.1%
25 to 29 Years	16,375	8.2%	297	8.4%
30 to 39 Years	31,870	16.0%	615	17.4%
40 to 49 Years	28,366	14.3%	689	19.5%
50 to 59 Years	20,325	10.2%	404	11.4%
60 to 69 Years	12,916	6.5%	212	6.0%
70 to 84 Years	14,814	7.5%	241	6.8%
85 Yrs +	3,617	1.8%	86	2.4%
Total Population	198,682	100%	3,532	100%

PERCENT OF POPULATION (US CENSUS BUREAU)



Waveland Park is composed of primarily single-family homes, with a historically high homeownership rate. The 2000 Census showed that 77.6 percent of the occupied homes in Waveland Park were owner-occupied, which is higher than the City of Des Moines average of 64.7 percent of occupied homes being owner occupied.

HOME OWNERSHIP DATA (US CENSUS BUREAU)

Census Year	1970	1980	1990	2000
Occupied Units	1,628	1,627	1,617	1,595
Owner Occupied	1,269	1,255	1,260	1,276
Renter Occupied	359	372	357	319
Vacant Units	56	34	28	49
Percent of Units Owner Occupied	75.4%	75.6%	76.6%	77.6%

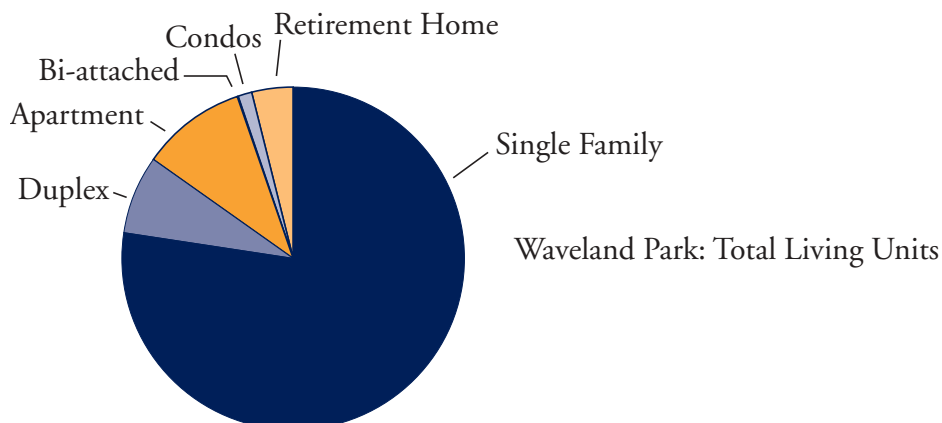
RESIDENTIAL STRUCTURE DATA (2002 POLK COUNTY ASSESSOR)

Types of Residential Structures	Total Structures	Percent of Structures	Total Living Units	Percent of Units
Single Family	1,280	93.4%	1280	77.4%
Duplex	61	4.5%	122	7.4%
Apartment	24	1.8%	163	9.9%
Bi-attached	2	0.1%	2	0.1%
Condos	2	0.1%	22	1.3%
Retirement Home	1	0.1%	65	3.9%

Total Units

1370

1654



2020 Community Character Plan

Future Land Use Terms

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

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

Mixed Use and Density Residential – Areas developed with a mix of densities and some limited retail and office. Encourages a mix of single-family, duplex, small multi-family as well as developments over 17 units net per acre.

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

Neighborhood Commercial Center – Small to moderate scale commercial serving adjacent neighborhood and specialty retail/services. Cumulative building total 75,000 to 100,000 square feet.

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

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

Park/Open Space

Zoning Terms

R1-60 One-Family Low-Density Residential – district is intended and designed to provide for low-density residential areas of the city developed primarily with one-family detached dwellings.

R1-80 One Family Residential – district is intended and designed to provide for low-density residential areas of the city developed primarily with one family detached dwellings.

R-2 One and Two Family Residential – district is intended and designed to provide for low density residential areas of the city developed with single-family and two family dwellings.

R-3 Multiple Family Residential – district is intended and designed for medium-density residential areas of the city developed with single-family, two-family, and multiple-family dwellings.

R-4 Multiple Family District – district is intended and designed for high density residential areas of the city developed with single-family, two family and multiple family dwellings.

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

C-1 Neighborhood Retail Commercial – district is intended to provide for the convenience shopping of persons living in neighborhood residential areas and for general uses and activities of a retail and personal service character.

C-2 General Retail and Highway-Oriented Commercial – district is intended to provide for major retail shopping areas and includes much of the strip commercial property existing along the major city streets and highways.

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

1. Strong and active leadership from the Waveland Park Neighborhood Association.
2. Continued commitment and support from the Des Moines City Council and the Polk County Board of Supervisors.
3. Technical assistance from the Neighborhood Planning Division and other City Staff.

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

1. Housing conditions
2. Property values
3. Proportion of homeowners to renters
4. Home sales information

The Neighborhood Development Division will conduct periodic assessments of the progress of a particular plan and will recommend that the program be ended once significant progress has been made. It is possible that certain activities may be investigated and found not to be feasible or require an unreasonable demand of resources. Once a plan has been found to be complete, a report is prepared with input from the neighborhood organization and forwarded to the Neighborhood Revitalization Board for a recommendation. Their recommendation will then 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.



On August 27, 2002, the City of Des Moines Neighborhood Development Division and the Waveland Park Planning Committee hosted a neighborhood meeting for all stakeholders within the Waveland Park Neighborhood, included were homeowners, renters, property owners, business owners and others interested in the neighborhood.

Neighborhood Planning staff led the group in brainstorming activities relating to Waveland Park, these questions were posed to help get ideas flowing:

1. Waveland Park is a good neighborhood because...
2. One thing about the Waveland Park Neighborhood that needs improvement is...
3. If I were to leave the Waveland Park Neighborhood where would I go, why?
4. I wish other people knew this about the Waveland Park Neighborhood...

These questions allowed City Staff and the Planning Committee to ascertain the thoughts and aspirations of the neighborhood. The responses from these questions helped to form a focus for the Waveland Park planning process. The Planning Committee used the issues that came from this meeting to develop the Goals and Plan of Action Document that follows these neighborhood issues. The following

prioritized issues came from the neighborhood-visioning meeting:

1. Broken sidewalks
2. Housing in need of repairs
3. Broken curbs
4. Streets in need of repair
5. Better access to recreational trails
6. Excessive speeding long residential streets
7. Too much traffic congestion/ better controls needed
8. More retail shopping needed
9. More community beautification needed
10. Drainage/street flooding/storm sewers often a problem

Over a period of nine months City Planning Staff and the Planning Committee worked with other City Departments to discuss neighborhood issues and create neighborhood goals and a plan of action. While City Planning staff provided the technical expertise and the Planning Committee listened all persons involved with the planning process asked questions and shared ideas. Discussions were often spirited and the committee worked diligently to create a plan that would create the best future for the Waveland Park Neighborhood. The following is a result of these discussions:



ACTION PLAN

NEIGHBORHOOD CHARACTER/HOUSING

GOALS	PLAN OF ACTION	RESOURCES
Protect and promote the neighborhood's diverse housing stock and Single-family owner-occupied character	WPNA will promote the NFC's programs through articles in the quarterly Waveland Park Newsletter. WPNA will work with the NFC and the City of Des Moines to create inserts in the quarterly Waveland Park Newsletter to educate homeowners about issues relating to homeownership and maintenance. WPNA will work with the City of Des Moines, Neighborhood Development Division to develop design recommendations for the semi-public space between the street and the front door of neighborhood homes. WPNA will research programs that help low income or elderly homeownership repairs and publish information in the newsletter.	WPNA/NFC WPNA/NFC WPNA/City of Des Moines, Community Development Department WPNA
Improve the appearance of properties in the neighborhood	The WPNA will work with the neighborhood inspector assigned to their territory to enforce the City's existing code to see if problems with specified properties can be alleviated. If existing code can not help to alleviate problems with these properties, WPNA will work with the City create code changes that may be more beneficial.	WPNA/City of Des Moines, Neighborhood Inspection Division and Permit and Development Center
Encourage the renovation and maintenance of built-as multiple family buildings.	Work more with landlords and investor owners to ensure good management plans for multi-family housing including adequate parking and trash pick-up.	
Maintain the mixed use and diversity of residential and commercial business along the University Avenue corridor.	Amend the 2020 Community Character Plan designation from Low Density Residential to Mixed Use and Density Residential for the University Avenue corridor between 43rd Street and 47th Street. WPNA will evaluate the advantages and disadvantages of rezoning the intersection of 48th and University to a Neighborhood Pedestrian friendly zone by talking to property owners and reviewing regulations of applicable zoning districts.	

ACTION PLAN

OPEN SPACE AND RECREATIONAL AMENITIES

GOALS	PLAN OF ACTION	RESOURCES
Create a “Community Campus” feel for the area including the Library, Community Center and open space west of Community Center	WPNA representatives will work with the Franklin Avenue Library Strategic Planning Committee to suggest the creation of pedestrian walkways along Franklin Avenue in front of the library, and a pedestrian connection to the Community Center The Waveland Park, Beaverdale, and Merle Hay Neighborhood Associations will work with the Parks and Recreation Department to explore ideas for this open space.	WPNA/Franklin Avenue Library/City of Des Moines, Parks and Recreation Department Polk County has pledged \$50,000 towards amenities as part of the lease agreement for the Community Center. Remaining funds will come from public and private sources. Total project costs are unknown at this time.
Complete a recreational trail around the cemetery and golf course and will connect to future trails downtown and the metro area’s trail system	WPNA will work to ensure that the design of the trail complements the existing neighborhood and minimizes the impacts the on golf course and cemetery. WPNA will also continue to ensure that the level of designated CIP funds for trails are maintained and will help to identify other sources of funds for completion of the trail system through the Waveland Park Neighborhood.	Parks and Recreation has designated \$1,500,000 in the FY ‘06, FY ‘07 and FY ‘08 CIP Budget for completion of the trail. Parks will seek 50% matching funds from others source.
Preserve the life of recreational facilities within neighborhood	WPNA will advocate for the addition of funds in the future CIP budgets for the maintenance and repair of the Waveland Park tennis courts.	WPNA/City of Des Moines, Parks and Recreation Department
Maintain working relationship with Parks and Recreation Board, Department and Committees	WPNA will work with the Parks and Recreation Department and Golf Committee to improve the recreational amenities within the neighborhood.	WPNA/City of Des Moines, Parks and Recreation Department
Pursue a joint-use agreement for playground equipment with Perkins Elementary School	WPNA will approach the school district about a joint use agreement for the playground equipment at Perkins Elementary School that would allow the equipment to be used as a neighborhood playground.	WPNA/Des Moines School District
Maintain Bird Sanctuary	WPNA will work with Parks and Recreation and volunteers from the neighborhood to remove trash from the Bird Sanctuary located at the west end of Kingman Blvd.	

ACTION PLAN

COMMUNITY ENHANCEMENTS

GOALS	PLAN OF ACTION	RESOURCES
Promote the preservation and enhancement of neighborhood trees	WPNA will research different funding source for the purchase of new street trees to replace fallen trees within the neighborhood. As part of the NIRP program the Public Works Department will trim and remove dead branches in neighborhood's street trees.	
Promote and enhance the neighborhood as a pedestrian friendly walking neighborhood	WPNA will work with residents to create an assessment program to assess remaining sidewalks not replaced by NIRP program for repair over a 5-year period.	Costs for replacement and repair would be the responsibility of the property owner. Low income property owners may qualify for special assessment subsidies.
Promote awareness of Waveland Park as a neighborhood with neighborhood entrance signs or plantings and gardens.	WPNA will promote the neighborhood association and encourage other neighborhood stakeholders to participate in order to create a stronger neighborhood. WPNA will work with the Traffic and Transportation Division and the Community Development Department to ensure that proposed entrance features and/or signs meet City ordinances and safety standards. WPNA will work with the Drake Neighborhood to complement the design elements and plantings being installed along Kingman Boulevard in the Drake Neighborhood. WPNA will use flowers from the Botanical Center and neighborhood volunteers to create neighborhood plantings along Polk Boulevard. Public Works will add curb and sidewalk along the west side of Polk Boulevard near the vacated Kingman Boulevard to prevent impromptu parking and to create a better image at the only intersection of two boulevards in Polk County	WPNA City of Des Moines, Traffic and Transportation Division and Community Development Department Neighborhood residents provide the maintenance of the flowers and the flowers are donated to neighborhood organizations by the Botanical Center \$3,000.00 in repairs from one or more of the following budgets: • CIP-NIRP • CIP-Concrete Pavement Restoration Program • CIP-PCC Curb and Median Island Replacement Program • CIP- Asphaltic Pavement Restoration Program • Public Works Street Maintenance Operating Budget

ACTION PLAN

PHYSICAL ENVIRONMENT

GOALS	PLAN OF ACTION	RESOURCES
Improve the appearance of the utility pole and lighting systems in the neighborhood.	The relocation of utility lines has become the goal of many neighborhoods in Des Moines. Since this has become a citywide issue, staff and the WPNA are recommending to the NRB and the City Council that a committee be appointed to address this issue with Mid American Energy. WPNA will appoint a representative to this committee if requested.	
Maintain the safety of the Kingman Boulevard and 42nd Street intersection.	WPNA will work with the Traffic and Transportation Division to monitor traffic counts and accidents at the intersection to determine if they warrant the installation of a traffic signal.	City of Des Moines/ Traffic and Transportation Division
Improve the physical appearance of the neighborhood's streets, sidewalks and curbs	Street Repair – Hot Mix Asphalt Overlay • 42nd Street – University Ave to Forest Ave • 44th Street – University Ave to College Ave • 44th Street – College Ave to Franklin Ave • Kingman Boulevard – 42nd St to Polk Blvd • Northwest Drive – 41st St to 44th St • Polk Boulevard – Chamberlain Ave to Boulevard Place Street Repair – Slurry Seal • 41st Place – Forest Ave to College Ave • 43rd Street – Chamberlain Ave to Kingman Blvd • • 43rd Street – University Ave to Forest Ave • 44th Street – University Ave to Kingman Blvd • 44th Place – Kingman Blvd to Dead End • 45th Place – Chamberlain Ave to Boulevard Pl • 46th Street – Forest Ave to Franklin Ave • 47th Street – University Ave to Franklin Ave • Algonquin Street – Kingman Blvd to Dead End • California Drive – Alley • Boulevard Place – 45th Pl to Polk Blvd • California Drive • College Avenue – 44th St to 48th St • Crocker Street – 42nd St to 43rd St • Kingman Boulevard – Polk Blvd to Dead End • Lakeview Drive – Polk Blvd to Dead End • Observatory Road – Polk Blvd to Golf Course • Waveland Court – 45th to Polk Blvd Street Repair – Chip Seal • 48th Street (1801 48th to University) • Forest Avenue (41st to 48th)	\$265,000.00 in repairs from one or more of the following budgets: • CIP-NIRP • CIP-Concrete Pavement Restoration Program • CIP-PCC Curb and Median Island Replacement Program • CIP- Asphaltic Pavement Restoration Program • Public Works Street Maintenance Operating Budget \$27,500.00 in repairs from one or more of the following budgets: CIP-NIRP CIP-Concrete Pavement Restoration Program CIP-PCC Curb and Median Island Replacement Program CIP- Asphaltic Pavement Restoration Program Public Works Street Maintenance Operating Budget \$6,200.00 in repairs from one or more of the following budgets: • CIP-NIRP

ACTION PLAN

PHYSICAL ENVIRONMENT

GOALS	PLAN OF ACTION	RESOURCES
	Street Repair – Concrete Pavement Restoration • 48th Street – Franklin Ave to 1801 48th St • 56th Street – Dagle St to University Ave • Leonard Place – West of 41st Street	• CIP-Concrete Pavement Restoration Program • CIP-PCC Curb and Median Island Replacement Program • CIP- Asphaltic Pavement Restoration Program • Public Works Street Maintenance Operating Budget \$50,000.00 in repairs from one or more of the following budgets: • CIP-NIRP • CIP-Concrete Pavement Restoration Program • CIP-PCC Curb and Median Island Replacement Program • CIP- Asphaltic Pavement Restoration Program • Public Works Street Maintenance Operating Budget
	Curb Replacement and Repair • 42nd Street – 1219 42nd St to Forest Ave • Northwest Drive – 41st St to 44th St • Polk Boulevard – Chamberlain Ave to Boulevard Place	\$150,000.00 in repairs from one or more of the following budgets: • CIP-NIRP • CIP-Concrete Pavement Restoration Program • CIP-PCC Curb and Median Island Replacement Program • CIP- Asphaltic Pavement Restoration Program • Public Works Street Maintenance Operating Budget
	Sidewalk Repair/Replacement • Approximately, 15,000 lineal feet of defective sidewalk will be replaced along designated school walk routes, with ramps added where needed.	\$270,000.00 in repairs from one or more of the following budgets: • CIP-NIRP • CIP-Concrete Pavement Restoration Program • CIP-PCC Curb and Median Island Replacement Program • CIP- Asphaltic Pavement Restoration Program

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

Capital Improvement Program (CIP) - the City's five-year budget and schedule of infrastructure projects

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

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

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

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

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

Recognized Neighborhood – A neighborhood with an active association that submitted an application to



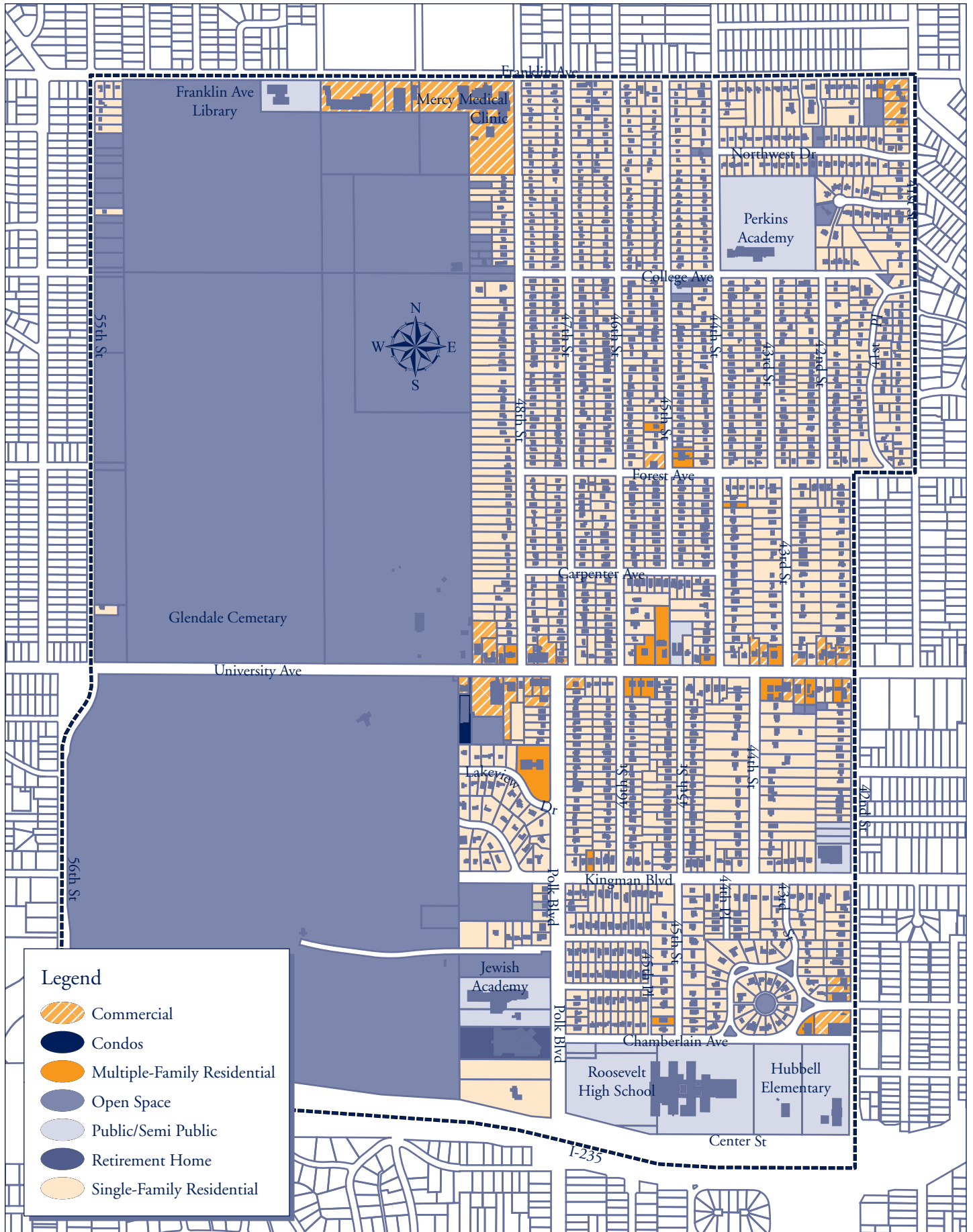
the City Council and in turn was approved as having an officially recognized relationship with the City

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

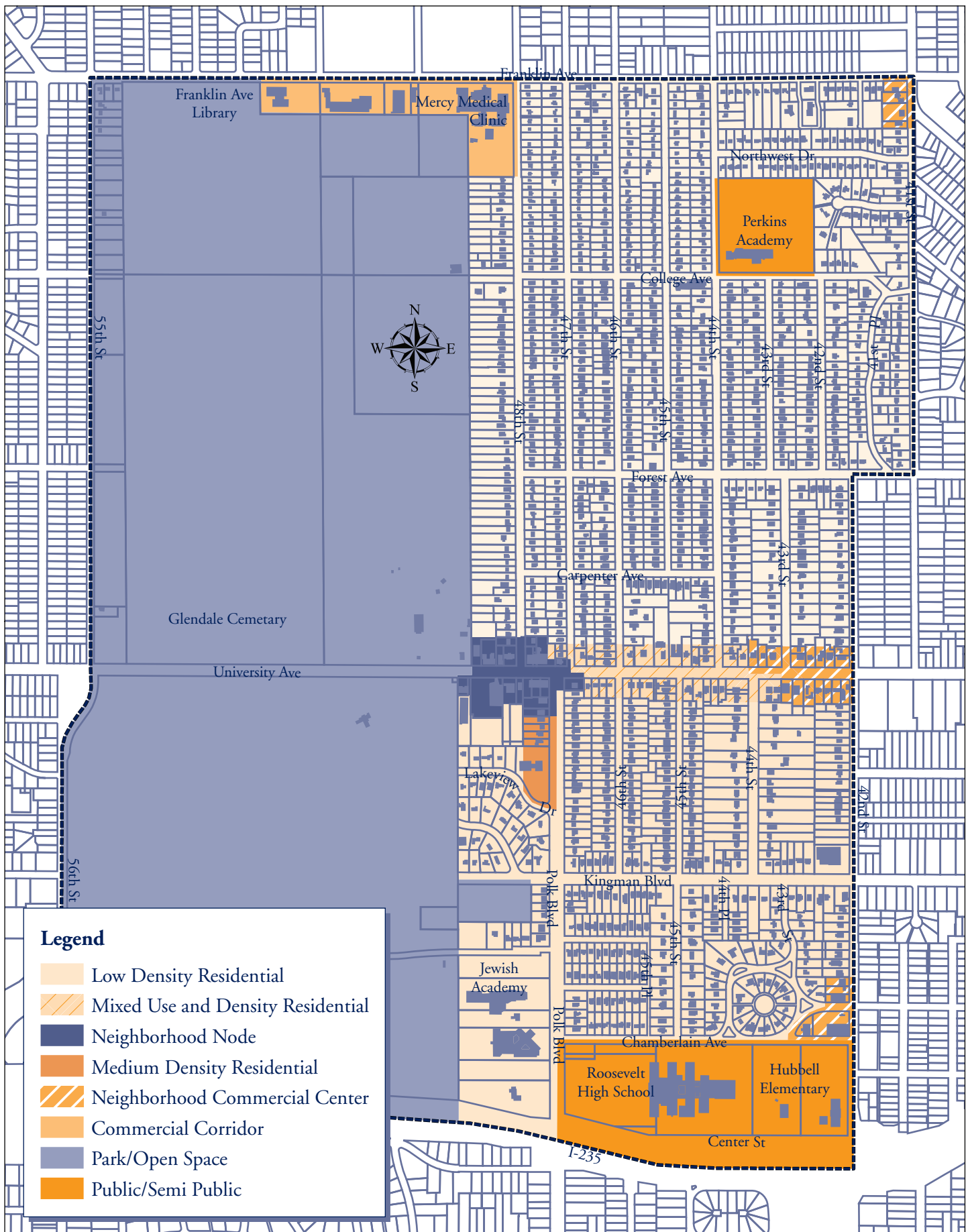
WPNA – Waveland Park Neighborhood Association



WAVELAND PARK NEIGHBORHOOD - EXISTING LAND USE MAP



WAVELAND PARK NEIGHBORHOOD · 2020 COMMUNITY CHARACTER PLAN



Legend

- C-0 (Commercial-Residential)
- C-1 (Neighborhood Retail Commercial)
- C-2 (General Retail and Highway-Oriented Commercial)
- NPC (Neighborhood Pedestrian Commercial)
- PUD (Planned Unit Development)
- R-2 (One and Two-Family Residential)
- R-3 (Multiple-Family Residential)
- R-4 (Multiple-Family Residential)
- R1-60 (One-Family Low-Density Residential)
- R1-80 (One-Family Residential)

PRESENTATION AND APPROVAL OF WAVELAND PARK NEIGHBORHOOD PLAN

Waveland 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

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