COMMUNITY ENHANCEMENTS

GOAL
Promote the Need to Maintain a Clean Neighborhood

STRATEGY
Develop a strong relationship with the residents that live between the Water Works Park and GRNA's southern border.

IMPLEMENTATION
If it is determined that GRNA's southern border should be moved to include this area, GRNA will submit a request for approval to the Neighborhood Revitalization Board and the City Council.

FINANCING
City's SCRUB Program

INTRODUCTION

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

The Neighborhood Revitalization Program uses a strategy that calls for neighborhood residents, the City of Des Moines, Polk County, and local business leaders to develop a public/private partnership that addresses revitalization issues within the City. To participate, 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 Neighborhood Development Division of the Community Development Department and the Greenwood Historic 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.
The Greenwood Historic Neighborhood is located in the heart of the City and is generally bound by Grand Avenue to the north, 31st Street to the east, the railroad tracks to the south and 37th Street to the west. It is minutes away from the central business district, the airport, parks, horse stables, trails, educational facilities, shopping, Interstate 235, and medical facilities.

Greenwood Historic enjoys the advantages of city life while maintaining a unique sense of rural calm. This calm is created by its limited access from Grand Avenue, hilly terrain, mature trees and plants. Among the hills and trees is an excellent mix of housing stock from the turn of the century to the mid-1900s that range in size from 1,200 sq. ft. to 9,800 sq. ft. This combination of terrain and vegetation, along with spectacular views of the Raccoon River flood plain and the downtown, make Greenwood Historic one of Des Moines’ most picturesque neighborhoods.

<table>
<thead>
<tr>
<th>GOAL</th>
<th>STRATEGY</th>
<th>IMPLEMENTATION</th>
<th>FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enhance the Des Moines University trail system by developing access from within the neighborhood.</td>
<td>GHNA will work with the City to develop access to their trail system from 32nd Elsmo Drive.</td>
<td>Des Moines University</td>
<td></td>
</tr>
<tr>
<td>Encourage the Use of Bicycles</td>
<td>GHNA will work with the City's Traffic &amp; Transportation Division and the Water Works Park to explore painting a designated bicycle lane throughout the neighborhood with a connection to the park trail.</td>
<td>City and Water Works Park. Project costs are unknown.</td>
<td></td>
</tr>
<tr>
<td>Promote the Neighborhood's Unique History and Architectural Character</td>
<td>GHNA will explore creating and implementing a self-guided walking tour of the neighborhood.</td>
<td>GHNA and Des Moines University</td>
<td></td>
</tr>
<tr>
<td>Develop a self-guided historical walking tour of the neighborhood.</td>
<td>GHNA will research and write the booklet. The Des Moines University will provide graphic, editing and printing services for the production of the booklet.</td>
<td>GHNA</td>
<td></td>
</tr>
<tr>
<td>Develop a neighborhood history booklet.</td>
<td>GHNA will hire a consultant to study the neighborhood and nominate districts to the National Register of Historic Places.</td>
<td>GHNA</td>
<td></td>
</tr>
<tr>
<td>Identify and list districts on the National Register of Historic Places.</td>
<td>GHNA will work with the City's Traffic &amp; Transportation Division to determine the number of signs needed and where they can be placed.</td>
<td>GHNA</td>
<td></td>
</tr>
<tr>
<td>Place signs identifying any districts that are listed on the National Register of Historic Places.</td>
<td>GHNA will work with the Traffic &amp; Transportation Division and the Community Development Department to ensure that proposed entrance features and/or signs meet City ordinances and safety standards. GHNA will be responsible for purchasing and installing the features and/or signs. GHNA will also partner with other south of Grand Avenue neighborhoods that are interested in developing a common design for entrance features and signs.</td>
<td>GHNA</td>
<td></td>
</tr>
</tbody>
</table>
COMMUNITY ENHANCEMENTS

GOAL

Improve the appearance of City-owned Greenspaces
Promote Walking in the Greenwood Historic Neighborhood

STRATEGY

Clears the appearance of the John Lynde Road and 31st Street. Intersection traffic Island.
Develop 3221 Elmwood Drive (City-owned dry bottom detention pond site) as recreational resource for neighborhood.

IMPLEMENTATION

Water Works will place signs in the park that direct drivers to the parking lot and rest area.
Water Works will pave the parking area. This project will use the full area of 33rd Street between South of old park gates. Water Works will work with the City to pave portion of 33rd St. that is south of Edwards Ave.
GHNA will appoint a committee to explore several options to improve the traffic Island. GHNA will work with the proper City staff to ensure that the final project meets the City's standards.
GHNA will appoint a committee to work with the Park and Recreation Department to develop and implement plan for this site.
GHNA will explore the options on adopting the space once the dry bottom detention pond has been constructed, in order to develop it as a neighborhood-maintained park.
GHNA, with the assistance of the Parks & Recreation Department, will explore developing a course that allows walkers to keep track of the distance they have walked and provides appropriate bench facilities to allow pedestrians of all ages and physical condition the ability to rest.
GHNA will work with the proper City staff to ensure that the final project meets the City's standards.
GHNA will work with the proper City staff to develop and implement plan for this site.
GHNA will raise public funds and provide volunteer labor for maintenance.

FUNDING

Water Works has identified funding for this project.
Water Works has identified funding for pavement within the park. Water Works intends to negotiate with the City to pay for the pavement of 31st Street south of Edwards Avenue.
GHNA will raise public and private funds to maintain any improvements.

HISTORY

By the late 1860s Grand Avenue west of downtown was becoming the location of preference. As more people moved to the area there was an increasing desire for city services. In 1881, the City of Greenwood Park was incorporated with the boundaries of Center Street (north), 28th Street (east), the Racoon River (south) and 42nd Street (west). The City of Greenwood Park was short lived because in 1890 the State approved legislation that allowed the City of Des Moines to annex it and four other suburbs.

While the physical development of the Greenwood Historic Neighborhood is intriguing in comparison to the unique individuals who have called it home, Greenwood Historic has been the home of some of Des Moines' most accomplished including: a Vice-President of the United States, two U.S. Secretaries of Agriculture, a U.S. Senator, five major publishers, a four-star general, Drake University president, and numerous bishops, doctors, lawyers, inventors, entrepreneurs, men and women civic leaders.
DEMOGRAPHICS

During the past four decades the Greenwood Historic Neighborhood population has grown by 31%. The construction of multifamily residences and expansion of Wesley Acres Retirement Community on Grand Avenue account for most of this growth.

GREENWOOD HISTORIC COMMUNITY

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Pop</td>
<td>1,187</td>
<td>1,375</td>
<td>1,479</td>
<td>1,557</td>
</tr>
<tr>
<td>Total Minority Pop</td>
<td>7</td>
<td>14</td>
<td>21</td>
<td>56</td>
</tr>
<tr>
<td>Percent Minority</td>
<td>0.6%</td>
<td>1.0%</td>
<td>1.4%</td>
<td>3.6%</td>
</tr>
</tbody>
</table>

COMMERCIAL

GOAL

Develop plan for the Ingersoll Avenue Commercial Corridor

STRATEGY

Work with the Ingersoll Area Association and surrounding Neighborhood Associations to develop a plan for adoption & implementation by the City.

IMPLEMENTATION

GNNA will appoint a member to a steering committee that is made up of business and other neighborhood representatives to work with City staff to develop a plan. GNNA will continue to support the implementation of the plan by sending representatives to public meetings as needed to assist in securing resources.

COMMUNITY ENHANCEMENTS

Improve the Appearance of the 34th Street Bridge

Develop a cosmetic improvement plan (art project) for the bridge with the assistance of a professional designer.

GNNA will secure the services of a designer to develop a cosmetic improvement plan for the bridge. GNNA will leverage public and private funds to develop and implement the project. To expedite City approval, GNNA and the designer will involve appropriate City staff during the development of the plan.

GNNA will locate and distribute information and resources from sources such as the State of Iowa Department of Natural Resources.

Maintain an active relationship with the City’s Forestry Division.

GNNA and Public Works Department will work closely in order to maintain and improve street trees and trees on City-owned green spaces.

Promote the Water Works Park as an Asset to the Neighborhood

GNNA will work with Water Works Board & staff to develop an entrance feature for the park.

FUNDING

GNNA will raise funds for design and implementation.
PHYSICAL ENVIRONMENT

GOAL
Improve the Appearance of the Utility Pole & Lighting Systems in the Neighborhood

STRATEGY
Explore relocating utility lines.
Explore decorative lighting options for the neighborhood.

IMPLEMENTATION
The relocation of utility lines has become the goal of many neighborhoods in Des Moines. Since this has become a city-wide issue, staff and GHNA are recommending to the NR&B and the City Council that a committee be appointed to work with Mid American Energy Company to address the issue. GHNA will appoint a representative to this committee if requested.

GHNA will appoint a committee to research this strategy. The committee will work with the City and Mid American Energy Company to utilize their expertise.

FUNDING
Unknown

NEIGHBORHOOD CHARACTER

Protect & Promote the Neighborhood’s Diverse Housing Stock and Single-family Owner-occupied Character

Maintain active relationship with the City by maintaining Recognized Neighborhood status and reviewing agendas and actions by the City council, City Boards/Commissions.
Advocate for the protection of single-family residential portion of the neighborhood by limiting encroachment by institutions.
Encourage the City to develop greater buffering and residential protection requirements.

GHNA will provide recommendations to City staff, the Plan B Zoning Commission and the City Council on land use and development issues.

GHNA will proactively work with institutions within the neighborhood to ensure that opportunities for redevelopment enhance the neighborhood, Grand Avenue, and consider the needs of the institutions.

During the development of the City’s new zoning ordinance, GHNA will advocate to staff, the Plan B Zoning Commission and the City Council that the new ordinance implement the residential protection goals from the 2020 Community Character Plan.

The Greenwood Historic Neighborhood has a very large elderly population. Of the 1,557 residents, 45.4% are 60 years old or older versus 15.8% for the city as a whole. This relatively high percentage can be attributed to the Wesley Acres Retirement Community and lengthy tenure of many residents.

<table>
<thead>
<tr>
<th>Age Group</th>
<th>City</th>
<th>% of City</th>
<th>Green His</th>
<th>% of Green His</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 17 Years</td>
<td>49.328</td>
<td>24.8%</td>
<td>206</td>
<td>13.2%</td>
</tr>
<tr>
<td>18 to 24 Years</td>
<td>21.071</td>
<td>10.6%</td>
<td>125</td>
<td>8.0%</td>
</tr>
<tr>
<td>25 to 29 Years</td>
<td>16.375</td>
<td>8.2%</td>
<td>62</td>
<td>4.0%</td>
</tr>
<tr>
<td>30 to 39 Years</td>
<td>31.870</td>
<td>16.0%</td>
<td>93</td>
<td>6.0%</td>
</tr>
<tr>
<td>40 to 49 Years</td>
<td>28.365</td>
<td>14.3%</td>
<td>172</td>
<td>11.0%</td>
</tr>
<tr>
<td>50 to 59 Years</td>
<td>20.325</td>
<td>10.2%</td>
<td>193</td>
<td>12.4%</td>
</tr>
<tr>
<td>60 to 69 Years</td>
<td>12.916</td>
<td>6.5%</td>
<td>121</td>
<td>7.8%</td>
</tr>
<tr>
<td>70 to 84 Years</td>
<td>16.814</td>
<td>7.5%</td>
<td>345</td>
<td>22.2%</td>
</tr>
<tr>
<td>85+ Years</td>
<td>3.617</td>
<td>1.8%</td>
<td>240</td>
<td>15.4%</td>
</tr>
<tr>
<td>Total Population</td>
<td>198.662</td>
<td>100%</td>
<td>1,557</td>
<td>100%</td>
</tr>
</tbody>
</table>
HOUSING DATA

The Greenwood Historic Neighborhood is composed of primarily single-family homes of good quality and condition, resulting in relatively high property values. The neighborhood is also characterized by several large multi-family buildings along Grand Avenue.

**TYPES OF RESIDENTIAL STRUCTURES (BASED ON 2000 CENSUS DATA)**

<table>
<thead>
<tr>
<th></th>
<th>Single-Family</th>
<th>Duplex</th>
<th>Apt Buildings</th>
<th>Condo/Townhouse Complex</th>
<th>Retirement Home</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>174</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>181</td>
<td></td>
</tr>
</tbody>
</table>

**SINGLE-FAMILY STRUCTURE VALUE AND CONDITION INFORMATION (2000 CENSUS DATA)**

<table>
<thead>
<tr>
<th></th>
<th>NH Average</th>
<th>Excellent</th>
<th>Very Good</th>
<th>Above Normal</th>
<th>Normal</th>
<th>Below Normal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Single-Family Homes</td>
<td>174</td>
<td>44</td>
<td>98</td>
<td>64</td>
<td>26</td>
<td>2</td>
</tr>
<tr>
<td>Age of Housing Stock</td>
<td>1939</td>
<td>1932</td>
<td>1937</td>
<td>1941</td>
<td>1952</td>
<td>1928</td>
</tr>
<tr>
<td>Average Total</td>
<td>$297,392</td>
<td>$439,600</td>
<td>$273,385</td>
<td>$237,783</td>
<td>$231,637</td>
<td>$352,970</td>
</tr>
<tr>
<td>Citywide Avg Total</td>
<td>$84,491</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**GOAL**

Improve the drainage of storm water in the neighborhood.

**STRATEGY**

Perform necessary maintenance on existing system.

**IMPLEMENTATION**

The City will clean out all intakes and culverts that are in need. The City will repair damage to the storm sewer pipe located behind 121 Lincoln Place Drive.

**FUNDING**

The project is estimated to cost $45,000 and will be funded from the Storm Water Utility Budget.

Unknown

Unknown

Unknown
<table>
<thead>
<tr>
<th>PHYSICAL ENVIRONMENT</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
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<th>IMPLEMENTATION</th>
<th>FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improve Streets &amp; Sidewalks in the Neighborhood</td>
<td>Pavement Repair - Hot Mix Asphalt Overlay</td>
<td>31st St - Grand Ave to John Lynde Rd 34th St - Lincoln Place to Elmwood 37th St - Grand Ave to John Lynde Rd Elmwood Drive - 31st St to 34th St Jewett Lane - Arapahoe Drive to end John Lynde Road - 31st St to 34th St Lincoln Place Dr - John Lynde Rd to 14th St Lincoln Place Dr - 14th St to River Park Dr St Johns Road - 31st St to 37th St</td>
<td>The following work will be conducted by the Public Works Department. This work is estimated to cost $253,000 and will come from the FY 2003 CIP NIRD.</td>
</tr>
<tr>
<td>Pavement Repair - Slurry Seal</td>
<td>12th Place - John Lynde Road to Terrace Drive Shortview Dr - Elmwood Dr to St Johns Rd</td>
<td></td>
<td>The following work will be conducted by the Public Works Department. This work is estimated to cost $5,000 and will come from the FY 2003 Public Works Operating Budget.</td>
</tr>
<tr>
<td>Interim Pavement</td>
<td>Mahaska Parkway - 31st St to Railroad Tracks</td>
<td></td>
<td>The following work will be conducted by the Public Works Department. This work is estimated to cost $17,000 and will come from the FY 2003 CIP NIRD.</td>
</tr>
<tr>
<td>Concrete Pavement Restoration</td>
<td>35th St - St Johns Road to Arapahoe Drive</td>
<td></td>
<td>The following work will be conducted by the Public Works Department. This work is estimated to cost $13,500 and will come from the FY 2003 CIP NIRD.</td>
</tr>
<tr>
<td>Curb Replacement &amp; Repair</td>
<td>31st St - Grand Ave to St Johns Road 31st St (spot repair) - 110 31st St to Elmwood Drive 34th St (spot repair) - Elmwood Drive to Lincoln Place Arapahoe Drive (spot repair) - 34th St to 33rd St Lincoln Place (spot repair) - John Lynde Road to 34th St</td>
<td></td>
<td>The following work will be conducted by the Public Works Department. This work is estimated to cost $92,000 and will come from the FY 2003 CIP NIRD.</td>
</tr>
</tbody>
</table>

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**LAND USE AND ZONING**

**FUTURE LAND USE TEAM**

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

**High Density Residential**
Areas developed with high-rise and mid-rise multifamily buildings with over 17 units per acre.

**Park/Open Space**
Uses including parks, golf courses, trails, zoos, cemeteries, etc.

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

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**ZONING TEAM**

**Planned Unit Development (PUD)**
Zoning classification designed for large-scale developments that require the developer to create a master plan for a site that specifically shows how the site will be developed. This classification is very useful because it allows the City and the developer to customize regulations to the site and gives the City more input on the design.

**R-3**
Zoning classification that allows for single-family, duplexes and multifamily dwellings to be developed at a medium density.

**R-4**
Zoning classification that allows for single-family, duplexes and multifamily dwellings to be developed at a high density.

**R1-80**
Zoning classification that allows for the development of low density single-family dwellings to be developed on a lot with an 80-foot frontage and a minimum area of 10,000 square feet.
IMPLEMENTATION

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

1. Strong and active leadership from the Greenwood Historic Neighborhood Association;

2. Continued commitment and support from the Des Moines City Council and the Polk County Board of Supervisors; and

3. Technical assistance from Neighborhood Planning and other City Staff.

The Neighborhood Revitalization Program is not intended to be a permanent commitment of resources to a specific neighborhood. The goal is to solve specific priority problems that require some intensive work and enhance 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; and
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 the work plan has been completed. 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. Pending its approval, the recommendation will be forwarded to the Des Moines City Council and the Polk County Board of Supervisors for final approval. At this point the neighborhood becomes a Charter Neighborhood and is phased out of the Neighborhood Revitalization Program.

GLOSSARY

GHNA
Greenwood Historic Neighborhood Association

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

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

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

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

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

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

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

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

### FUTURE LAND USE TEAMS (2020 COMMUNITY CHARACTERS PLAN)

**Intown Estates Residential**
Areas developed with single-family homes on large lots of up to 2 units per acre.

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

**High Density Residential**
Areas developed with high-rise and mid-rise multifamily buildings with over 17 units per acre.

**Park/Open Space**
Uses including parks, golf courses, trails, zoos, cemeteries, etc.

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

### ZONING TEAMS

**Planned Unit Development (PUD)**
Zoning classification designed for large-scale developments that require the developer to create a master plan for a site that specifically shows how the site will be developed. This classification is very useful because it allows the City and the developer to customize regulations to the site and gives the City more input on the design.

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<th>STRATEGY</th>
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</tr>
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<tbody>
<tr>
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<td></td>
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<tr>
<td></td>
<td>Curb Replacement &amp; Repair</td>
<td>31st St - Grand Ave to St Johns Road 35th St (spot repair) - 110 31st St to Elmwood Drive 34th St (spot repair) - Elmwood Drive to Lincoln Place Arapahoe Drive (spot repair) - 34th St to 37th St Lincoln Place (spot repair) - John Lynde Road to 34th St</td>
<td>The following work will be conducted by the Public Works Department. This work is estimated to cost $1,000 and will come from the FY 2003 CIP NISP.</td>
</tr>
</tbody>
</table>
The Greenwood Historic Neighborhood is composed of primarily single-family homes of good quality and condition, resulting in relatively high property values. The neighborhood is also characterized by several large multi-family buildings along Grand Avenue.

**TYPES OF RESIDENTIAL STRUCTURES (as of 2020 RESIDENTIAL DATA)**

<table>
<thead>
<tr>
<th>Type</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family</td>
<td>174</td>
</tr>
<tr>
<td>Duplex</td>
<td>1</td>
</tr>
<tr>
<td>Apt Buildings</td>
<td>2</td>
</tr>
<tr>
<td>Condo/Townhouse Complex</td>
<td>3</td>
</tr>
<tr>
<td>Retirement Home</td>
<td>1</td>
</tr>
<tr>
<td>Total</td>
<td>181</td>
</tr>
</tbody>
</table>

**SINGLE-FAMILY STRUCTURE VALUE AND CONDITION INFORMATION (2000 RESIDENTIAL DATA)**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Total</th>
<th>Excellent</th>
<th>Very Good</th>
<th>Above Normal</th>
<th>Normal</th>
<th>Below Normal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Single-Family Homes</td>
<td>174</td>
<td>44</td>
<td>58</td>
<td>64</td>
<td>26</td>
<td>2</td>
</tr>
<tr>
<td>Age of Housing Stock</td>
<td></td>
<td>1939</td>
<td>1932</td>
<td>1937</td>
<td>1941</td>
<td>1952</td>
</tr>
<tr>
<td>Average Total</td>
<td>$297,382</td>
<td>$439,600</td>
<td>$273,385</td>
<td>$237,788</td>
<td>$231,637</td>
<td>$357,970</td>
</tr>
<tr>
<td>Citywide Avg Total</td>
<td>$84,491</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**GOAL**

- Improve the drainage of storm water in the neighborhood
- Perform necessary maintenance on existing system
- Develop a dry bottom detention pond on City-owned lot at 3221 Elmwood Drive
- Address drainage problem at the Lincoln Place Drive and River Oaks Drive intersection
- Improve the safety of large intakes

**STRATEGY**

- Removal of Unseeded Drive Approaches
- Sidewalk Repair/Replacement
- The City will clean out all intakes and culverts that are in need. The City will repair damage to the storm sewer pipe located behind 121 Lincoln Place Drive.
- The City will design and construct a pond at this site.
- City staff will evaluate the situation and work with GWNA to develop a solution.
- GWNA will work with the Public Works Department to determine if it is feasible to use grates with smaller openings without compromising the functionality of the intakes.

**IMPLEMENTATION**

- Drive approach at 3221 Elmwood Drive
- Approximately, 9,100 linear feet of defective sidewalk will be replaced by the Public Works Dept. throughout the neighborhood.
- The City will design and construct a pond at this site.
- GWNA will work with the Public Works Department to determine if it is feasible to use grates with smaller openings without compromising the functionality of the intakes.

**FUNDING**

- The following work will be conducted by the Public Works Department. The cost of this project is included in the Curb Repair/Replacement budget.
- The following work will be conducted by the Public Works Department. This work is estimated to cost $166,000 and will come from the FY 2003 CIP NRBP.
- The project is estimated to cost $45,000 and will be funded from the Storm Water Utility Budget.
- Unknown
- Unknown
PHYSICAL ENVIRONMENT

GOAL
Improve the Appearance of the Utility Pole & Lighting Systems in the Neighborhood

STRATEGY
Explore relocating utility lines.

IMPLEMENTATION
The relocation of utility lines has become the goal of many neighborhoods in Des Moines. Since this has become a City-wide issue, staff and GHNA are recommending to the NRB and the City Council that a committee be appointed to work with Mid American Energy Company to address the issue. GHNA will appoint a representative to this committee if requested.

FUNDING
Unknown

NEIGHBORHOOD CHARACTER

PROTECT & PROMOTE the Neighborhood's Diverse Housing Stock and Single-family Owner-occupied Character

STRATEGY
Maintain active relationship with the City by maintaining Recognized Neighborhood status and reviewing agenda and actions by the City Council, City Boards/Commissions.

IMPLEMENTATION
GHNA will provide recommendations to City staff, the Plan & Zoning Commission and the City Council on land use and development issues.

FUNDING
Unknown

GHNA will proactively work with institutions within the neighborhood to ensure that opportunities for redevelopment enhance the neighborhood, Grand Avenue and consider the needs of the institutions.

GHNA will advocate to staff, the Plan & Zoning Commission and the City Council that the new ordinance implement the residential protection goals from the 2020 Community Character Plan.

The Greenwood Historic Neighborhood has a very large elderly population. Of the 1,557 residents, 45.4% are 60 years old or older versus 15.8% for the City as a whole. This relatively high percentage can be attributed to the Wesley Acres Retirement Community and lengthy tenure of many residents.

<table>
<thead>
<tr>
<th>Age Group</th>
<th>City</th>
<th>% of City</th>
<th>Green His</th>
<th>% of Green His</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 17 Years</td>
<td>49,328</td>
<td>24.8%</td>
<td>206</td>
<td>13.2%</td>
</tr>
<tr>
<td>18 to 24 Years</td>
<td>21,071</td>
<td>10.6%</td>
<td>125</td>
<td>8.0%</td>
</tr>
<tr>
<td>25 to 29 Years</td>
<td>16,375</td>
<td>8.2%</td>
<td>62</td>
<td>4.0%</td>
</tr>
<tr>
<td>30 to 39 Years</td>
<td>31,870</td>
<td>16.0%</td>
<td>93</td>
<td>6.0%</td>
</tr>
<tr>
<td>40 to 49 Years</td>
<td>28,366</td>
<td>14.3%</td>
<td>172</td>
<td>11.0%</td>
</tr>
<tr>
<td>50 to 59 Years</td>
<td>20,325</td>
<td>10.2%</td>
<td>193</td>
<td>12.4%</td>
</tr>
<tr>
<td>60 to 69 Years</td>
<td>12,916</td>
<td>6.5%</td>
<td>121</td>
<td>7.8%</td>
</tr>
<tr>
<td>70 to 84 Years</td>
<td>16,814</td>
<td>7.5%</td>
<td>345</td>
<td>22.2%</td>
</tr>
<tr>
<td>85 Years +</td>
<td>3,617</td>
<td>1.8%</td>
<td>240</td>
<td>15.4%</td>
</tr>
<tr>
<td>Total Population</td>
<td>198,662</td>
<td>100%</td>
<td>1,557</td>
<td>100%</td>
</tr>
</tbody>
</table>

DM Population by Age Group

GH Population by Age Group
DEMOGRAPHICS

During the past four decades the Greenwood Historic Neighborhood population has grown by 31%. The construction of multifamily residences and expansion of Wesley Acres Retirement Community on Grand Avenue account for most of this growth.

<table>
<thead>
<tr>
<th>GREENWOOD HISTORIC COMMERCIAL CORRIDOR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Census Year</strong></td>
</tr>
<tr>
<td><strong>Total Pop</strong></td>
</tr>
<tr>
<td><strong>Total Minority Pop</strong></td>
</tr>
<tr>
<td><strong>Percent Minority</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMMUNITY ENHANCEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Census Year</strong></td>
</tr>
<tr>
<td><strong>Total Pop</strong></td>
</tr>
<tr>
<td><strong>Total Minority Pop</strong></td>
</tr>
<tr>
<td><strong>Percent Minority</strong></td>
</tr>
</tbody>
</table>

COMMERCIAL

<table>
<thead>
<tr>
<th>GOAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Develop plan for the Ingersoll Avenue Commercial Corridor</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STRATEGY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work with the Ingersoll Area Association and surrounding Neighborhood Associations to develop a plan for adoption and implementation by the City.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>IMPLEMENTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>GHNA will appoint a member to a steering committee that is made up of business and other neighborhood representatives to work with City staff to develop a plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>GHNA will continue to support the implementation of the plan by sending representatives to public meetings as needed to assist in securing resources.</td>
</tr>
</tbody>
</table>
## Community Enhancements

<table>
<thead>
<tr>
<th>Goal</th>
<th>Strategy</th>
<th>Implementation</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improve the Appearance of City-owned Greenspaces</td>
<td>Improve the appearance of the John Lynde Road and 31st Street Intersection traffic island.</td>
<td>Water Works will place signs in the park that direct drivers to the parking lot and restrict parking on the roadway.</td>
<td>Water Works has identified funding for this project.</td>
</tr>
<tr>
<td></td>
<td>Improve the appearance and accessibility of the Bird Sanctuary at 33rd Street and Atasheh Drive while maintaining its wild state.</td>
<td>Water Works will pave the parking and road within the park (south of old park gate). Water Works will work with the City to pave the portion of 31st St that is south of Edwards Ave.</td>
<td>Water Works intends to negotiate with the City to pay for the pavement of 31st Street south of Edwards Avenue.</td>
</tr>
<tr>
<td></td>
<td>Develop 3201 Elmwood Drive (City-owned dry bottom detention pond site) as a recreational resource for the neighborhood.</td>
<td>GHMA will appoint a committee to explore several options to improve the traffic island. GHMA will work with the proper City staff to ensure that the final project meets the City’s standards.</td>
<td>GHMA will raise public and private funds and provide volunteers to maintain any improvements.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Promote Walking in the Greenwood Historic Neighborhood</th>
<th>Develop a walking course with benches and distance markers.</th>
<th>GHMA will explore the option of adopting the space, once the dry bottom detention pond has been constructed, in order to develop it as a neighborhood-maintained park.</th>
<th>GHMA will provide labor for maintenance. If adopted, GHMA will provide volunteer labor for maintenance.</th>
</tr>
</thead>
</table>

## History

By the late 1840s Grand Avenue west of downtown was becoming the location of preference. As more people moved to the area there was an increasing desire for city services. In 1881 the City of Greenwood Park was incorporated with the boundaries of Center Street (north), 28th Street (east), the Raccoon River (south) and 4th Street (west). The City of Greenwood Park was short lived because in 1890 the State approved legislation that allowed the City of Des Moines to annex it and four other suburbs.

The southeastern quarter of the original City of Greenwood Park is what we today call the Greenwood Historic Neighborhood. The first homes, developed during the late 1800s into the second decade of the twentieth century, consisted of large homes. In many cases architect-designed. These homes on large lots were occupied by leading businesspeople and incorporated elements of Tudor, Prairie and Craftsman styles into their stained glass, elaborate entrances and beautiful woodwork.

A second phase of housing was built between the two World Wars and consisted of more moderate homes occupied by middle and upper middle class residents. Although smaller in size, these homes fit mostly Tudor and Colonial Revival styles, blend well with the earlier architectural styles.

While the physical development of the Greenwood Historic Neighborhood is intriguing it pales in comparison to the unique individuals who have lived here. Greenwood Historic has been the home of some of Des Moines' most accomplished including; a Vice-president of the United States, two U.S. Secretaries of Agriculture, a U.S. Senator, five major publishers, a four-star general, Drake University presidents, and numerous bishops, doctors, lawyers, inventors, entrepreneurs, men and women civic leaders.
The Greenwood Historic Neighborhood is located in the heart of the City and is generally bound by Grand Avenue to the north, 31st Street to the east, the railroad tracks to the south and 37th Street to the west. It is minutes away from the central business district, the airport, parks, horse stables, trails, educational facilities, shopping, Interstate 235, and medical facilities.

Greenwood Historic enjoys the advantages of city life while maintaining a unique sense of rural calm. This calm is created by its limited access from Grand Avenue, hilly terrain, mature trees and plants. Among the hills and trees is an excellent mix of housing stock from the turn of the century to the mid 1900s that range in size from 1,200 sq. ft. to 9,800 sq. ft. This combination of terrain and vegetation, along with spectacular views of the Raccoon River floodplain and the downtown, make Greenwood Historic one of Des Moines' most picturesque neighborhoods.

<table>
<thead>
<tr>
<th>Goal</th>
<th>Strategy</th>
<th>Implementation</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enhance the Des Moines University trail system by developing access from within the neighborhood.</td>
<td>GHNA will work with the City to develop access to their trail system from 3221 Elmwood Drive.</td>
<td>Des Moines University</td>
<td></td>
</tr>
<tr>
<td>Encourage the Use of Bicycles</td>
<td>GHNA will work with the City's Traffic &amp; Transportation Division and the Water Works Park to explore painting a designated bicycle lane through the neighborhood with a connection to the park trail.</td>
<td>City and Water Works Park. Project costs are unknown.</td>
<td>GHNA and City of Des Moines</td>
</tr>
<tr>
<td>Promote the Neighborhood's Unique History and Architectural Character</td>
<td>GHNA will explore creating and implementing a self-guided walking tour of the neighborhood.</td>
<td>GHNA and Des Moines University</td>
<td>GHNA and City of Des Moines</td>
</tr>
<tr>
<td>Develop a self-guided historical walking tour of the neighborhood.</td>
<td>GHNA will research and write the booklet. The Des Moines University will provide graphic, editing and printing services for the production of the booklet.</td>
<td>GHNA and City of Des Moines</td>
<td>GHNA and City of Des Moines</td>
</tr>
<tr>
<td>Develop a neighborhood history booklet.</td>
<td>GHNA will hire a consultant to study the neighborhood and nominate districts to the National Register of Historic Places.</td>
<td>GHNA and City of Des Moines</td>
<td>GHNA and City of Des Moines</td>
</tr>
<tr>
<td>Identify and list districts on the National Register of Historic Places.</td>
<td>GHNA will work with the City's Traffic &amp; Transportation Division to determine the number of signs needed and where they can be placed.</td>
<td>GHNA and City of Des Moines</td>
<td>GHNA and City of Des Moines</td>
</tr>
<tr>
<td>Place signs identifying any districts that are listed on the National Register of Historic Places.</td>
<td>GHNA will work with the Traffic &amp; Transportation Division and the Community Development Department to ensure that proposed entrance features and/or signs meet City ordinances and safety standards. GHNA will be responsible for purchasing and installing the features and/or signs. GHNA will also partner with other south of Grand Avenue neighborhoods that are interested in developing a common design for entrance features and signs.</td>
<td>GHNA and City of Des Moines</td>
<td>GHNA and City of Des Moines</td>
</tr>
</tbody>
</table>
INTRODUCTION

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

The Neighborhood Revitalization Program uses a strategy that calls for neighborhood residents, the City of Des Moines, Polk County, and local business leaders to develop a public/private partnership that addresses revitalization issues within the City. To participate, 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 Neighborhood Development Division of the Community Development Department and the Greenwood Historic 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.

GREENWOOD HISTORIC PLANNING PROCESS

<table>
<thead>
<tr>
<th>2002</th>
<th>January</th>
<th>February-April</th>
<th>May-August</th>
<th>September</th>
<th>October-December</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I</td>
<td>Phase II</td>
<td>Phase III</td>
<td>Phase IV</td>
<td>Presentation &amp; Approval of Plan</td>
<td></td>
</tr>
</tbody>
</table>

- Data Collection & Analysis
- Issues, Strengths & Weaknesses
- Goals & Plan Development
- Plan Draft Review
- Presentation & Approval of Plan
PRESENTATION AND APPROVAL OF
GREENWOOD HISTORIC
NEIGHBORHOOD PLAN

Greenwood Historic
Neighborhood Association
10-7-02

Neighborhood Revitalization Board
10-16-02

Plan & Zoning Commission
10-17-02

Des Moines City Council
11-4-02

Polk County Board of Supervisors
12-17-02

Legend

0 - (Highway)

M - (Primary/Intermediate Development)

R - (Multiple Family Residential)

R - (Multiple Family Residential)

R-40 (One Family Residential)

R-1 (Rowhouse)
GREENWOOD HISTORIC NEIGHBORHOOD - EXISTING ZONING MAP

PRESENTATION AND APPROVAL OF GREENWOOD HISTORIC NEIGHBORHOOD PLAN

Greenwood Historic Neighborhood Association
10-7-02

Neighborhood Revitalization Board
10-16-02

Plan & Zoning Commission
10-17-02

Des Moines City Council
11-4-02

Parker County Board of Supervisors
11-12-02