

Sherman Hill



DOORS
TO
THE
PAST



HISTORIC
SHERMAN HILL



Neighborhood Action Plan





The Sherman Hill Neighborhood Association Planning Process



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INTRODUCTION



- The City of Des Moines has over 45 Recognized Neighborhoods
- Residential sale prices have increased an average of 20% in six neighborhoods
- \$53 million invested in six neighborhoods



he Sherman Hill Association has worked with the City of Des Moines to create this plan as part of the Neighborhood Revitalization Program (NRP). The NRP was created by the Des Moines City Council and the Polk County Board of Supervisors ten years ago to help stabilize and improve Des Moines neighborhoods. At that time, a nationally recognized consultant was retained to evaluate the existing programs and to provide guidance for the creation of the NRP. To coordinate this program, the City's Community Development Department created the Neighborhood Development Division.

This program uses a strategy that calls for neighborhood residents, the City of Des Moines, Polk County, and local business leaders to develop a public/private partnership that addresses revitalization issues within the metropolitan area. 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 action plans provide a list of activities and identify the parties responsible for implementation. The success of the revitalization depends on a continued coordination of effort between and among the neighborhood organization, the City, County, the Neighborhood Finance Corporation, and private organizations.

Since its inception, 15 neighborhoods have completed the process of creating a neighborhood action plan. Of those 15 neighborhoods, 6 have successfully completed the process by accomplishing most of the activities in their action plans. The six neighborhoods are capable of continuing implementation activities with less support from the City and have graduated to the Charter status.

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

INTRODUCTION

- \$8 million in bond funds for direct loan subsidies for home purchase and improvements
- NFC issued over \$33 million in loans and grants
- For every \$1.00 of public money spent, \$3.50 in private investment has been made
- Action Plans are adopted as part of the City's Comprehensive Plan

Based on the 1996 Neighborhood Evaluation



DESCRIPTION

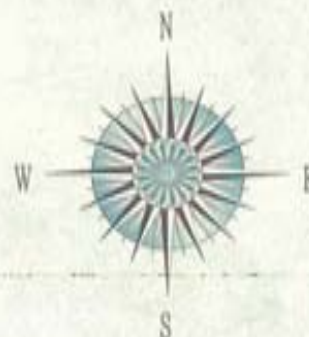
The Sherman Hill Neighborhood is one of the city's oldest and most distinctive urban neighborhoods. Located directly west of the downtown business district, Sherman Hill is really an extension of downtown life. The Sherman Hill Neighborhood boundaries are formed by I-235 on the North, Ingersoll Avenue to the South; 15th Street on the East; and, on the western edge, Martin Luther King Jr. Parkway (MLK).

At this time, the Sherman Hill Neighborhood is served by a series of minor and major arterial and collector streets that provide connections to downtown, the MacVicar Freeway, Drake University, and the entire West Side. Presently, north-south access is provided primarily by Martin Luther King Jr. Parkway, 19th Street, and 15th Street and east-west access is provided by Ingersoll Avenue, High Street, Woodland Avenue, Center Street, and Crocker Street that connects to Cottage Grove Avenue.

The Sherman Hill Neighborhood has several key facilities within its boundaries that contribute to the neighborhood as well as facilities located next to the neighborhood. These include Woodland Cemetery, Hoyt Sherman Place, Wilkie House, Wallace House, Edmunds Academy, Kingsway Cathedral, Oakridge Neighborhood, Planned Parenthood and Iowa Methodist Medical Center.



Sherman Hill's location within the City of Des Moines





HISTORY

The early history of the neighborhood known now as Sherman Hill goes back to 1850 when much of the land in the area was in the estate of Hugh Pursley. When the estate went to public sale, the Postmaster of Des Moines, Hoyt Sherman, purchased a five-acre parcel located at what is now the corner of 15th Street and Woodland Avenue for \$105. This was to become the location of his home and is today Hoyt Sherman Place, home of the Des Moines Women's Club.



Between the 1850s and 1880s, Des Moines experienced substantial growth and prosperity which can be attributed in part to being a staging area for a large part of America's pioneers as they headed west. In 1857, when it was named as the capital of Iowa, Des Moines had expanded to nearly 30,000 people and had grown westward to the bluffs that are today the Sherman Hill Neighborhood. Most of the land was platted between 1877 and 1882 and developed into a stylish Victorian suburb. Ornately decorated houses, mostly wood frame with a few brick intermixed, were built on spacious lots with carriage houses and storage sheds along the alleys. These first houses varied in size from small cottages to large mansions, but nearly all possessed unifying architectural elements such as porches, verandahs, and projecting bays, that were popular in the Victorian architecture of the time.

During these Victorian years, the neighborhood became home to many of the City's most prominent businessmen and community leaders. Among them were banker George Maish; Lafayette Young, publisher of the Des Moines



HISTORY

DOORS TO THE PAST A WALKING TOUR OF HISTORIC HOMES SHERMAN HILL



ANTHONY J. HARRISON
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144 PAGES



Capital and U.S. Senator from 1910-11; T. Fred Henry, bandleader and musician; and "Uncle" Henry Wallace, founder of Wallace's Farm and Dairyman which is known today nationally as Wallace's Farmer. During this same time, the neighborhood became a home to Des Moines' growing Jewish Community. This community included Meyer Rosenfield, co-founder of the Frankel clothing store; and Aaron and Marcus Younker, whose department stores can be found in many Iowa communities today. Other notable Jewish families who have lived in the neighborhood are the Tone, Leon, Schloss, Strauss, Samish, & William McHenry families.

After 1900, the pressures of a growing urban city changed the character of the neighborhood with the debut of multi-family buildings. These units, unlike earlier construction, were nearly all brick and took the form of double houses and apartment buildings. By the 1920s these duplexes and apartment buildings were scattered throughout the neighborhood changing its character from that of a lower density, single family development to a distinctively urban neighborhood.

After World War I, Des Moines experienced an influx of people both from other cities and from rural areas. The central location of the neighborhood and streetcar access made it an ideal location for the new arrivals and equally undesirable to the current residents. By the end of World War II, residences were being divided into duplexes, apartments, and rooming houses and many of the neighborhood's early residents had moved to the City's growing western neighborhoods. This process encouraged absentee landlords, vandalism, and neglect among the once stately residences. The 1960's brought a new problem as numerous modern apartment buildings were introduced into the neighborhood. These new buildings were out of scale with the existing architectural and social fabric and contributed to the decline that the neighborhood experienced in the 1960's and 1970's.

The Sherman Hill Association was formed in 1977 as a non-profit organization dedicated to the restoration and improvement of the historic neighborhood, the enhancement of the social environment, and the encouragement of civic pride. Through the efforts of its members, the area has maintained a prominent place in Des Moines' heritage and its architecture earned distinction as a National Register Historic District in 1979. The area was also designated as Des Moines' first local historic district in 1982. Today the Sherman Hill Association is supported by a diverse membership of individuals, families, landlords and neighborhood business property owners. The neighborhood has created a special niche for itself with the historic



character of its older single-family and multi-family housing. The preservation of that housing stock has encouraged a movement of people back to the city. Even more, it has created an environment that is diverse in income, households, race, and age.

There are numerous factors that continue to draw people to Sherman Hill and have helped fuel the renaissance of the neighborhood. Sherman Hill is an "urban" neighborhood that offers a rare concentration of rich architecture and history that can be found few places in the Des Moines metropolitan area. The proximity of Sherman Hill to downtown, the Ingersoll and Cottage Grove Business Districts, and Iowa Methodist Medical Center all contribute to Sherman Hill's desirability. These factors all work together to help the neighborhood overcome negative forces, including absentee landlords, deteriorating housing, negative perceptions of the area, and the changing role of Martin Luther King Jr. Parkway in the City's transportation network.

In recent years the Sherman Hill Association has succeeded in its efforts to enhance more aspects of quality of life in the neighborhood. That dedication has resulted in many improvements to the area. Among their more notable accomplishments are the addition of historic street lighting, the success of the annual Walking Tour (which had over 2500 participants during its 22nd anniversary in 1998), reduction in crime, increased property values and numerous rehabilitation projects spearheaded by the residents and the association.

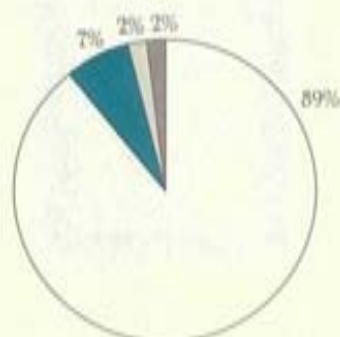
Sherman Hill became one of the City's first recognized neighborhood associations in 1993. After the association made application during the summer of 1997, Sherman Hill was selected for designation by the City of Des Moines and Polk County to address needs in the areas of infrastructure, crime, housing, and commercial development.

HISTORY



DEMOGRAPHICS

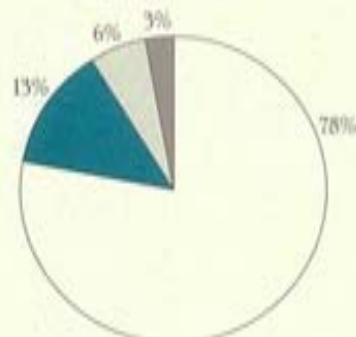
City of Des Moines



White Black Asian Other

Source: 1990 U.S. Census, Citywide Data

Sherman Hill



White Black Asian Other

Source: 1990 U.S. Census, Block Data

The Sherman Hill Neighborhood has experienced a decrease in population over the past few decades, while the city's population has remained relatively stable. According to the 1990 U.S. Census, the total population for the Sherman Hill Neighborhood was 1865 persons. The neighborhood's population decreased by ten percent from 1980 and 1990 and decreased thirty-one percent between 1970 and 1980. The substantial decrease in population can be attributed to several factors. Much of the population decrease, however, is the result of efforts to convert an increased number of units back toward their original density. By working to achieve the original density for which the neighborhood was built, the Sherman Hill Association hopes to promote a quality of life with desirable, livable spaces and to provide a variety of housing options to persons with a range of incomes.

The Sherman Hill neighborhood has remained ethnically and culturally diverse over the past thirty years. This diversity is one of the strengths that continue to draw people to the area to live and work. By preserving the diversity of its residents and the historic character of its structures, the Sherman Hill Association seeks to create a strong, healthy, sustainable neighborhood. The 1990 Census shows that 22% percent of the residents identify themselves as minorities. The minority population is down 5% percent from 1980. The greatest increases from 1980 to 1990 occurred in the number of Asian and Hispanic residents who live in Sherman Hill. The total for Asian residents increased from two percent in 1980 to six percent in 1990. The increase in Hispanic residents was less substantial, increasing from two to three percent overall.





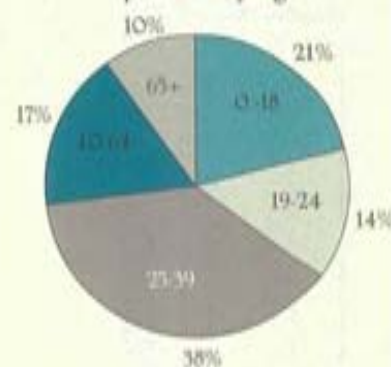
The Sherman Hill neighborhood's wide range of ages has remained stable from 1970 to 1990. (See chart) The median age for the area has increased slightly from 30 years of age in 1980 to almost 32 years of age in 1990 (the median age for the City was 32 years in 1990). This combination of youth, families, and elderly is one of the neighborhood's sources of vitality.

The Sherman Hill neighborhood has seen a growing disparity in the median income of the neighborhood versus the City of Des Moines. In 1990, the median income of Census Tract 27 that includes Sherman Hill was one-half that of the City as a whole.

Housing values and sales prices suggest that the median income of Sherman Hill is on the rise. This increase can be credited to an increasing number of new residents moving into the neighborhood to rehabilitate older homes and resident owners who work to improve the quality of rental units. As more structures are converted back to their original density, the median income of the neighborhood should continue to rise while retaining a wide range of income levels. Additionally, Sherman Hill possesses a larger percentage of college graduates than the City of Des Moines. In comparison, 37% of Sherman Hill residents have a college education, this contrasts to 26% for the City as a whole.

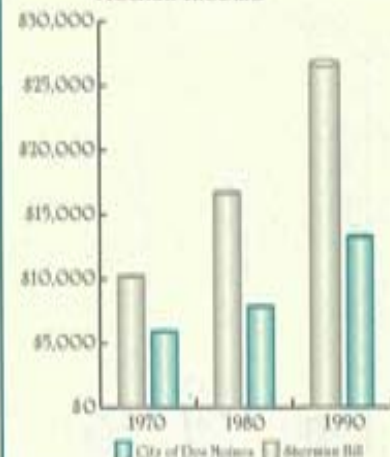
DEMOGRAPHICS

Population by Age



Source: 1990 U.S. Census, Block Data

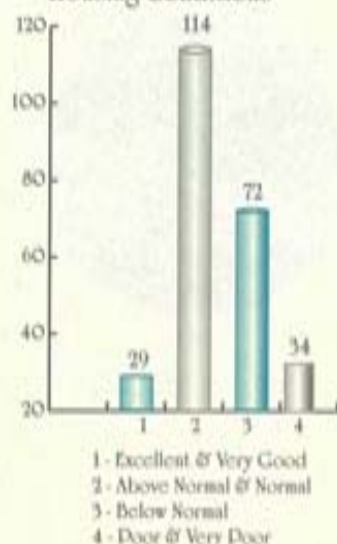
Median Income



Source: 1970, 1980, and 1990 U.S. Censuses, Census Tract

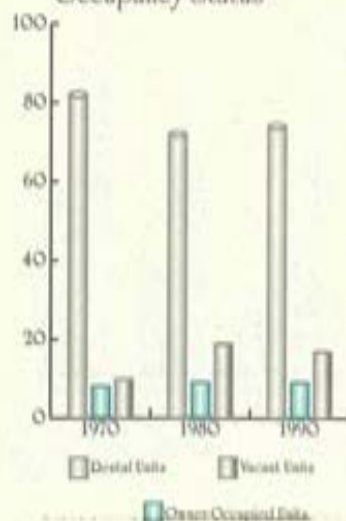
HOUSING

Housing Conditions



Source: Des Moines City Assessor's Office, August 1997, Neighborhood Boundary

Occupancy Status



Source: 1970, 1980, and 1990 U.S. Censuses, Block Data



According to the Polk County Assessor's Office, the housing stock in the Sherman Hill neighborhood is generally sound. The highest concentration of deteriorated structures is in the vicinity of Leyner Street and Martin Luther King Jr. Parkway. A few vacant structures need to be rehabilitated or redeveloped; the most significant of these are located at 1620 Pleasant, 721 16th Street, 834 19th Street and 692 17th Street.

For this planning process, the County Assessor's housing rating system was used to determine the condition of housing. In previous planning processes, an external visual assessment was used to assign a condition of one through four (1-4) to a structure, with one being the best condition and four the worst. The County Assessor's condition ratings were roughly equated to the previous condition rating definitions for general comparison to the older data. The County Assessor data was selected because it takes into account additional factors that affect property value rather than just external appearances. Also, County Assessor data is systematically updated over time while the most recent Citywide housing condition data dates to a 1988 survey.

According to 1997 County Assessor's data, there were 249 housing structures in the Sherman Hill neighborhood with fifty-eight percent (58%) falling within the range of normal to excellent. County Assessor data rates a residential structure into one of the following conditions: Excellent, Very Good, Above Normal, Normal, Below Normal, Poor, and Very Poor.

Between 1970 and 1990, there was a significant decrease in the number of dwelling units in the neighborhood falling from approximately 1600 units in 1970 to under 1200 units in 1990. This is consistent with the loss of population previously discussed. There are a number of factors that have contributed to this decrease in housing units including demolition of housing for the construction of Edmunds School in 1974, the removal of public nuisance and fire damaged structures, and the reduction in the number of units in many multi-family structures. The fact that the number of rental units has declined faster than the number of owner-occupied units shows a general





trend towards owner-occupancy and rental properties that have fewer units. The decline in the number of units is an indication of the Sherman Hill Association's success in stabilizing the neighborhood by promoting owner-occupancy and quality rental units, rather than an indication of disinvestment and demolition of housing stock.

Neighborhood residents predict the number of housing units and population numbers will continue to decrease in the 2000 Census but will stabilize in the next decade. Since 1990, six (6) multi-family buildings and nine (9) single family structures have been demolished to allow room for an expanded Martin Luther King Jr. Parkway. However, only nine structures have been taken down due to fire or public nuisance actions since 1990 slowing the trend of past decades. Additional multi-family buildings have been downsized resulting in fewer units. Seven single-family structures have been moved into the local historic district since 1980 and a new single-family house is currently under construction. The Association plans to move several of the single-family houses slated for demolition with Martin Luther King construction into the neighborhood.

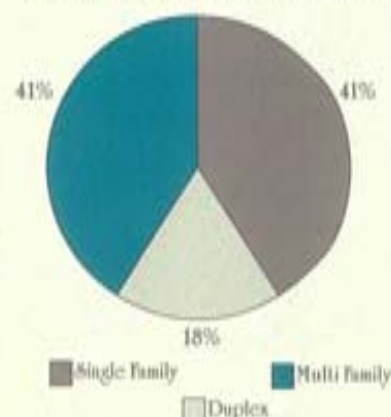
The Sherman Hill neighborhood is unique in both its architectural heritage and in the mixture of densities within the neighborhood. Multi-family structures are interspersed with single family homes throughout the neighborhood. The median year of housing in the neighborhood is 1890 with 92% of the structures constructed before 1949 according to City Assessor information.

The neighborhood, since 1970, has experienced a significant increase in both sales prices and assessed values. City Assessor's information shows the average assessed value in Sherman Hill has risen 52% since 1995 compared to a citywide increase of 19%. According to a study of Des Moines Local Historic Districts published in the Iowa Historic Preservation Alliance Newsletter in Spring of 1999, property values in the Sherman Hill Historic District increased at a rate of 2.08 times the rate of the city as a whole between 1970 and 1998.



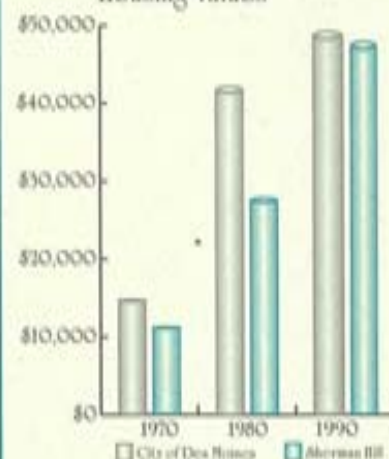
HOUSING

Residential Structure By Type



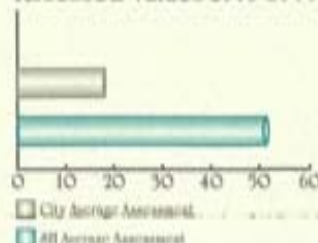
Source: Des Moines City Assessor's Office, August 1997, Neighborhood Boundary

Housing Values



Sources: 1970, 1980, and 1990 U.S. Censuses, Block Data

% Change Average Assessed Values 1995-1999



Source: County Assessor's Office
Vacant lots, single family, and two-family structures, Neighborhood #60

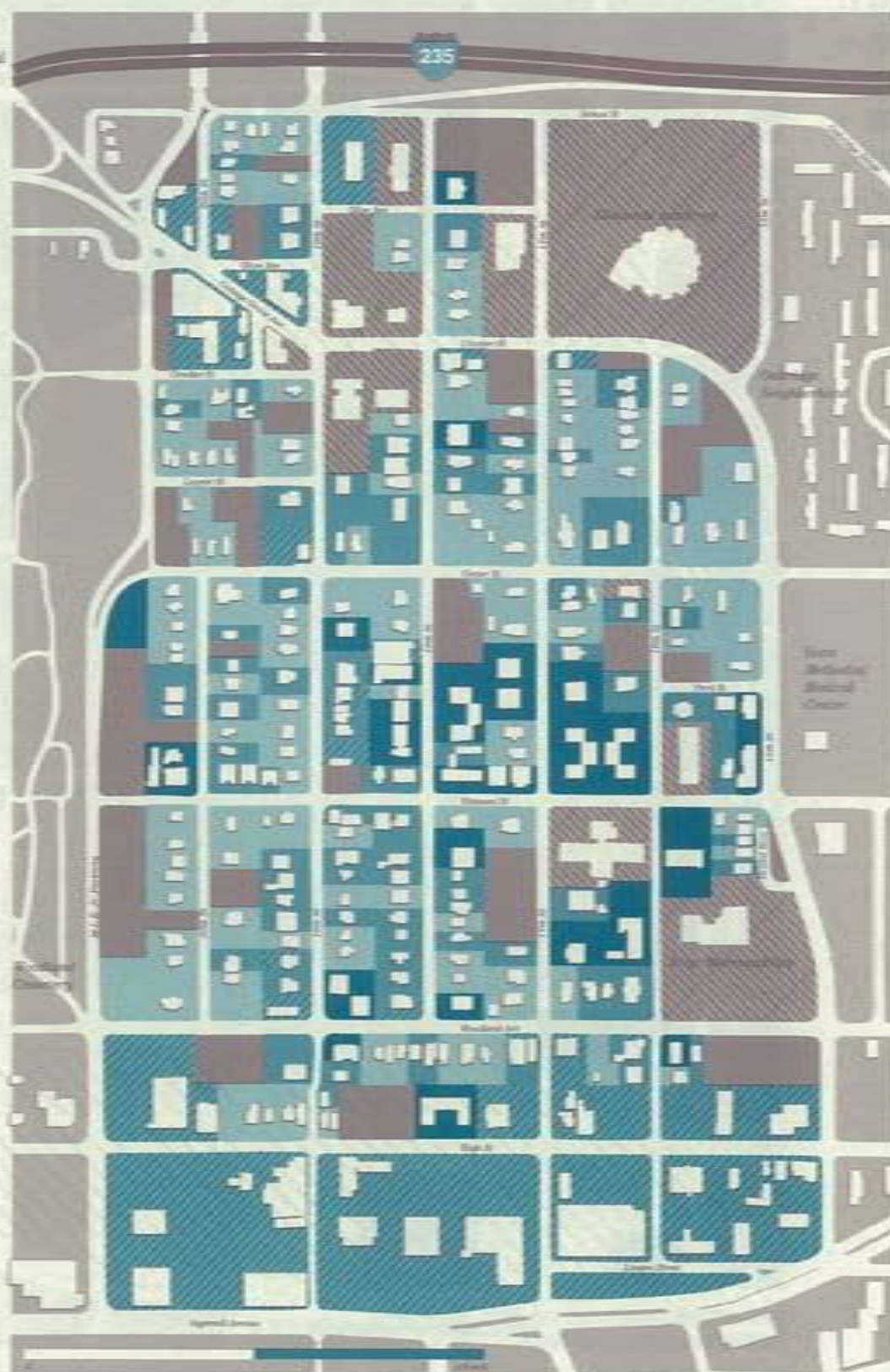


The Sherman Hill Association and City of Des Moines have worked closely over the past two decades to preserve and improve Sherman Hill's housing and infrastructure. When the City of Des Moines established the Historic District Commission Ordinance in 1982, Sherman Hill petitioned the City Council to be the first local historic district. (See map). The design review procedure established with the ordinance requires that new construction, demolition and alterations to structures be approved by a city council appointed board.

In 1997 and 1998 Sherman Hill property owners petitioned City Council to become a Self-supporting Municipal Improvement District under Iowa Code. The SMID allows historic districts to impose an additional tax on property to pay for physical improvements and their operating and administrative costs. The Sherman Hill SMID currently provides for the operational costs of the period streetlights.

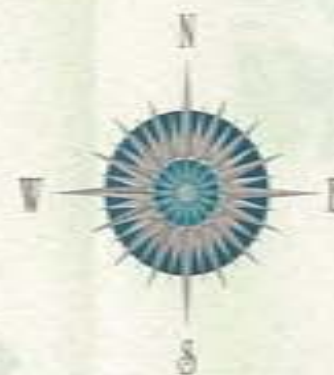
EXISTING LAND USE

- Low Density Residential
- Medium Density Residential (2-7 Units)
- High Density Residential (Over 8 Units)
- Recreation/Open Space
- Public/Semi Public
- Commercial



PROPOSED FUTURE LAND USE

- Mixed Use and Density
- Public/Semi Public
- Recreation/Open Space
- Support Commercial (Limited - See text)
- Pedestrian-Oriented Commercial Corridor
- Proposed WLA Jr. Parkway Interchange



HISTORIC DISTRICTS

- National & Local Historic District
- National Historic District
- Local Historic District



EXISTING ZONING

- B-1
- B-4
- B-ED
- C-4
- C-1
- C-2
- C-3A



C-2 Highway Oriented Commercial, allows office, bars, restaurant and a variety of large retail uses. A 25' setback from the front property line is required.

NPC Neighborhood Pedestrian Commercial, allows C-2 uses but includes design guidelines and incorporates flexibility into parking standards, setbacks, and bulk regulations.

B-3 Multiple Family Residential, is intended for medium and high-density residential uses.

B-4 Multiple Family Residential, is intended for medium and high-density residential uses.

B-ED Residential Historic District, allows for a variety of densities within the neighborhood and minimal commercial uses in an owner-occupied dwelling.



Action Plan






Issues

Goals

Plan of Action

Resources

Commercial

Issues	Goals
<p>Pedestrian character of neighborhood and businesses</p> <p>Historic character of neighborhood and businesses</p> <p>Small business development</p>	<p>1. Preserve the historic character of Sherman Hill.</p> 
<p>I-235 and M. L. King Jr. Parkway expansion</p> 	<p>2. Minimize impacts of I-235 and ML King Jr. Parkway on the businesses located on Cottage Grove</p>
<p>More compatible zoning.</p>	<p>3. Review the current R-HD zoning classification.</p> 
	<p>4. Work with City Code officials to develop standards that are appropriate within a Historic District.</p>
<p>Ingersoll Commercial District</p>	<p>5. Develop a commercial district plan for Ingersoll Avenue between 15th Street and 39th Street.</p> 

Plan of Action

Resources

- A. Encourage the development of small-scale, pedestrian-friendly businesses that are compatible with existing structures.
- B. Discourage the expansion of large-scale commercial development that requires the demolition of existing structures.
- C. Retain mix of compatible residential and commercial uses.
- D. Discourage development of new uses that would be detrimental to historic character.

Sherman Hill Association (SHA) and Community Development Department

SHA and Community Development

SHA and Community Development

SHA and Community Development

- A. Investigate the redevelopment potential of property vacated as a result of these projects.
- B. When final designs for M.L. King interchange with I-235 are complete, rezone developable area along Cottage Grove and M.L. King to NPC.
- C. Develop a strategy to assist displaced businesses along Cottage Grove with relocation.

SHA and Community Development

SHA and Community Development

SHA and Community Development

- A. Determine whether existing zoning is adequate to meet needs of residential and commercial uses.
- B. Propose changes that will revise existing zoning to support the unique character of Sherman Hill
- C. Work with Plan & Zoning Commission to modify R-HD zoning.

SHA and Community Development

SHA and Community Development

SHA and Community Development

- A. Educate City staff, architects, contractors and homeowners on the UCBC (Uniform Code for Building Conservation)
- B. Identify and resolve conflicts between Building Code requirements and Historic Preservation Guidelines

SHA, Historic District Commission, SHPO, & Community Development

SHA, Historic District Commission, SHPO and Community Development

- A. Participate with surrounding neighborhoods to focus on the development of a commercial district plan for Ingersoll Avenue.
- B. Work with the City's Community Development Department to plan pedestrian friendly commercial projects.
- C. Advocate for the extension of the planned western bike trail into the Ingersoll Business District and the Sherman Hill neighborhood.

SHA, Community Development, IBA, and surrounding neighborhood associations

SHA, IBA, and Community Development

SHA and Community Development

Community Enhancement

Issues

Goals

Neighborhood identity



1. Improve and promote the unique and historic character of the Sherman Hill neighborhood.

Sherman Hill Association



2. Encourage and support strong and active neighborhood associations.

Promotion and marketing of Sherman Hill



3. Promote Sherman Hill as a diverse, unique, and livable neighborhood.

Plan of Action

Resources

A. Develop and implement a master plan to define and enhance the unique identity of the Sherman Hill neighborhood.

SHA, Community Development, and Historic District Commission

B. Define and enhance visible entrances to the Sherman Hill Neighborhood.

SHA, Community Development, Historic District Commission, and IDOT

C. Provide regular maintenance of the neighborhood and neighborhood entrances.

SHA, Community Development, and IDOT

D. Promote to and assist residents with the maintenance and beautification of the Sherman Hill neighborhood.

SHA, Community Development, and Historic District Commission

A. Develop and implement a plan to increase the membership, activity level, and capacity of the Sherman Hill Association.

SHA and Community Development

B. Establish regular communication with surrounding neighborhoods to promote common goals.

SHA, Woodland Heights, Oakridge, NOG, Drake Park/Carpenter, Drake, Good Park, and the Downtown Partnership

C. Expand outreach to tenants to increase participation in SHA activities.

SHA and Community Development

A. Develop and implement a marketing plan to promote the Sherman Hill neighborhood.

SHA

B. Establish and promote public events that will improve the perception of Sherman Hill to area residents and the entire metro area.

SHA

C. Actively market the diversity of housing choices and costs in Sherman Hill.

SHA and Downtown Partnership

Community Enhancement

Issues

Goals

Perceived lack of public park and recreation opportunities



4. Increase access to existing recreation activities.

Key Facilities



5. Support activities for the continued vitality of key facilities within and adjacent to neighborhood boundaries.

Public Views



6. Advocate for the protection of the unique views from and within the Sherman Hill neighborhood.

Noise Pollution

7. Strengthen and support enforcement of the City's ordinances that regulate noise.

Plan of Action

Resources

A. Promote existing local parks and recreation activities to residents.

SHA, Parks & Recreation Department, and DMPS

B. Work with the DMPS to develop on-site recreation activities to maximize the Edmunds Academy Playground.

SHA, Parks and Recreation Dept., and DMPS

C. Create public spaces as part of the M. L. King Jr. Parkway Project.

SHA and Community Development

D. Assess park space needs for Sherman Hill.

SHA and Community Development

A. Continue to advocate for and assist with projects that will improve Woodland Cemetery and Hoyt Sherman Place.

SHA, Park & Recreation Cemeteries Committee, Woodland Heights Organization, SHPO

B. Work with other key facilities to provide support.

SHA, Community Development, Wallace House Foundation, and other entities as appropriate

A. Advocate for the protection and promotion of views from Sherman Hill.

SHA

B. Restore views obstructed by utility lines or other constructed items where appropriate and feasible.

SHA

A. Work with the DMPD to expand noise monitoring in Sherman Hill.

SHA and DMPD

Community Enhancement

Issues

Goals

Neighborhood Crime and Safety



8. Strengthen and support an active and community-based policing program to decrease illegal activity and improve safety and security in and adjacent to Sherman Hill.

Vacant Buildings



9. Encourage the redevelopment of vacant buildings in Sherman Hill.

Plan of Action

Resources

- A. Maintain and strengthen the relationship between the Sherman Hill Neighborhood and the City's Police and Fire Departments.
- B. Work with local agencies and DMPD to prevent loitering and disorderly conduct.
- C. Educate residents about illegal activities and how residents can assist the police with enforcement.
- D. Work cooperatively with local agencies to minimize negative impacts of homeless shelters.

SHA, DMPD, DMFD, churches, schools, and surrounding neighborhoods

SHA, Community Development, DMPD-NARC, churches, schools, CCI, Dept. of Justice, and surrounding neighborhoods

SHA, DMPD-NARC, Churches, Schools, and surrounding neighborhoods

SHA, Coalition for the Homeless, Churches United, Beacon of Life and other local agencies

- A. Investigate options to eliminate demolitions by neglect and foreclosure.
- B. Pursue alternative options for acquisition and reuse of vacant properties.
- C. Encourage reuse or redevelopment of 1620 Pleasant Street, 721 16th Street, 692 17th Street, and 834 19th Street that is consistent with the primary residential character and neighborhood-type land uses in the future land use component of this action plan.
- D. Develop and implement marketing and financing strategies for vacant structures suitable for rehab.
- E. Where vacant buildings do not contribute to historical significance of the historic district and are infeasible to rehab, they should be demolished.
- F. Where vacant buildings were built during the period of significance of the historic district, all possible avenues for rehab should be considered before demolition is allowed.

SHA and Community Development

SHA, NFC, NDC and Community Development

SHA, NDC, and Community Development

SHA, NFC and Community Development

Historic District Commission, SHA, and Community Development

SHA, Historic District Commission, Community Development, NDC and other developers

Community Enhancement

Issues

Goals

Visual appeal

Litter

Vacant & deteriorating buildings

10. Improve the appearance of Sherman Hill



11. Strengthen the relationship between Sherman Hill and the Downtown Partnership.

Neighborhood schools and churches

Oakridge Neighborhood

Iowa Methodist Medical Center

Local non-profit organizations

12. Support and assist organizations that contribute to the unique fabric of the neighborhood.



Plan of Action

Resources

- | | |
|--|--|
| <ul style="list-style-type: none"> A. Promote flower planting and vintage landscaping. B. Investigate historic street signs, benches, plaques, and other landscape elements. C. Develop and implement a litter elimination and prevention program. D. Work with local landlords and businesses to identify strategies to control litter generation. E. Redevelop vacant or deteriorating properties | <p>SHA</p> <p>SHA, landlords, local businesses, and Historic District Commission</p> <p>SHA and local businesses</p> <p>SHA and landlords</p> <p>SHA, Community Development, NDC, other developers</p> |
| <ul style="list-style-type: none"> A. Provide ongoing communication with the Downtown Partnership. B. Identify and promote opportunities to partner resources with the Downtown Partnership. | <p>SHA and the Downtown Partnership.</p> <p>SHA and the Downtown Partnership.</p> |
| <ul style="list-style-type: none"> A. Support and strengthen schools and churches in and around the neighborhood. B. Promote communications with local non-profit organizations. C. Strengthen and improve the relationship between Sherman Hill and the Oakridge Neighborhood. D. Build and strengthen the relationship between Sherman Hill and Iowa Methodist Hospital Medical Center. | <p>SHA, churches, and schools</p> <p>SHA and local non-profit organizations</p> <p>SHA and Oakridge Neighborhood</p> <p>SHA and IMMC</p> |

Housing

Issues

Historic preservation

Inappropriate additions to houses

Returning structures to original density



Exterior appearances

Condition of rental properties

Unresponsive landlords

Deteriorated properties

Goals

1. Preserve and protect the traditional historic character of Sherman Hill.

2. Encourage the maintenance and improvement of properties throughout the neighborhood.



Plan of Action

Resources

- A. Educate city staff and the public on the value of historic preservation.
- B. Educate property owners and city officials on techniques for historically sensitive rehabilitation including building codes.
- C. Identify sources for materials and contractors that are appropriate for historically sensitive rehab.
- D. Identify incentives to assist homeowners with historically sensitive rehab.
- E. Advocate for historically appropriate additions and alterations.
- F. Work with the Historic District Commission and City Council to ensure that modifications made to historic properties are appropriate.

SHA, Community Development, Historic District Commission, and SHPO

SHA, Community Development, Historic District Commission, and SHPO

SHA, Community Development, Historic District Commission, and SHPO

SHA, Community Development, Historic District Commission, and SHPO

SHA, Community Development, Historic District Commission, and SHPO

SHA, Community Development, Historic District Commission, and SHPO

- A. Identify significant properties within the neighborhood that are in critical need of repair.
- B. Provide rehabilitation loans from NFC based on lending guidelines developed specifically for the neighborhood.
- C. Create information opportunities such as workshops, speakers, etc. to assist homeowners with identifying and performing necessary home repairs.
- D. Explore alternative methods and financing sources to encourage and support restoration, repair and maintenance.
- E. Inform residents about tax abatement opportunities.
- F. Ensure that all properties are in compliance with City Codes.
- G. Aggressively promote landlord participation in the Crime Free Multi-Housing Program
- H. Support the establishment of and provide representation to an NFC Committee that will study issues of investor/landlord lending.

SHA and Community Development

SHA and NFC

SHA, Community Development, SHPO, AIA, ISU, and NHS

SHA, NFC, Realtors, Banks, and Community Development

SHA and Community Development

SHA and Community Development

SHA, DMPD, Iowa Landlords Assoc., and Community Development

SHA and NFC

Issues

Goals



3. Support efforts to lower density of converted multi-family properties.

Infill housing



4. Develop an infill housing strategy to redevelop vacant lots in Sherman Hill.

Plan of Action	Resources
<p>A. Sponsor a workshop to explain zoning and housing codes.</p> <p>B. Discourage conversions to multi-family from single-family structures through the enforcement of zoning and removal of city-supported financing, including withdrawal of tax-abatement.</p> <p>C. Research and strengthen City and NFC financial incentives.</p> <p>D. Investigate other financial options for lowering density of properties.</p>	<p>SHA and Community Development</p> <p>SHA, Community Development, and NFC</p> <p>SHA, NFC, and Community Development</p> <p>SHA, Community Development, NFC, and local banks</p>
<p>A. Identify vacant lots and determine whether they are available and feasible for construction.</p> <p>B. Encourage compatible infill construction using Architectural Guidelines for New Construction prepared by the Des Moines Plan and Zoning and Historic District Commission.</p> <p>C. Create an infill plan for the development of buildable vacant lots.</p> <p>D. Encourage the acquisition and maintenance of non-buildable vacant lots by adjacent property owner or the neighborhood.</p> <p>E. Encourage house moving as a continued infill strategy.</p>	<p>SHA and Community Development</p> <p>SHA, Historic District Commission, and Community Development</p> <p>SHA, NDC, and Community Development</p> <p>SHA and Community Development</p> <p>SHA, City Historic District Commission, and Community Development</p>

Physical Environment

Issues

Properties and alleys need clean-up

Neighborhood beautification: better code enforcement and enhancement of properties



Goals

1. Encourage the beautification of properties.



Infrastructure needs maintenance and improvement: streets, alley, drive approaches

Historic elements of the street and alley infrastructure need to be preserved.

2. Provide safe and serviceable street, sidewalk, and alley infrastructure.



Plan of Action	Resources
<p>A. Conduct a thorough assessment of the alleys and implement an aggressive approach to their cleanup.</p> <p>B. Work with Neighborhood Health and Zoning Inspection, Housing Code Enforcement, and the Police Department to identify the neighborhood's potential problem areas and properties and enforce the City's ordinances.</p> <p>C. Increase number of clean-up days per summer for the neighborhood under the City's SCRUB program, and clean up problem properties in conjunction with these opportunities.</p> <p>D. Conduct annual curbside pick-up day for large items in conjunction with the SCRUB clean up.</p> <p>E. Identify property owners that are not capable of maintaining their property and work to identify resources to assist them.</p> <p>F. Work with landlords to prevent rental housing trash dumpsters from overflowin</p> <p>G. Develop an incentive or recognition award program for property owners to beautify their property.</p> <p>H. Create and implement an Alley Beautification Program.</p>	<p>SHA, Public Works, and Community Development</p> <p>SHA, Community Development, and DMPD</p> <p>SHA, Community Development, and Public Works</p> <p>SHA, Community Development, and Public Works</p> <p>SHA, Community Development, Various Corporate and Non-profit agencies</p> <p>SHA, Community Development, and landlords</p> <p>SHA</p> <p>SHA</p>
<p>A. As part of the NIRP, assess street, alley, and sidewalk infrastructure needs to determine where to target resources and implement the improvements.</p> <p>B. Create a working committee to provide guidance on design issues relating to infrastructure improvements and the NIRP.</p> <p>C. Repair deteriorated surfaces of alleys where they exist and improve unsurfaced alleys with a durable hard surface.</p> <p>D. Investigate design solutions to alley trespassing.</p>	<p>SHA and Public Works</p> <p>SHA and SHPO</p> <p>SHA and Public Works</p> <p>SHA and Community Development</p>

Physical Environment

Issues

Goals

Brick streets, alleys and sidewalks should be restored



3. Preserve and restore brick streets, alleys, sidewalks, and stone curbs on local traffic streets where feasible.

Historic street lighting



4. Maintain historic street lighting system.

Overhead utilities and cobra-head street lamps are unattractive and interfere with appropriate over-story tree growth

5. Eliminate utility poles, overhead lines and cobra-head street lamps in the neighborhood.

Traffic Speed Enforcement: Traffic calming needed along Center, Woodland, Crocker, 18th and 19th

15th Street onto Crocker divides neighborhood and is unsafe

6. Provide for safe and moderate movement of traffic.



Plan of Action

Resources

- A. Research history of brick streets, alleys and sidewalks in Sherman Hill to determine locations of those that may be restored.
- B. Determine feasibility of brick street, alley, and sidewalk restoration, giving consideration to amount restorable and available funding sources.
- C. Implement brick street, alley, and sidewalk restoration program based on recommendations.
- D. Preserve underlying materials when surface repair or replacement is necessary.

SHA and Engineering Department

SHA and Public Works

SHA, Public Works, and Engineering

SHA and Public Works

- A. Identify and secure funding for a third phase of historic lighting that would incorporate additional lamps to the existing system.
- B. Expand historic street lighting system, as needed.
- C. Implement and maintain a neighborhood-based lighting system.

SHA, Polk County, Traffic & Transportation Division, Iowa DOT, SSMID, and HCD

SHA and SSMID

SHA and SSMID

- A. Work with local utilities to develop a long-term strategy for burying overhead utility lines in Sherman Hill.

SHA, Traffic & Transportation Division, MidAmerican Energy, AT&T, TCI, McCleod, and US West

- A. Complete a study that assesses neighborhood traffic issues including traffic calming, stop signs, and other control measures. Specific study should be given to Woodland Avenue.

SHA and Traffic & Transportation Division

- B. Implement prioritized recommendations of traffic assessment/study.

SHA and Community Development

- C. Investigate the possibility of redirecting 15th Street traffic to School Street.

SHA and Community Development

- D. Investigate vacation of 19th Street from alley south to High Street.

SHA and Community Development

Physical Environment

Issues

Goals

Plans for ML King Parkway



7. Advocate for appropriate design of I-235 and ML King Parkway.

Aesthetics of off-street parking

Congestion of on-street parking

Snow removal ineffective

8. Provide a balanced system of neighborhood parking.



Neighborhood and street trees need replacement



9. Preserve and restore urban forest throughout the neighborhood.

Plan of Action	Resources
<p>A. Continue close monitoring and involvement in IDOT citizen involvement process.</p> <p>B. Ensure that a clearly defined neighborhood position is represented at all phases of design and construction.</p> <p>C. Ensure that a contingency source of funding is established in connection with the construction of these projects to provide all of the associated enhancements necessary.</p> <p>D. Ensure that temporary rerouting of traffic during construction of these projects does not adversely impact Sherman Hill and the surrounding neighborhoods.</p>	<p>SHA, IDOT, MPO, I-235 Citizen Committee, and Traffic & Transportation Division</p> <p>SHA, IDOT, MPO, I-235 Citizen Committee, and Traffic & Transportation Division</p> <p>SHA, IDOT, MPO, I-235 Citizen Committee, and Traffic & Transportation Division</p> <p>SHA, IDOT, MPO, I-235 Citizen Committee, and Traffic & Transportation Division</p>
<p>A. Investigate neighborhood parking needs compared to existing inventory and work to implement changes in local ordinances which will result in a healthy balance of on and off-street parking.</p> <p>B. Restructure on-street parking to facilitate better snow removal.</p> <p>C. Improve traffic by adding street signage with a historic character</p> <p>D. Promote attractive landscaping for parking lots with adequate buffering from other land uses.</p> <p>E. Provide garages for long-term parking needs of residents</p>	<p>SHA and Traffic & Transportation Division</p> <p>SHA, City Traffic & Transportation Division, and Public Works Department</p> <p>SHA and Traffic & Transportation</p> <p>SHA and Community Development</p> <p>SHA</p>
<p>A. Work with Public Works Forestry Division to replant street trees in appropriate locations.</p> <p>B. Provide education to property owners on the proper planting, care and maintenance of trees on their own property.</p> <p>C. Rejuvenate tree replanting program for private property</p> <p>D. Develop and identify funding sources for a program that responds to increased maintenance need arising from aging street trees as well as those on private property.</p>	<p>SHA and Public Works</p> <p>SHA, Public Works, Trees Forever Urban Tree Program, and private tree services</p> <p>SHA and Parks & Recreation</p> <p>SHA, Public Works, Trees Forever Urban Tree Program, and private tree services</p>

Physical Environment

Issues



Goals

10. Provide storm and sanitary sewer systems that address the needs of the neighborhood and mitigate existing problem areas.

11. Replace fire hydrants with Victorian design fire hydrants.



Zoning changes



12. Investigate the feasibility of zoning changes identified in the planning process.

Plan of Action

Resources

A. Work with City Engineering Department to assess the current system and propose necessary improvements for future inclusion in the Capital Improvements Program using Sanitary and Storm Water Utility Funds.

SHA and Engineering

B. Evaluate impacts of handicap ramps on storm water drainage and mitigate impacts.

SHA and Engineering

A. Work with Des Moines Water Works to use reconditioned fire hydrants or new hydrants with a Victorian character when hydrant replacement is necessary.

SHA and Des Moines Water Works

A. Rezone the Cottage Grove Business District from C-2 to NPC.

SHA and Community Development

B. Rezone the areas along Crocker (E. of 18th St.) from C-2 to R-HD.

SHA and Community Development

C. Rezone the areas N. of Crocker from R-3 and R-4 to R-HD.

SHA and Community Development

D. Rezone the areas between Crocker, 19th, Center, and MLK from R-3 to R-HD

SHA and Community Development



IMPLEMENTATION



his section is crucial to the success of the plan and the revitalization of the neighborhood. The implementation phase of the Neighborhood Revitalization Program requires an extensive commitment of time and resources.

In order for this action to be successful, it is essential that the present collaboration between the City of Des Moines and the Sherman Hill Association continue to exist and grow. It will also require the following:

- 1 Strong and active leadership from the Sherman Hill Association and residents.
- 2 Continued commitment and support from the Des Moines City Council and the Polk County Board of Supervisors.
- 3 Technical assistance from Neighborhood Planning staff and other City staff when appropriate.
- 4 Inclusion in and availability of the City's Capital Improvement Program and Neighborhood Infrastructure Rehabilitation Program.
- 5 Financial support from the Neighborhood Finance Corporation.
- 6 The availability of Community Development Block Grant (CDBG) Funds.

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

- 1 Housing conditions
- 2 Proportion of homeowners to renters
- 3 Public improvement needs
- 4 Median household income as compared to the City-wide median income

The neighborhood organization has demonstrated a strong desire to develop and implement numerous projects that will require a significant commitment



of resources from the City's Capital Improvement Project Funds, Sewer Funds, and CDBG Funds. Successful implementation of these projects will be based upon the availability of these funds for the projects identified in the Action Plan. Additionally, the Sherman Hill Neighborhood will look to the Historic District Commission for guidance on projects requiring new construction and rehabilitation. It is imperative that the neighborhood advocates for the allocation of CDBG funds from the Neighborhood Revitalization Board and for the allocation of CIP funds from the City Council for projects identified in the Action Plan.

The Neighborhood 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. Completion of a work plan does not mean that all items have been accomplished. It is possible that certain activities may be investigated and found 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. The neighborhood approves the report at a general meeting and forwards it to the Neighborhood Revitalization Board. Pending its approval, and approval from the Plan and Zoning Commission, the recommendation will be forwarded to the Des Moines City Council and the Polk County Board of Supervisors for final approval. At this point the neighborhood becomes a Charter Neighborhood and is phased out of the neighborhood revitalization program.

Future Land Use

With the adoption of this Action Plan, a more detailed future land use plan for the Sherman Hill Neighborhood is established and included in this document, amending the City's current Land Use 2000 policy (see Map). There are two future land use classifications in this plan that are not defined in the current approved 2000 Land Use Plan. The classifications have been derived as a part of the Year 2020 Land Use planning process. For purposes of this neighborhood plan, they are being defined as follows:

Mixed Use and Density- This classification is for those neighborhoods and residential corridors that combine a variety of residential densities with limited retail and office uses. The existing character of these areas requires a land use classification that allows a mixture of housing densities, some over 17 units per acre. Limited commercial use can complement the residences and spur investment in the buildings. Mixed residential and commercial use can exist within a single building. This designation will be assigned to areas that are already developed with limited area for new development.

IMPLEMENTATION





IMPLEMENTATION

Pedestrian-Oriented Commercial Corridor - This classification is for those commercial corridors that have developed in a linear pattern with small to moderate scale uses. The commercial corridor developed along an original street car line and retains buildings from the early 1900s to the present. The corridor retains buildings with small footprints, minimal setbacks from the street, and small parking areas that allow for compact development with a strong street presence. These characteristics make the corridor comfortable for the pedestrian. The corridor is connected to a mix of single and multiple family housing by streets and sidewalks. It provides services and goods to the neighborhood residents as well as a larger sector of the community that uses the corridor.

Establishing the future land use is important in the implementation of the Action Plan in that a guideline is provided for future development and redevelopment. It should be considered as a guideline and not a strict determinant so that it can be flexible enough to allow for changing environments in acceptable development practices and other land use needs which cannot be foreseen in the current environment. The goals of this Action Plan will provide specific implementation strategies for rezoning based on the future land use that has been established.

The following five (5) policies are included in the future land use plan for the Sherman Hill Neighborhood:

- 1 After the completion of improvements to Martin Luther King Jr. Parkway and Interstate-235, redevelopment efforts in the Cottage Grove Business District should reflect and retain the massing and scale of the existing structures.
- 2 The Sherman Hill Association recognizes that commercial development south of the Sherman Hill Historic District has multiple purposes. Commercial uses serve the adjacent neighborhoods, provide goods and services to the larger Des Moines community, and provide support uses for downtown businesses. During the planning process, that area south of the historic district, where land uses transition from residential to commercial, was identified as a part of the neighborhood. The area is bounded by Woodland Avenue on the north, Ingersoll Avenue on the south, 15th Street on the east and M.L. King Jr. Parkway on the west.



Proposed commercial and residential development in this transition area should have a positive influence on the Sherman Hill Historic District, as well as on the existing commercial areas. The



neighborhood supports a mixture of residential and commercial uses within this transition area.

The most appropriate future land use classification for the properties that are currently zoned commercial within the area is a "limited" form of Support Commercial.

Support Commercial is defined in the existing 2000 Land Use Plan as "general businesses, retail and services establishments, limited high density residential, mixed use developments, and work centers that support the downtown core providing their own off-street parking."

Support Commercial in a "limited form" is defined for the Sherman Hill Neighborhood Action Plan as all uses included within the "C-0" Commercial-Residential, "C-1" Neighborhood Retail, and "C-2" General Retail and Highway Oriented Commercial Districts as of June 1, 1999 with the exception of the following uses:

- Adult entertainment business
- Billiard parlor/game room
- Communication Antenna/Tower (Would require Special Permit)
- Drive-in theater
- Gas Stations and Convenience stores
- Lumber yard
- Mini-storage
- Motel
- Mobile home park
- Package goods liquor store
- Parking garage

More intensive commercial use included within the Support Commercial area of Sherman Hill may occur if it is considered accessory to the principal use. Although uses contained in the "C-3A" Central Business District Support Commercial District are not contained in the definition of the "limited" form of Support Commercial for Sherman Hill, existing properties along Ingersoll with that current Zoning designation would be found in conformance with that future land use classification.

Flexibility of the front yard setback and other bulk regulations is encouraged in the transition area as part of any future rezoning, to allow buildings to frame the street and make it more inviting to pedestrians and neighborhood residents. New development should

IMPLEMENTATION





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provide pedestrian connections from Ingersoll Avenue into Sherman Hill and other neighborhoods including the Downtown.

- 3 Improvements to Martin Luther King Jr. Parkway will have a lasting impact on the Sherman Hill Neighborhood. Plans for open space on the eastern edge of the parkway are essential to provide a buffer between the residential neighborhood and the improved Martin Luther King Jr. Parkway. Additionally, multi-purpose trails are an important component of the Martin Luther King Jr. Parkway plans and should provide a connection between Ingersoll Avenue and the Metro Trail System.
- 4 After the improvement projects on Martin Luther King Jr. Parkway and Interstate-235 have been completed, Sherman Hill and the City should evaluate the need and, if warranted, determine the location(s) for park facilities to replace Chamberlain Park.
- 5 Reuse or redevelopment use of structures located at 721 16th Street, 1620 Pleasant Street, 692 17th Street, and 834 19th Street must be consistent with the primary residential character and neighborhood-type land uses contained in the future land use of this action plan.

The following four (4) rezonings would be consistent with the implementation of the future land use plan for the Sherman Hill neighborhood:

- 1 The Cottage Grove Business District from C-2 to NPC upon completion of Martin Luther King Jr. Parkway Interchange.
- 2 The areas along Crocker Street (East of 19th Street) from C-2 to R-HD.
- 3 The areas generally North of Crocker Street that are currently R-3 and R-4 to R-HD.
- 4 The areas generally bounded by Crocker Street, 19th Street, Center Street, and Martin Luther King Jr. Parkway from R-3 to R-HD.

Neighborhood Finance Corporation Lending Policy

The Neighborhood Finance Corporation (NFC) serves as a non-profit mortgage banker to finance the purchase and/or improvements of single and multi-family housing within the Designated Neighborhoods. The City of Des



Moines, Polk County, the private sector, and neighborhood organizations work as a partnership to assist neighborhoods in the implementation of their plans. The NFC helps bring the plan together by delivering funds from financial institutions, Polk County, and the City to individual homeowners, homebuyers, and developers.

The NFC Board sets all policy and approves all programs operated by the NFC in accordance with an agreement among the funding partners. Based on a review of data collected during the Action Plan process, the following lending policy will be in effect with the adoption of this plan. The following guidelines are in addition to any program guidelines currently in effect by the NFC:

- There are no limitations to lending based on condition of housing.
- The City of Des Moines must zone properties for residential use at the time of application.
- Improvements to ensure health and safety, deferred maintenance, and exterior appearance will be given priority over other improvements.
- NFC lending programs will be made available for a period of three years upon the adoption of this plan. Any continuance of NFC programs beyond three years will be based on the Action Plan Evaluation Report approved by the Des Moines City Council and the Polk County Board of Supervisors.
- NFC lending will be extended to investor owned properties (including multi-family buildings, duplexes and single-family rentals) that meet all the above guidelines. All requests for investor lending will be subject to comment from the Sherman Hill Association and final approval by the NFC Board of Directors

Individuals making application to the NFC must meet all fee, credit, and underwriting guidelines to receive any loan or subsidy.

This Plan acknowledges the significant role that investor-owned properties have played in the Sherman Hill neighborhood. Concerned Sherman Hill residents and property owners have demonstrated their commitment to revitalization by purchasing problem properties to remove landlords who rented to drug users or maintained their property poorly.

The Sherman Hill Association is committed to the revitalization of the multifamily structure. To accomplish this, there is a need for the NFC to expand or revise underwriting criteria to allow for specialized rehab and targeted downsizing of structures. The neighborhood association sees a need

IMPLEMENTATION





to attract more market-rate rental housing, and thus cannot be solely dependent on federal and state funds that are restricted to low and moderate income.

The City and County need to acknowledge that the challenge Sherman Hill is facing in revitalizing multifamily housing is also experienced by other historic neighborhoods. It is recommended that the City of Des Moines, Polk County, the Neighborhood Finance Corporation, representatives of historic neighborhood associations, and landlords form a special task force to research alternative financing options and incentives used by other communities. The task force should also prepare a report that proposes a public policy on rehabilitation of multifamily rental structures that ensures public funds are not used to provide landlords with an excessive return on investment, and that housing stock in the older historic neighborhoods is preserved to provide housing choices to both low income and the everyday citizen.

The Neighborhood Infrastructure Rehabilitation Program (NIRP)

A specific program to address deteriorating infrastructure in Designated Neighborhoods has been designed by the City's Public Works Department. The Neighborhood Infrastructure Rehabilitation Program (NIRP) was developed in response to input from several neighborhood plans and the fact that the positive visual impact of the improvements has been found to be very beneficial to the revitalization effort. The current program as it exists relies on CDBG, CIP, and the City's operating budget.

The program provides a concentrated approach to making infrastructure improvements in neighborhood areas along with routine street maintenance operations to create the maximum impact in combination with other revitalization efforts. Types of activities included in the program have been curb replacement, sidewalk replacement, street resurfacing, street surface repair, rebuilding storm sewer intakes, alley grading, street tree trimming, wheel chair ramp construction, and storm sewer cleaning.

The program has been limited in the past to Designated Neighborhood Action Plan project areas that have been selected as part of the planning process. A project area for NIRP activities will need to be selected as part of the implementation of this plan.



AIA - American Institute of Architects

CCI - Citizens for Community Improvement. An advocacy organization that promotes affordable housing.

CDBG - Community Development Block Grant; federally funded program provided to communities for development and services which benefit low and moderate income areas and people.

Census Data - Block data from the 1990, 1980 and 1970 Censuses was used for tabulating population and housing trends for the Sherman Hill Neighborhood. The blocks used are coterminous with the original Sherman Hill Neighborhood Boundary. Income data is not provided by block. The income data provided is for all of Census Tract 27 that includes the Sherman Hill Neighborhood, the Woodland Heights Neighborhood and Oakridge Neighborhood.

Charter Neighborhood - A Recognized Neighborhood which has an approved Action Plan under the Neighborhood Revitalization Program, but, after evaluation, has been moved from being a Designated Neighborhood to a status where the City and County are minimally involved in the plan implementation.

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

City Assessor Data - The number and condition of housing structures in the Sherman Hill data was compiled using information provided by the City Assessor's Office by street address. The boundary used is coterminous with the Sherman Hill Neighborhood boundary. The housing value information from the City Assessor is for City Assessor neighborhood #89 which is roughly bounded by the Des Moines River on the east, MLK Parkway on the west, Grand Avenue on the south, and the I-235 on the west.

Crime Free Multi-Family Housing Program - A program implemented by the Des Moines Police Department designed to involve landlords and property managers and tenants in the prevention of criminal activity associated with multi-family housing.

City - City of Des Moines, Iowa; includes the City Council, City Managers Office and all operating departments.

Designated Neighborhood - A Recognized Neighborhood which has been selected to participate in the NRP.

DMFD - Des Moines Fire Department

DMPD - Des Moines Police Department

DMPS - Des Moines Public School District

HOME - A federally funded program used in various ways to provide housing opportunities for low and moderate income individuals and families.

GLOSSARY



GLOSSARY

I-235 Citizens Committee - A committee established by IDOT to help with planning improvements for I-235.

IBA - Ingersoll Business Association

IDOT - Iowa Department of Transportation

MPO - Metropolitan Planning Organization, a regional planning entity for receiving federal and state transportation funds in the Des Moines metro area.

NCS - Housing Conservation Services Division; the Division of the City's community Development Department which operates federally funded housing rehabilitation programs.

NDC - Neighborhood Development Corporation. A newly formed nonprofit organization that can serve as the developer on projects that may be difficult for a for profit developer.

NHS - Neighborhood Housing Services, a resident-based organization that makes purchase and rehabilitation loans.

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

NOG - North of Grand Neighborhood Association

NRB - Neighborhood Revitalization Board; a City Council appointed citizen board charged with making policy recommendations regarding the City's NRP 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 recommendations in a 1990 report prepared by consultant Stockard & Engler, Inc.

NFC - Neighborhood Finance Corporation; a non-profit financial corporation which provides lending for home purchase and rehabilitation in Designated Neighborhoods

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

SHPO - State Historic Preservation Office, A state agency that promotes historic preservation and reviews federal projects that impact preservation.

SSMID - Self-supporting Municipal Improvement District. A financing mechanism that taxes properties to fund services and improvements within a designated area.



ASSOCIATED MATERIALS

Sherman Hill - Doors to the Past, Windows to the Future Wehner, Nowysz, Pattschull, & Pfiffner, PC - 1981

A plan for revitalization of the neighborhood.

Where to find a copy: Out of print; may be seen at City of Des Moines Community Development Department (515) 283-4182

Sherman Hill Master Plan Update

Dunbar Jones - 1990

An updated plan for neighborhood revitalization.

Where to find a copy: Out of print; may be seen at City of Des Moines Community Development Department (515) 283-4182

2020 Community Character Plan

An official plan showing how land may be used and development may occur. To be adopted May, 2000.

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

Land Use 2000 Plan

An official map showing how the City's land may be used.

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

Architectural Guidelines for New Construction/Building Rehabilitation

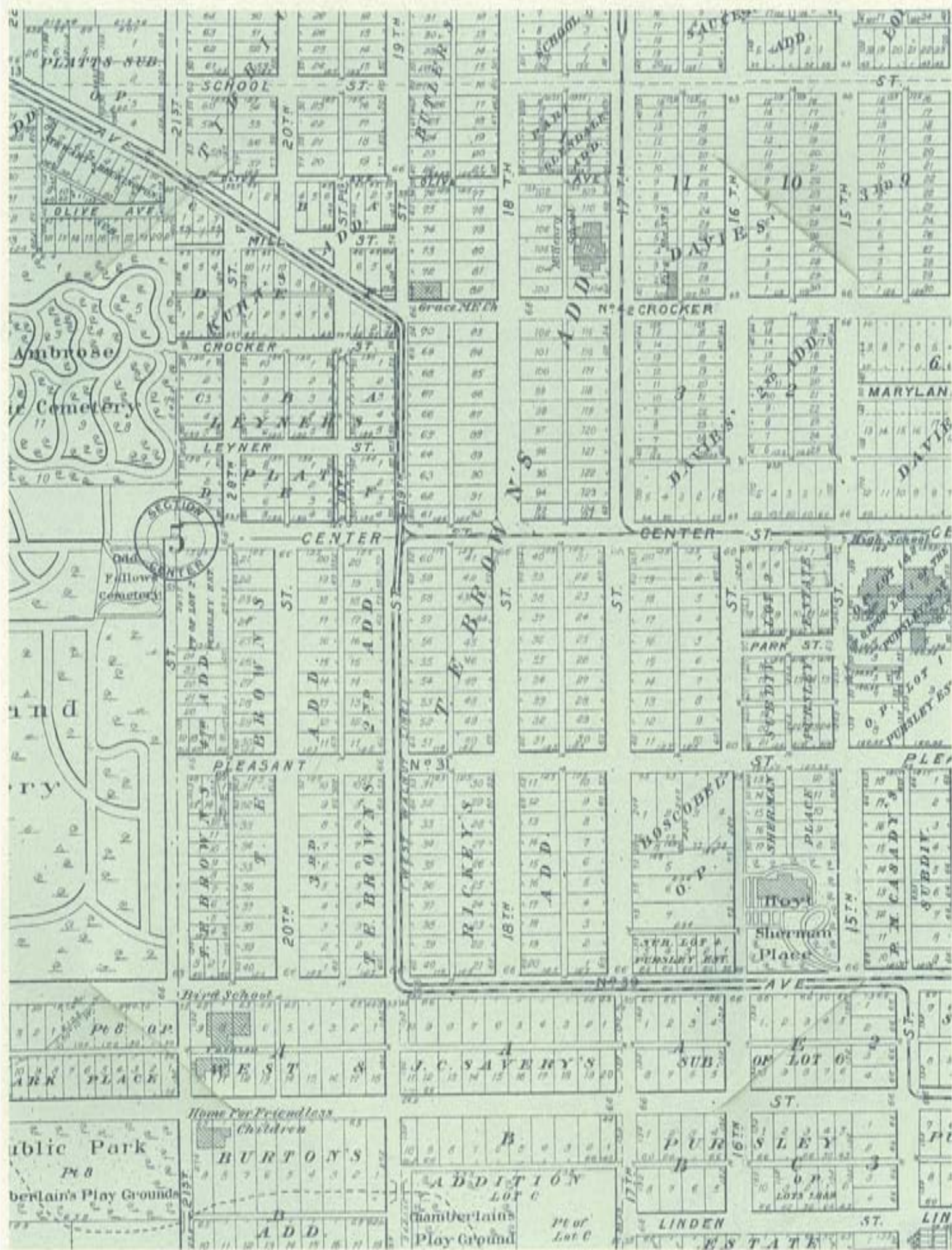
An official document that provides guidelines for the rehabilitation and/or remodeling of older residential structures.

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

City of Des Moines CIP Improvement Listing

A 5 year listing of projects to be completed in infrastructure, parks and city operated buildings. Includes programmed dollars for projects.

Where to find a copy: City of Des Moines City Manager's Office (515) 283-4500



Sherman Hill



Summary of Goals

Commercial

- Preserve historic character of Sherman Hill.
- Minimize impacts of I-235 and M.L. King Jr. Parkway on Cottage Grove businesses.
- Review current R-HD zoning classification.
- Work with City to develop standards appropriate within a Historic District.
- Develop a commercial district plan for Ingersoll Avenue.

Community Enhancement

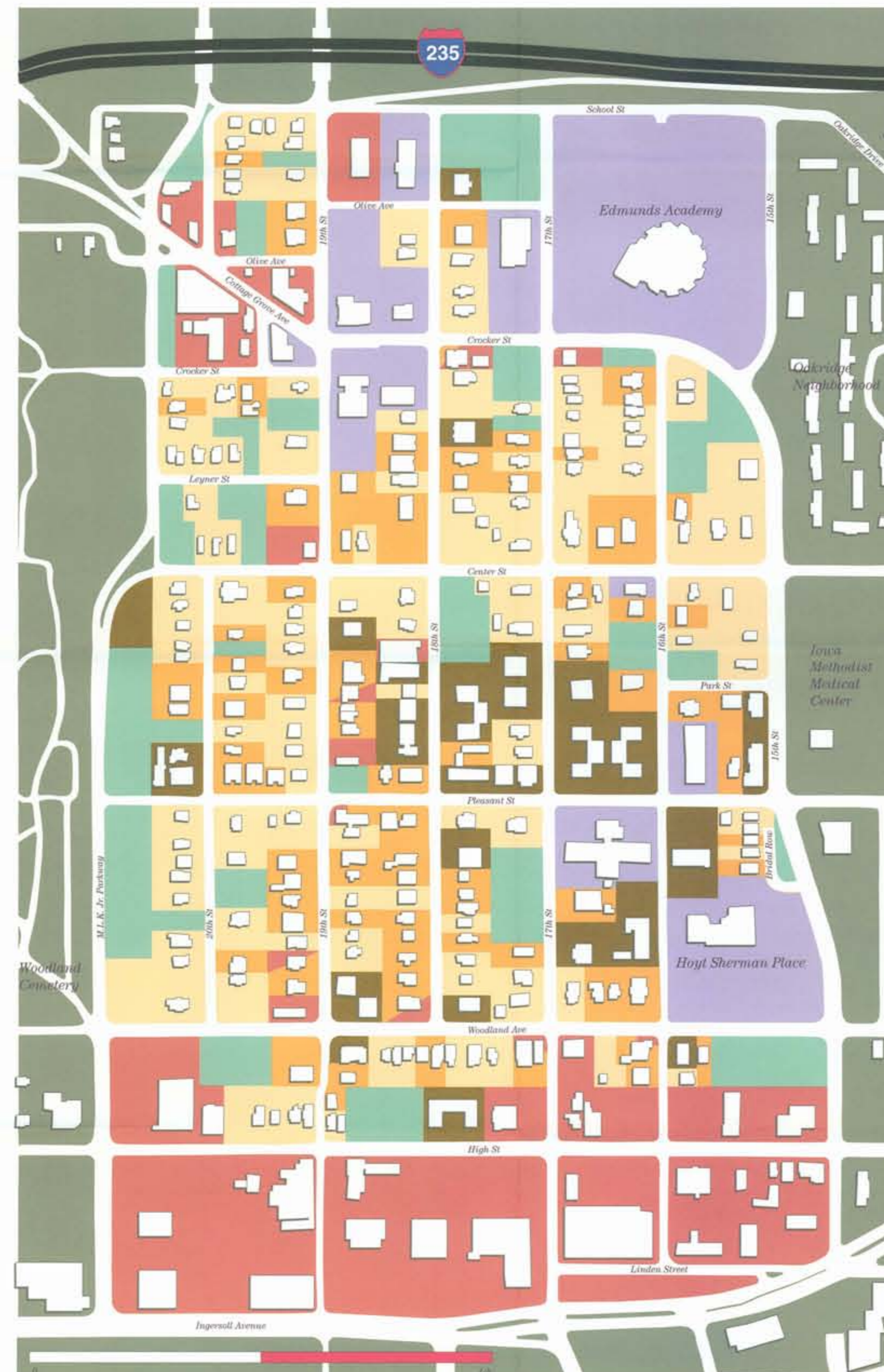
- Improve and promote unique and historic character of Sherman Hill.
- Encourage and support strong and active neighborhood associations.
- Promote Sherman Hill as a diverse, unique, and livable neighborhood.
- Increase access to existing recreation activities.
- Promote continued vitality of key facilities within and adjacent to the neighborhood.
- Advocate for protection of unique views from and within Sherman Hill.
- Strengthen and support enforcement of City's noise ordinances.
- Strengthen and support an active and community-based policing program.
- Encourage redevelopment of vacant buildings in Sherman Hill.
- Improve appearance of Sherman Hill.
- Strengthen relationship between Sherman Hill and Downtown Partnership.
- Support organizations that contribute to unique fabric of neighborhood.

Housing

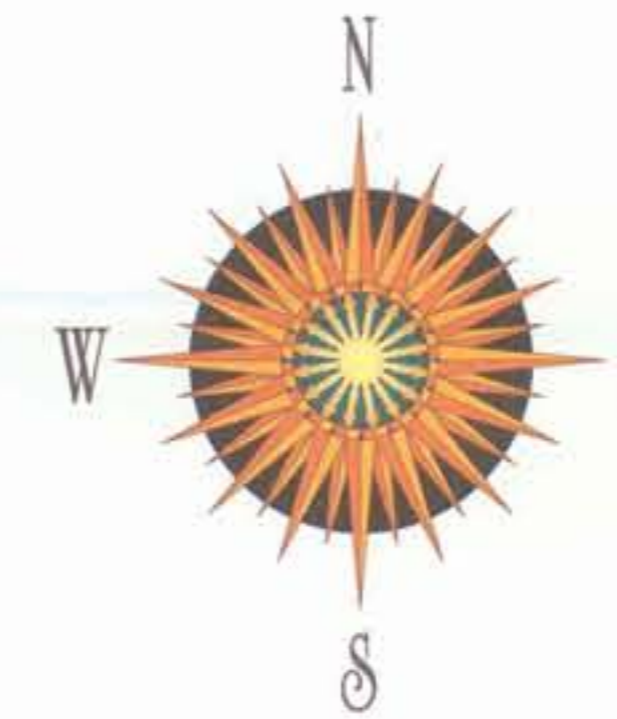
- Preserve and protect traditional historic character of Sherman Hill.
- Encourage maintenance and improvement of neighborhood properties.
- Support efforts to lower density of converted multi-family properties.
- Develop infill housing strategy to redevelop vacant lots in Sherman Hill.

Physical Environment

- Encourage beautification of properties.
- Provide safe and serviceable street, sidewalk, and alley infrastructure.
- Preserve and restore brick streets, alleys, sidewalks, and stone curbs where feasible.
- Maintain historic street lighting system.
- Eliminate utility poles, overhead lines and cobra-head street lamps in neighborhood.
- Provide for safe and moderate movement of traffic.
- Advocate for appropriate design of I-235 and ML King Parkway.
- Provide a balanced system of neighborhood parking.
- Preserve and restore urban forest throughout the neighborhood.
- Provide sewer systems that address neighborhood needs and mitigate existing problems.
- Replace fire hydrants with Victorian design fire hydrants.
- Investigate feasibility of zoning changes identified in the planning process.



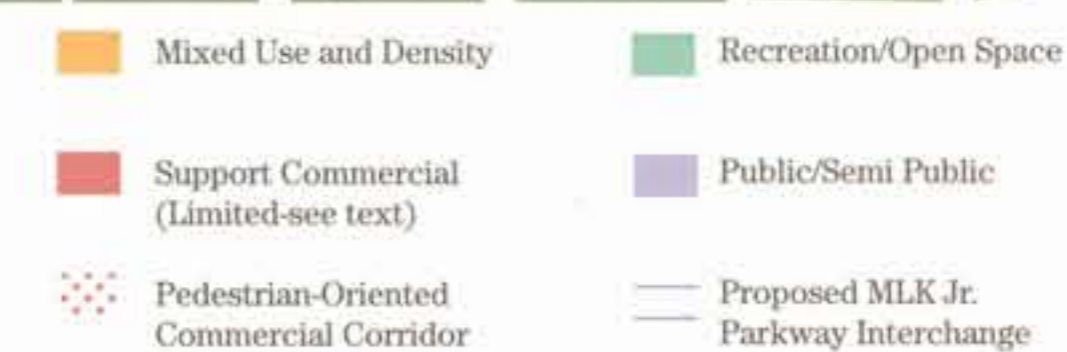
Existing Land Use



Sherman Hill's location within the City of Des Moines



Proposed Future Land Use



The Neighborhood Revitalization Program

In 1990, the Des Moines City Council and the Polk County Board of Supervisors initiated a Neighborhood Revitalization Program based on "Housing Improvement and Neighborhood Revitalization" prepared by the consulting firm of Stockard and Engler, Inc. This program uses a strategy that calls for neighborhood residents, the City of Des Moines, Polk County, and local business leaders to develop a public/private partnership that addresses critical housing and neighborhood revitalization issues within the metropolitan area. The leveraging of private funds is based on the premise that public funds will be targeted to solve neighborhood problems and provide improvements. A crucial part of this strategy was the creation of the Neighborhood Finance Corporation which provides financial support through home improvement and mortgage loans for revitalization programs. The result is the implementation of a plan developed by residents and the City that represents both consensus and an ongoing commitment.

The Sherman Hill Action Plan was prepared through a joint effort of the City of Des Moines Neighborhood Planning Division and the Sherman Hill Association. The neighborhood planning process relies on active resident groups to identify critical neighborhood issues in their area. Technical assistance and planning coordination is provided by staff from the Neighborhood Division of the Des Moines Community Development Department.

