

# Waterbury



## Neighborhood Strategic Plan

November 2007

# Table of Contents



Introduction	2
History of Waterbury	3-4
Description & Demographics	5-6
Neighborhood Priorities	7
Trees & Natural Features	8-10
Neighborhood Character & Housing	11-12
Infrastructure Improvements	13-14
Recreation	15-16
Community Enhancement	17-18
Implementation	19
Land Use & Zoning Maps	20-22

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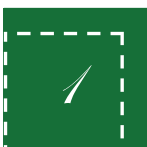
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Photography Credit:  
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Special thanks to City staff from the Public Works, Engineering, Parks & Recreation, Community Development, and Police Departments for their assistance.



# *Introduction*

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

The Neighborhood Revitalization Program uses a strategy that calls for neighborhood residents, the City of Des Moines, Polk County, and local business leaders to develop a public/private partnership that addresses revitalization issues within the city. To participate, recognized neighborhoods must submit an application and make a presentation to the Neighborhood Revitalization Board. The neighborhood planning process relies on active resident groups to identify critical neighborhood issues in their area. The staff of the Neighborhood Development Division provides technical assistance and planning coordination. Neighborhood planning staff work with the neighborhood group to develop and implement appropriate goals and a feasible action plan. These neighborhood plans provide a list of activities and identify parties responsible for implementation. The success of the revitalization effort depends on a continued coordination of efforts among the neighborhood organization, the City, the County, and other public and private organizations.

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



# History

At the turn of the century, residential development in Des Moines extended as far west as Park Lane (now 42<sup>nd</sup> Street). In the late 1890's, the Des Moines Railway extended the trolley line along Ingersoll from downtown to what is now Polk Boulevard. This provided access to the Ingersoll Amusement Park and Greenwood Park which was dedicated in 1894. The trolley turnaround ran along what is now the alley leading to the parking lot behind the offices of Shiffler & Associates. In 1897, the Golf and Country Club was established on 60 acres south of Waveland Park between 49<sup>th</sup> and 56<sup>th</sup> Streets. The clubhouse was located at the present intersection of 49<sup>th</sup> and Harwood. The presence of the golf club gave the area an aura of prestige and exclusiveness. By about 1906, residential development had pushed further west to 49<sup>th</sup> Street. Polk Boulevard was conceived when it was thought the city railway company would construct a cross town line to connect the Ingersoll and Waveland Park lines. The line never materialized and later Polk was developed as a major thoroughfare by H J Pharmer (1912).

The Waterbury neighborhood was developed in three phases: 1906-11, 1923-25, and 1931-40. Three gentlemen had a part in the first phase, A B Shriver, S F Frick, and F C Waterbury. Shriver developed *Grand Avenue Heights* (Shriver and Country Club Boulevard), Frick developed *Walnut Hill Place* (north of Grand and west of 56<sup>th</sup>), and Waterbury developed *Oak Lawn Place* (north of Ingersoll between 49<sup>th</sup> and 54<sup>th</sup>). It is from Mr. Waterbury that the neighborhood takes its name. He lived at 607 Country Club Boulevard and made his fortune as founder of the Waterbury Chemical Company. He eventually came to own the amusement park property when the park closed prior to World War I.



The second phase was triggered by the sale of the Country Club property in 1924 when the membership decided to move further west. Country Club Investment Corporation was formed to redevelop the course as Country Club Knolls creating the extensions of Harwood Drive and Woodland Avenue west to 56<sup>th</sup> Street. The sales literature stated that the plat offered “broad, winding avenues [that] lead you through lanes of giant oaks, past wide green lawns unsurpassed for picturesqueness and beauty”. The removal of the Country Club led to a proposal to expand Waveland to 36 holes. A preliminary survey was undertaken and a sketch plan was prepared but the expansion never took place. Around the same time, North Waterbury Road and Waterbury Park or Circle were plated. This development was remarkable for a number of reasons. Its contoured plan took the form of an elongated cul-de-sac with originally but one street exit.



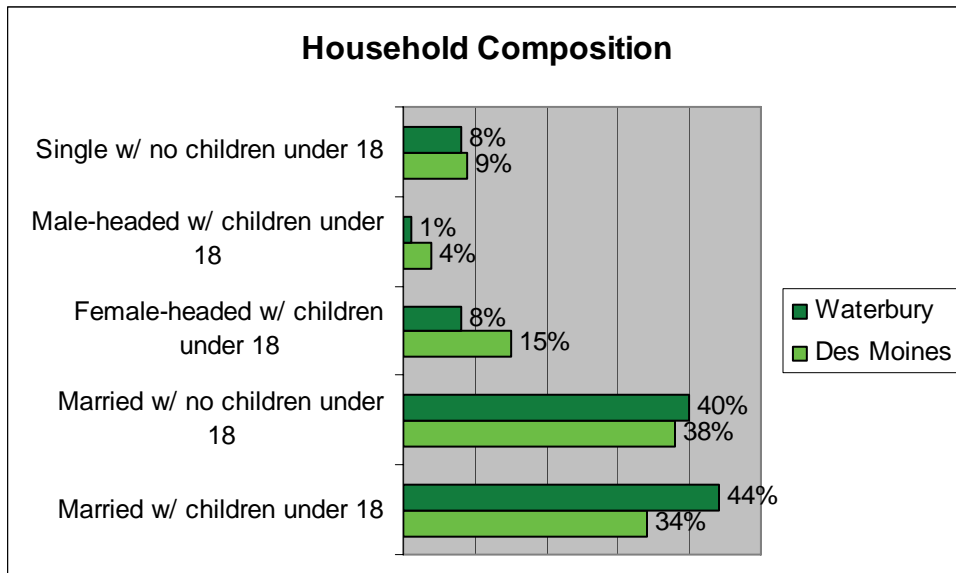
Architecturally, the area was unique in the scale and quality of its homes and the fact that only one builder, Edwin Beck, built most of them. His homes are recognizable today by the individually crafted matching chimney and shutter motifs. Mr. Beck considered the neighborhood to be his most significant residential accomplishment of all the homes that he built in Des Moines. In 1930, the residents of the Circle successfully fought a plan to extend Ingersoll west through the circle to connect to White Pole Highway (now Ashworth).

The final phase of development filled in areas to the west of 56<sup>th</sup> including a connection from Waterbury Circle to 56<sup>th</sup> Street completing the loop from North Waterbury, Walnut Hill west of 56<sup>th</sup>, and Mahaska Parkway (which no longer exists) running from Cummings Parkway south to Grand. Construction of the freeway roughly along Center Street in the early 1960's severed what was largely a homogeneous neighborhood between University Avenue and Grand Avenue and established what is now the northern border of the neighborhood.

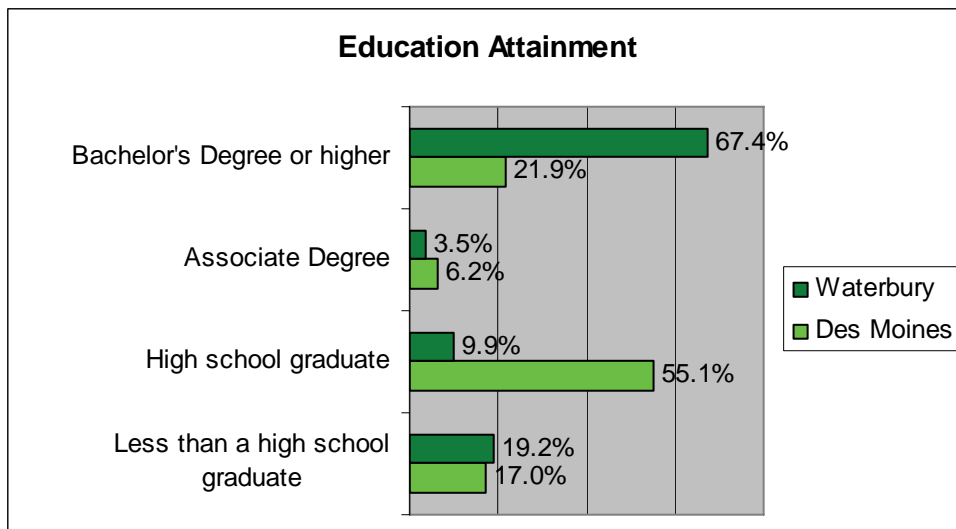
Waterbury was one of the first neighborhoods designed to follow the topography of the land. A prime example is Waterbury Road and Country Club Boulevard which curve and meander through a heavily wooded area; the plat called for a “sunken garden” running along especially low land at the west end of Waterbury Road and this strip remains a green space today. The site plan was adapted to the hilly lots, many of them quite large and which dip down leaving the house perched at the top and overlooking what was a stream bed. The area retains important early or original elements: a mature tree canopy, the lowland or “sunken garden”, street layout, and entry posts at many driveways.

# Description & Demographics

Waterbury is located on Des Moines' west side and is bound by Interstate 235 on the north, Polk Boulevard on the east, Grand Avenue on the south, 63rd Street on the west, and includes the portion of Des Moines west of 63rd Street to Walnut Creek. Waterbury is a residential area with approximately 1,100 households located between Waveland Park on the north and Greenwood/Ashworth Park on the south.



According to the 2000 Census, Waterbury has a population of 2,629. The average household size is 2.3 people with an average household income of \$77,385, compared to an average household size of 2.4 people with an average household income of \$39,104 for the City of Des Moines.



# Description & Demographics

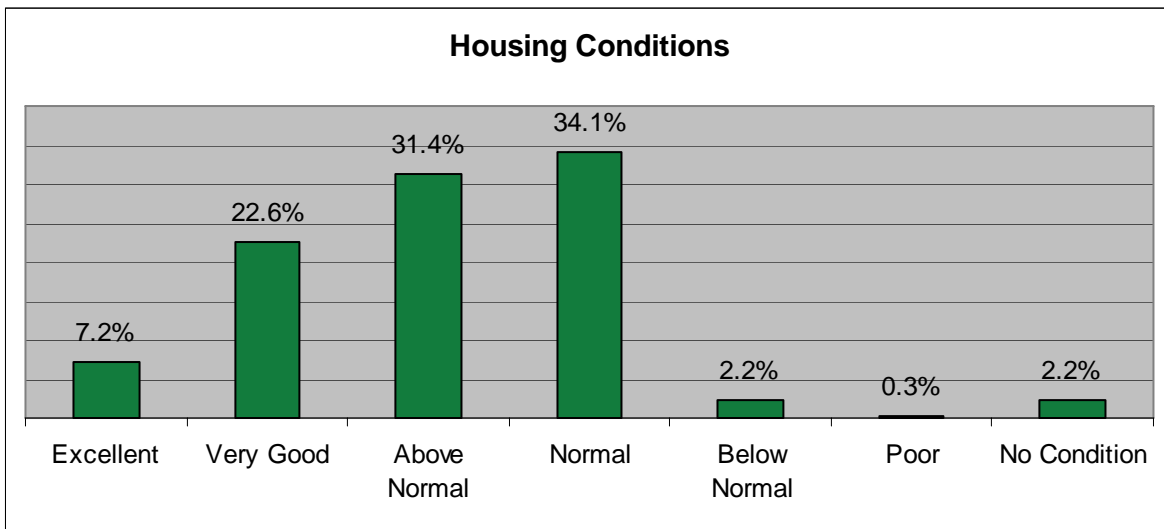
The Waterbury Neighborhood entered the Designated Neighborhood Program as a stable neighborhood based on housing conditions, property values, proportion of homeowners to renters, home sales information. The neighborhood developed during the first half of the 20<sup>th</sup> century. The neighborhood is filled with a mix of architectural styles including Tudor, Colonial Revival, Prairie, Modern, and Craftsman Bungalows. Waterbury landmarks include the Temple B’Nai Jeshurun, Merrill Middle School, and the main Waterbury Garden located at the intersection of Polk Boulevard and Ingersoll Avenue. These landmarks along with the peaceful natural landscape make Waterbury one of the most desirable neighborhoods within Des Moines.

## Home Values

Average Property Value	Average Home Size	Avg. Property Value per sq. ft.
\$227,992	2,087 sq. ft.	\$109.24

## Home Sales

Average Sale Price	# of Sales in '04-'06	% Sold in '04-'06
\$242,691	190	18.5%



# Neighborhood Priorities

During the neighborhood input meeting that kicked off the neighborhood planning process, Waterbury residents took part in a group exercise that asked them to identify the strengths, weaknesses, opportunities and threats within their neighborhood. This exercise helped the planning committee and staff identify the priority areas for the neighborhood. Based on this valuable neighborhood input, the planning committee was able to narrow its focus to identify goals and strategies for these priority areas. The priority areas for Waterbury include the following:



## Vision Statement

The planning committee and staff used the neighborhood input to establish a vision statement for the planning process. A vision statement provides overall direction for the neighborhood planning process and is the basis for the neighborhood plan.

The vision of the Waterbury neighborhood plan is to develop strategies for the Waterbury Neighborhood to be a neighborhood of choice in the Des Moines area by updating infrastructure, protecting and replacing trees, maintaining our quality housing stock, and building upon the recreational opportunities in the neighborhood.

The vision statement of the Waterbury Neighborhood Association is to enhance the quality of life in, maintain the aesthetic appearance of, and promote the historical nature and significance of the Waterbury community.



# Trees & Natural Features

Waterbury is an established neighborhood that benefits from a mature tree canopy overhead. The tree canopy along with the rolling hills and curvilinear development pattern provide a picturesque setting that sets Waterbury apart from suburban neighborhoods. In fact many Waterbury residents cited the trees and natural landscape as their primary reason for locating in the Waterbury neighborhood.

The Waterbury Neighborhood Association has taken an active role in helping to preserve Waterbury’s tree canopy. The WNA has established relationships with various tree preservation organizations throughout central Iowa including the United States Forestry Division, Iowa Department of Natural Resources, Iowa State University Forestry Extension, Trees Forever, Polk County Conservation and the City of Des Moines Forestry Division. These organizations have teamed up to provide consultation and training for Waterbury residents to preserve their trees.

Because the WNA has taken a strong initiative in this area there were no additional activities identified, rather a continuation of ongoing efforts. Therefore, many of the following goals have already been initiated, such as the tree inventory and tree plantings.

GOAL	STRATEGY	IMPLEMENTATION	WHO	WHEN
Preserve Waterbury’s tree population	Encourage property owners to preserve existing trees through appropriate maintenance routines.	WNA will continue to locate and distribute information and resources to homeowners from sources such as the IDNR, ISU, Polk County, City of Des Moines, and others.	WNA	Ongoing
	Explore ways to prevent tree diseases from invading and spreading in the neighborhood.	WNA will work with IDNR/ISU officials to create innovative ways to prevent/treat/minimize the risk of tree loss due to disease.	WNA	Ongoing

# Trees & Natural Features

GOAL	STRATEGY	IMPLEMENTATION	WHO	WHEN
	Increase diversity of trees in the Waterbury Neighborhood to help minimize impact of disease.	WNA Tree Stewards will utilize Tree Survey/ Inventory once completed to assist residents in choosing appropriate tree species to increase diversity of the tree population.	WNA	Ongoing
	Maintain an active relationship with the City's Forestry Division.	The Public Works Department will maintain trees on City-owned property throughout Waterbury.	City Forestry Division	Ongoing
Expand Waterbury's tree population through reforestation.	Add new trees in appropriate locations, on both public and private property, to assure the long-term health of the neighborhood tree population.	WNA Tree Stewards will utilize the recently completed Waterbury Tree Survey/Inventory to assist residents in choosing appropriate tree species to ensure long-term health of the tree population.	WNA, City Forestry Division	Ongoing
	Explore ways to reduce the cost of trees for neighborhood residents.	WNA will pursue resources including grants, tree wholesalers, and other funding sources to provide high quality/low cost trees for interested Waterbury residents.	WNA	Ongoing

# Trees & Natural Features

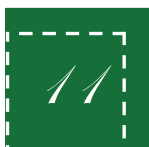
GOAL	STRATEGY	IMPLEMENTATION	WHO	WHEN
Educate Waterbury residents on the issues affecting the tree population	Increase awareness of declining tree population in the Waterbury Neighborhood.	WNA will continue to locate and distribute information and resources to homeowners from sources such as the IDNR, ISU, Polk County, City of Des Moines, and others.	WNA	Ongoing
	Educate homeowners on where to plant trees.	WNA will continue to locate and distribute information and resources that assist homeowners in finding the most appropriate location(s) on their property or adjoining right-of-way to plant trees.	WNA, City Forestry Division	Ongoing
	Increase awareness, particularly of new homeowners, of the importance of trees to the neighborhood.	WNA will obtain home sales data from Polk County Assessor or Des Moines Register to create a list of new home owners to distribute information to.	WNA	Ongoing
Maintain/increase volunteers for tree activities.	Continue to recruit and educate WNA Tree Stewards.	WNA Tree Stewards will coordinate tree related activities including: grant writing, tree surveys, planting trees, and providing advice to residents on trees.	WNA	Ongoing

# Neighborhood Character & Housing

Much of the Waterbury neighborhood was developed according to the natural terrain in order to not disturb the natural landscape. This resulted in curvilinear streets throughout the heart of the neighborhood with grid patterned development on the fringes. Waterbury sits under a canopy of mature trees that provides a beautiful, natural setting for its residents. This natural setting adds to Waterbury's neighborhood character and sets it apart from suburban developments.

Waterbury is further defined by its single-family residential nature. However, Waterbury does have some multi-family housing structures, which are primarily located along or near Ingersoll Avenue. These multi-family structures were developed in large part due to the streetcar line that once traversed that corridor. This mix of single-family and multi-family housing is characteristic of traditional, older neighborhoods in Des Moines.

Waterbury is known for its large homes on large lots, which are predominate in the central part of the neighborhood. The remainder of the neighborhood is compromised of average sized homes. Even though Waterbury's housing stock is diverse in terms of home size and value, the homes throughout the neighborhood are well maintained. This high standard of maintenance is evident in the housing condition data with over 95% of Waterbury homes being in normal condition or better according to the Polk County Assessor. Preservation of this solid housing stock is one of the key priorities for Waterbury.



# *Neighborhood Character & Housing*

<b>GOAL</b>	<b>STRATEGY</b>	<b>IMPLEMENTATION</b>	<b>WHO</b>	<b>WHEN</b>
Maintain the character of the Waterbury neighborhood	Ensure that any future development of the excess I-235 right-of-way at 56 <sup>th</sup> and Pleasant matches the character, density and landscape of the neighborhood.	WNA will work with the City and IDOT regarding the future use of the excess I-235 right-of-way at 56 <sup>th</sup> and Pleasant to ensure any development would match the single-family, owner-occupied character of the Waterbury neighborhood.	WNA	1 to 5 years
Preserve Waterbury's diverse housing stock and single-family owner-occupied	Income eligible residents can borrow money from the Neighborhood Finance Corporation (NFC) for deferred maintenance home repairs.	WNA will promote the NFC through distribution of information in the newsletter, website, and other available methods.	WNA/ NFC	1 to 2 years
	Discourage rezoning or other actions that would allow single-family homes to be converted or removed for multi-family dwellings.	WNA will review agendas and provide recommendations to City staff, the Plan & Zoning Commission, Zoning Board of Adjustment and the City Council on land use and development issues that impact the neighborhood.	WNA	Ongoing
Differentiate Waterbury from suburban neighborhoods.	Promote Waterbury's unique history and architecture by identifying and listing appropriate historic districts/properties.	WNA may explore hiring a consultant to study the neighborhood and nominate districts to the National Register of Historic Places. WNA also encourages residents to pursue this on their own.	WNA	5 to 10 years

# *Infrastructure Improvements*

A key component of the Neighborhood Revitalization Program is the Neighborhood Infrastructure Rehabilitation Program (NIRP). This program targets infrastructure rehabilitation in Designated neighborhoods and provides improvements above and beyond the City's annual street, curb, and sidewalk maintenance programs. Unmet needs remaining after NIRP will continue to be considered for inclusion in the City's annual infrastructure maintenance programs as conditions, priorities, and funding permit. The NIRP improvements planned for the Waterbury Neighborhood will be primarily funded by the Capital Improvements Program (CIP).



The Waterbury Neighborhood was allocated \$682,500 in NIRP funds to make repairs to streets, sidewalks, and curbs. At the neighborhood input meeting, residents were given an opportunity to discuss specific infrastructure concerns. The Des Moines Public Works Department then surveyed the streets, sidewalks, and curbs in the Waterbury Neighborhood to determine the areas of greatest need for repairs. Public Works staff then presented their recommendations to the planning committee for their input. The planning committee determined that the top priority should be to repair all 21,500 lineal feet of defective sidewalk in the neighborhood at a cost of \$387,000. Upon further review, Public Works determined an additional 3,540 lineal feet of sidewalk was defective and would be repaired at an additional cost of \$63,720. The committee decided that the remainder of the funds should be divided between street resurfacing and curb reconstruction at a cost of \$70,400 and \$161,380, respectively, delaying Rollins Avenue curb work until spring of 2008.

The Waterbury Neighborhood also identified other infrastructure issues impacting the neighborhood. The Pleasant Drive bridge railings are rusty, but pose no structural or safety issues. The bridge is scheduled for replacement in the next two to three years in the City's Bridge Replacement Program. However, the City will paint the rusty bridge railings in the meantime to improve neighborhood aesthetics.

Another concern that was brought up by Waterbury residents is the increased stormwater drainage during significant rain events in the area of North Waterbury Road and Waterbury Circle. The City will assess the drainage issue in this area by visiting the site during a rain event and talking with property owners about alternatives. Meanwhile, Public Works will maintain the existing stormwater system by cleaning out intakes and culverts as needed.

# *Infrastructure Improvements*

*** INFRASTRUCTURE IMPROVEMENTS ***	
<p><b>Hot Mix Asphalt (HMA) Street Resurfacing</b></p> <p>\$70,400 from FY2007 CIP NIRP</p>	<p><b>53<sup>rd</sup> Street</b> – Ingersoll Avenue to Shriver Avenue</p> <p><b>57<sup>th</sup> Street</b> – Ingersoll Avenue to Waterbury Road</p> <p><b>Country Club Blvd</b> – Ingersoll Avenue to Waterbury Road</p> <p><b>Country Club Blvd</b> – Waterbury Road to Woodland Avenue</p> <p><b>Harwood Drive</b> – 61<sup>st</sup> Street to 62<sup>nd</sup> Street</p>
<p><b>Curb Replacement &amp; Repair</b></p> <p>\$161,380 from FY2007 CIP NIRP</p>	<p><b>59<sup>th</sup> Street</b> – Grand Avenue to Walnut Hill Avenue</p> <p><b>59<sup>th</sup> Street</b> – Harwood Drive to N. Waterbury Road</p> <p><b>Harwood Drive</b> – 54<sup>th</sup> Street to 55<sup>th</sup> Street</p> <p><b>Harwood Drive</b> – 55<sup>th</sup> Street to Woodland Avenue</p> <p><b>Harwood Drive</b> – Polk Boulevard to 48<sup>th</sup> Street (south side)</p> <p><b>Ingersoll Avenue</b> – 57<sup>th</sup> Street to 59<sup>th</sup> Street</p> <p><b>Ingersoll Avenue</b> – 56<sup>th</sup> Street to 57<sup>th</sup> Street (south side of street)</p> <p><b>Rollins Avenue</b> – Cummins Parkway to 62<sup>nd</sup> Street</p> <p><b>Walnut Hill Avenue</b> – 56<sup>th</sup> Street to 59<sup>th</sup> Street</p>
<p><b>Sidewalk Replacement &amp; Repair</b></p> <p>\$450,720 from FY2007 CIP NIRP</p>	<p>Approximately, 25,040 lineal feet of defective sidewalk will be replaced by the Public Works Department throughout the neighborhood.</p>

# Recreation

Recreation is an important factor regarding the health and prosperity of Des Moines neighborhoods. Waterbury was platted and developed almost entirely with residential homes, therefore does not include a designated park within its boundaries. However, the greenspace at Merrill Middle School offers an excellent opportunity to develop a park. *Parklands*, Des Moines’ Parks Master Plan, identifies Merrill as a potential site for a community school park. A park at this location would significantly increase recreational opportunities and become an asset for Waterbury and other surrounding neighborhoods.



Waterbury has access to the Art Center and Greenwood/Ashworth Park both located immediately south of the neighborhood. Greenwood/Ashworth Park is frequented by Waterbury residents but crossing Grand Avenue has been cited by residents as an obstacle for accessing the park. The City of Des Moines realizes this concern and has pledged to address the issue with appropriate traffic safety measures.

Being centrally located within the Des Moines metropolitan area, Waterbury also benefits from the significant investments being made to the Central Iowa Trail System. In 2006, the City of Des Moines Parks and Recreation Department completed the Walnut Creek Trail. This trail connects Waterbury to the regional trail system along the Walnut Creek basin. Additionally, the City of Des Moines Parks and Recreation Department has proposed an additional trail connection through the heart of Waterbury. This proposed trail would link the Walnut Creek trail to Waveland Park and other trail spurs to the north.

GOAL	STRATEGY	IMPLEMENTATION	WHO	WHEN
Increase recreational opportunities in the Waterbury Neighborhood	Establish a community school park at Merrill Middle School.	City of Des Moines, Des Moines Public Schools, and WNA will work together to pursue funding in order to develop recreational facilities at Merrill Middle School.	City of Des Moines/Des Moines Public Schools/WNA	2 to 5 years



GOAL	STRATEGY	IMPLEMENTATION	WHO	WHEN
Encourage walking, running, and bicycling in the Waterbury Neighborhood	Enhance the City trail network by increasing trail connections to other trails in other parts of Des Moines, as well as the regional trail system.	Des Moines Parks and Recreation will work with WNA on the proposed Waveland Trail connection. This trail would connect the Walnut Creek Trail to the Waveland Park area through the Waterbury neighborhood.	City of Des Moines Parks and Recreation with assistance from WNA	1 to 2 years
	Develop a walking course through the neighborhood.	WNA may work with Des Moines Parks and Recreation to create a walking course that allows neighborhood walkers to keep track of the distance with a route map.	WNA with the assistance of the Parks & Recreation Department	2 to 5 years
Improve pedestrian connection between the Waterbury Neighborhood and Greenwood Park/Art Center	Enhance pedestrian crosswalks along Grand Avenue to ensure safe crossing for everyone.	City of Des Moines Traffic and Transportation Division will install an enhanced crosswalk with improved signage and high intensity flashing LED lights to warn motorists of pedestrians crossing. Following installation, the enhanced crosswalk may be evaluated by the City to determine its effectiveness. Additional safety measures may be taken if necessary.	City/IDOT (To be constructed late 2007 or early 2008)	1 to 2 years
	Study possible safety enhancements and beautification improvements for the Grand Avenue and Polk Boulevard intersection.	WNA may commission a study of the Polk and Grand intersection. The study and any subsequent improvements would need to be approved by the City of Des Moines and funded by the WNA.	WNA	2 to 5 years

# Community Enhancement

Community enhancement projects have become increasingly popular with many neighborhoods. These projects allow neighborhoods to establish their own identity and set themselves apart from other areas. These projects can vary greatly in size and complexity depending on the capacity of the neighborhood, but when implemented can become the focal point of a neighborhood.

The Waterbury neighborhood has recently completed an enhancement project of its own at the intersection of Polk Boulevard and Ingersoll Avenue. This community garden space includes a historically themed, brick and stone marker that is a tribute to the historic character of the neighborhood. The community gardens provide a gathering place for neighborhood residents to meet and share their gardening knowledge and ideas. Since its completion in 2005, the Waterbury Gardens have become a landmark on the west side of Des Moines.



GOAL	STRATEGY	IMPLEMENTATION	WHO	WHEN
Maintain the Waterbury Gardens	Complete the goal for the perpetual care fund for the Waterbury Gardens.	Ensure that the Waterbury Gardens remain attractive neighborhood amenities for years to come.	WNA/City of Des Moines Parks & Recreation Department	Ongoing
	Resident volunteers shall assist in the maintenance of the Waterbury Gardens.	Waterbury Gardens Chairperson will continue to provide direction to volunteers to ensure that the Gardens are maintained.	WNA	Ongoing
Support Merrill Middle School	Support Des Moines Public Schools in making interior and exterior improvements to Merrill Middle School.	WNA will work with and support Des Moines Public Schools efforts to enhance Merrill Middle School to ensure that it remains a neighborhood asset for years to come.	WNA/Des Moines Public Schools/City of Des Moines	Ongoing

# Community Enhancement

GOAL	STRATEGY	IMPLEMENTATION	WHO	WHEN
Neighborhood enhancement	Pursue neighborhood enhancement projects as opportunities arise.	WNA will explore improvement projects that promote or enhance the Waterbury neighborhood.	WNA/City of Des Moines	5 to 10 years
Support neighborhood commercial areas	Support neighboring commercial/retail opportunities in Waveland Park, the Ingersoll area, Grand Avenue corridor, and the Roosevelt Cultural District.	WNA will work with other neighborhood and business associations to assure that local neighborhood commercial areas continue to thrive.	WNA	Ongoing
Continue neighborhood traditions	Encourage residents to participate in the annual luminary display.	Identify association members to carry on the tradition of luminary display on December 24 <sup>th</sup> .	WNA	Ongoing
Neighborhood promotion & outreach	Maintain active relationship with the City of Des Moines.	WNA will continue to represent the Waterbury residents and provide direction to the City on issues affecting the neighborhood.	WNA	Ongoing
	Maintain/increase communication among residents of the neighborhood.	WNA will continue to maintain neighborhood website and regular newsletter circulation.	WNA	Ongoing
Maintain a clean neighborhood	Encourage residents to recycle and utilize the City's SCRUB program.	WNA will provide the volunteers necessary to participate in the City's SCRUB program.	City's SCRUB Program through Public Works	Ongoing

# Implementation

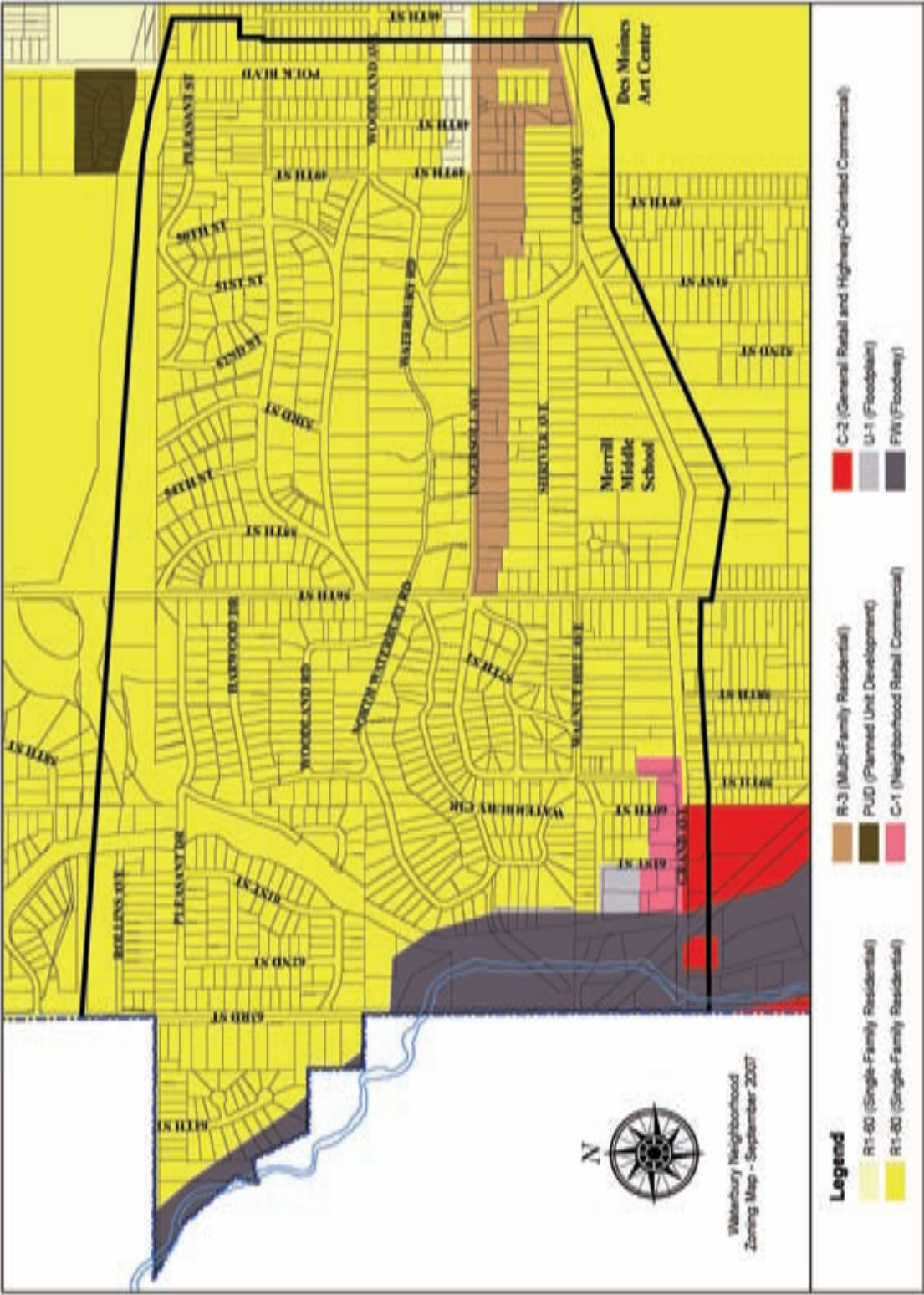
Implementation of the plan is the hardest part of the Neighborhood Revitalization Program. To be successful it is imperative that the Waterbury Neighborhood continue to provide strong, active leadership for the neighborhood. It will also require the continued commitment and support from the Des Moines City Council and the Polk County Board of Supervisors.

The Waterbury Neighborhood Association will be responsible for the overall implementation of the plan. The Neighborhood Development Division and other City staff will provide technical assistance to the neighborhood association during the implementation as defined in the plan.

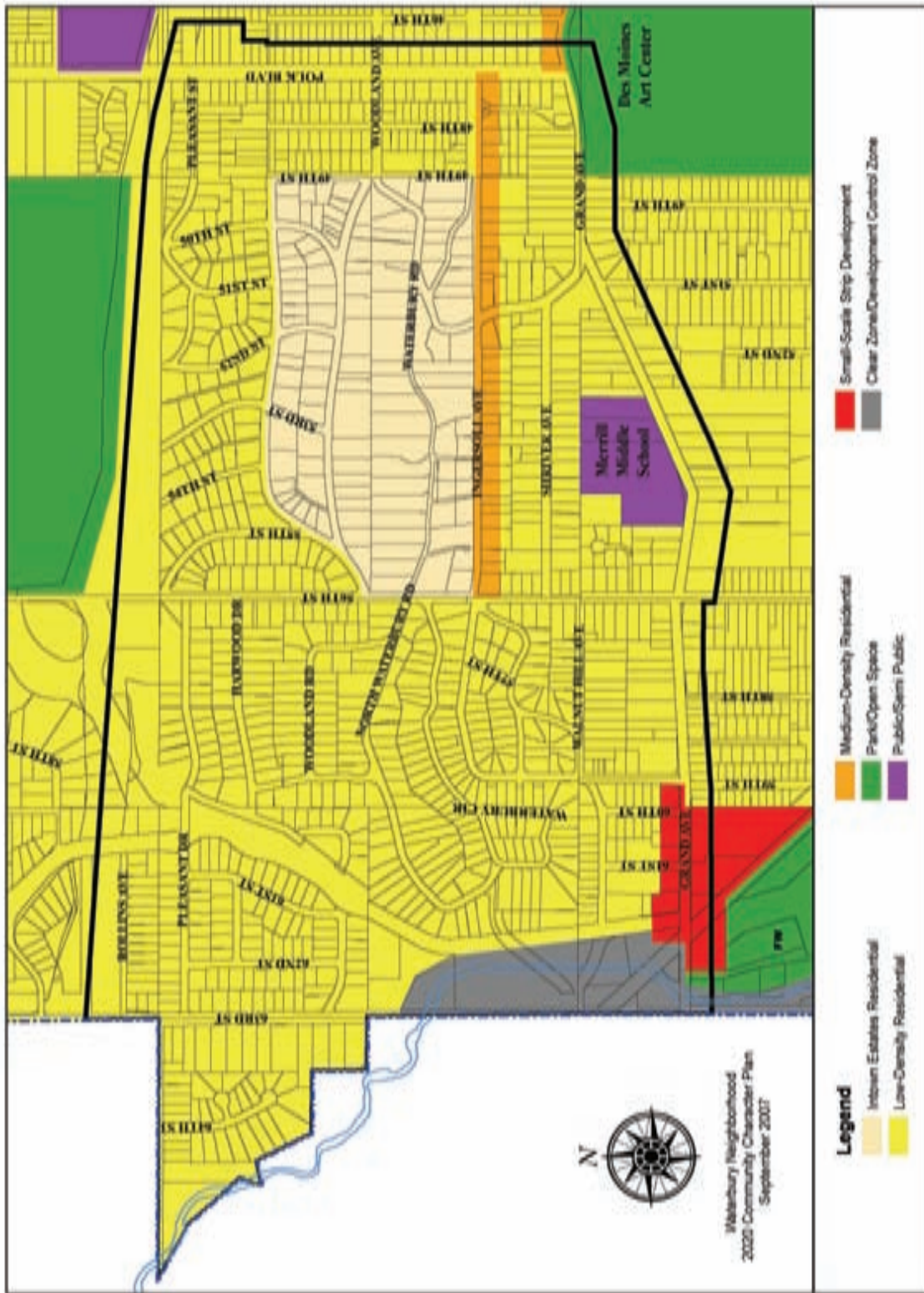
The Neighborhood Development Division will conduct periodic assessments of the progress of a particular plan and will recommend that the program be ended once significant progress has been made. It is possible that certain activities may be investigated and found not to be feasible or require an unreasonable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



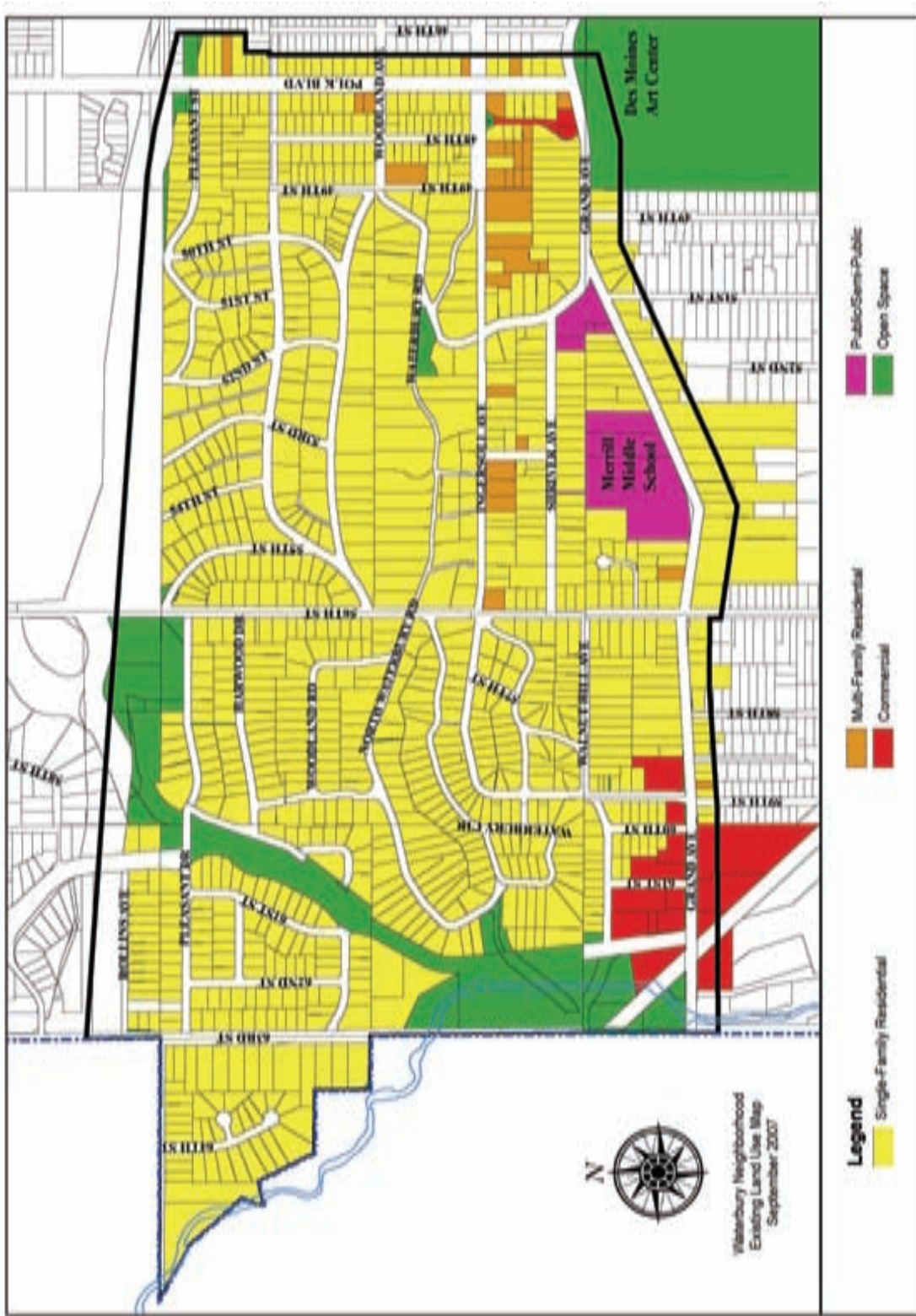
# Zoning Map



# 2020 Land Use Map



# Existing Land Use Map



*Approval of the  
Waterbury Neighborhood  
Strategic Plan*

Waterbury Neighborhood Association  
September 9, 2007

Neighborhood Revitalization Board  
October 3, 2007

Polk County Board of Supervisors  
November 6, 2007

Des Moines Plan & Zoning Commission  
November 15, 2007

Des Moines City Council  
November 19, 2007