



State of the City

updated 6 February 2019





#1 Best Affordable Place to Live in the U.S
Best Place to Live for Millennials **#1**

TOP 5 Best Place for Business & Careers

#1 Minor League Sports Market

TOP 10 Best City of Quality of Life

“Where **JOBS** will be in 2018” - Forbes



Planning Work

- New Zoning Code
- Live DSM
- Move DSM
- Connect Downtown





Neighborhood Plans

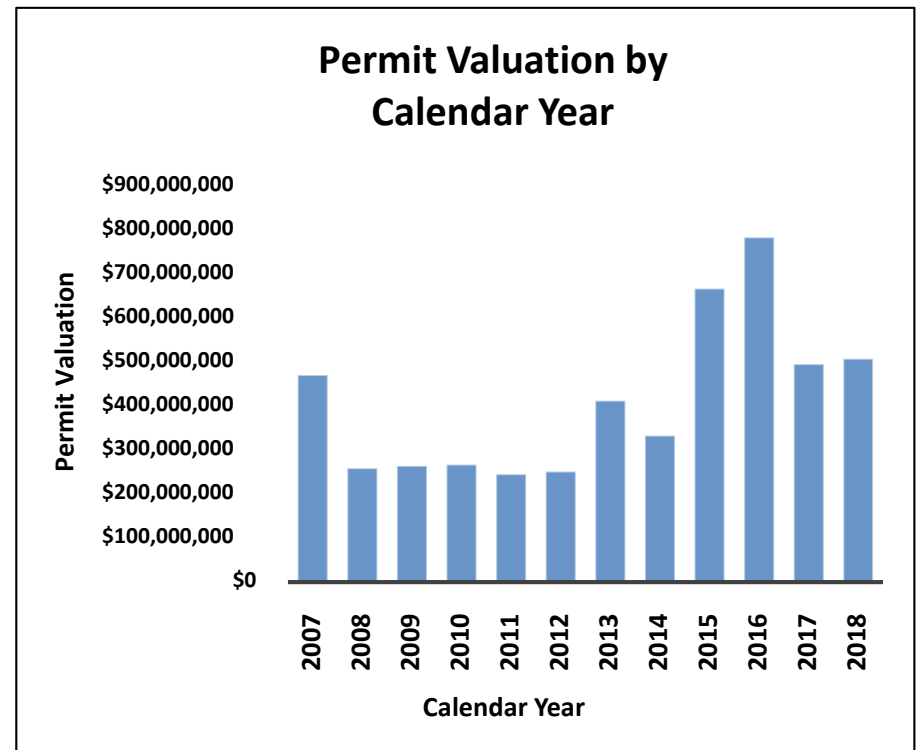
- Neighborhood Revitalization Strategy
- Updated Rental Code/Inspections





Economic Development Trends

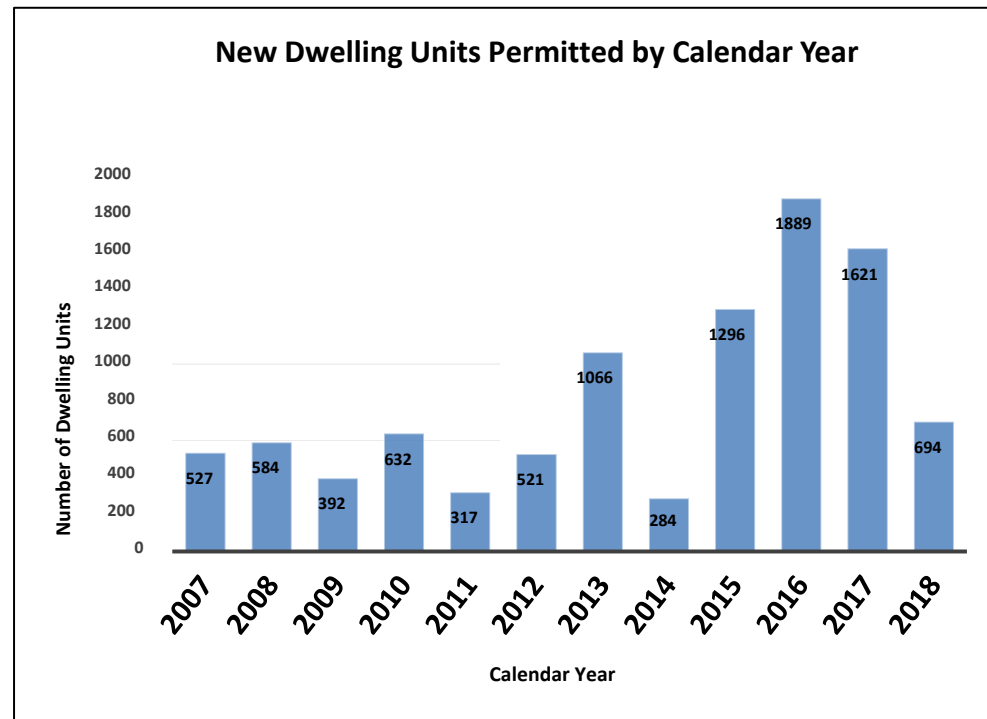
- 2018 saw \$507M in bldg. permit activity-3rd highest in past 10 years
- Over 3,270 total bldg. permits issued





Economic Development Trends

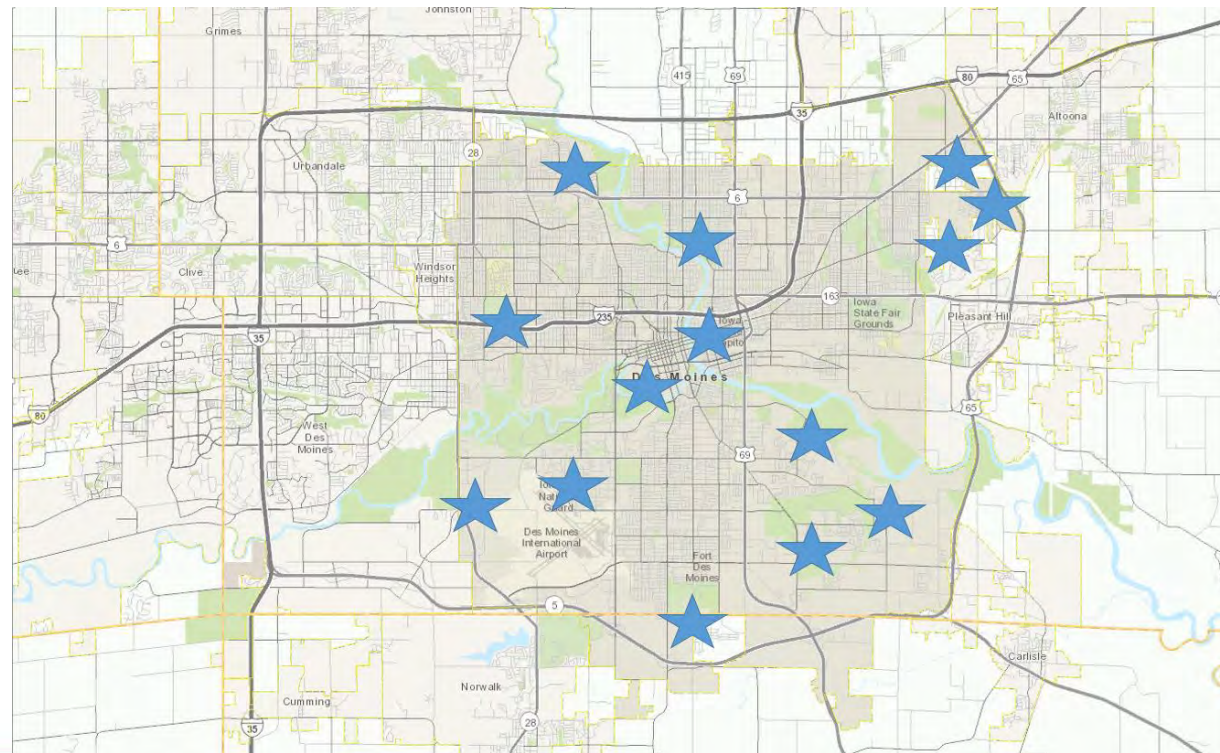
- ~1,200 multi-family, 208 Single-family/townhomes
- Absorption period for downtown apartments





Economic Development Trends

- Platting activity citywide





Economic Development Trends

- Hotel market is active
- Rebound of downtown office market
- Industrial prospects





Recent Successes

Wellmark YMCA Pool

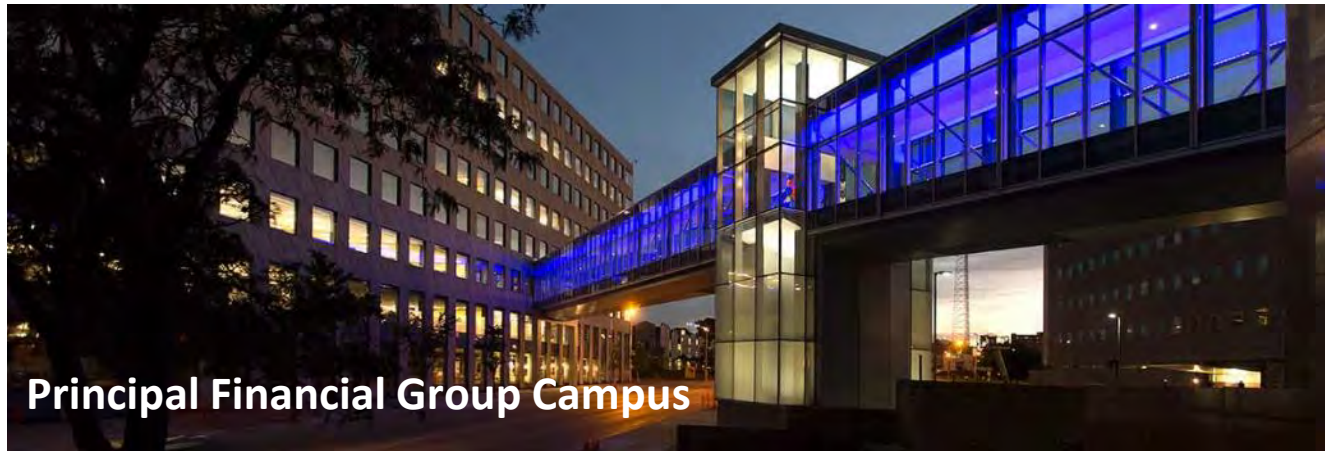


Hilton Convention Hotel





Recent Successes



Principal Financial Group Campus



EMC Insurance Support Center



Recent Successes

Eagle View Lofts



219 E. Grand





Recent Successes



Grand Avenue Bridge



E. 2nd Street Parking Ramp



Park Downtown DSM

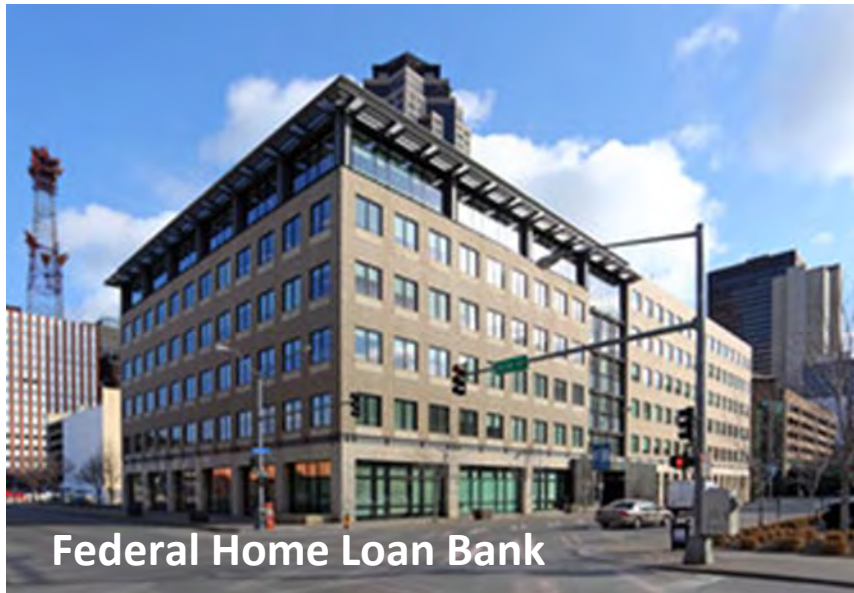
- NEW 200+ FREE Spaces
- Change in Hours
- CC meters installed & Improved parking wayfinding
- Garage cost \$1/Hr



parkdowntowndesmoines.org



Downtown Office Development



Federal Home Loan Bank



Miesblock Commercial



New Hotels



Aparium Group



Hotel Fort Des Moines



Polk County Courthouse



Criminal Courts





Continuation of Residential

Flux Apartments



Carbon 550



The Nexus Apartments





Bridge District

Verve Apartments



The Banks Rowhomes

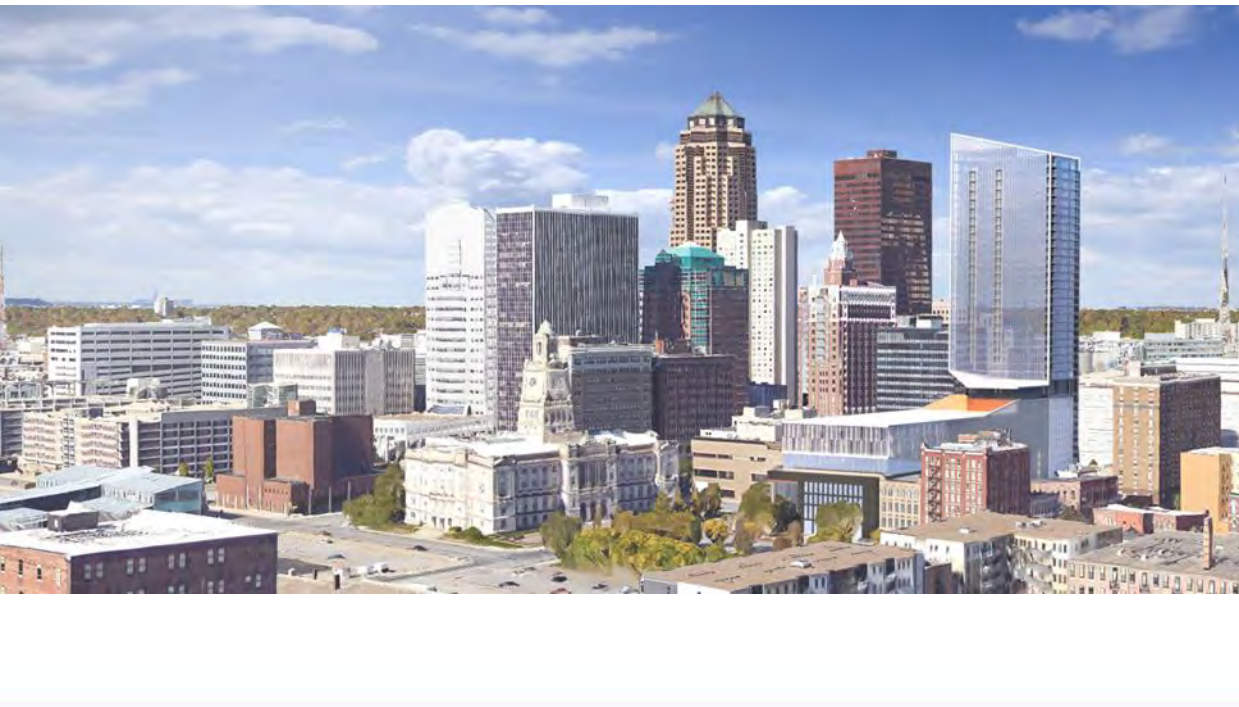


Velocity Apartments





The Fifth





The Blackbird






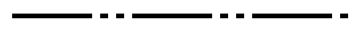







LOOKING AHEAD

Gray's Station /
Gray's Landing



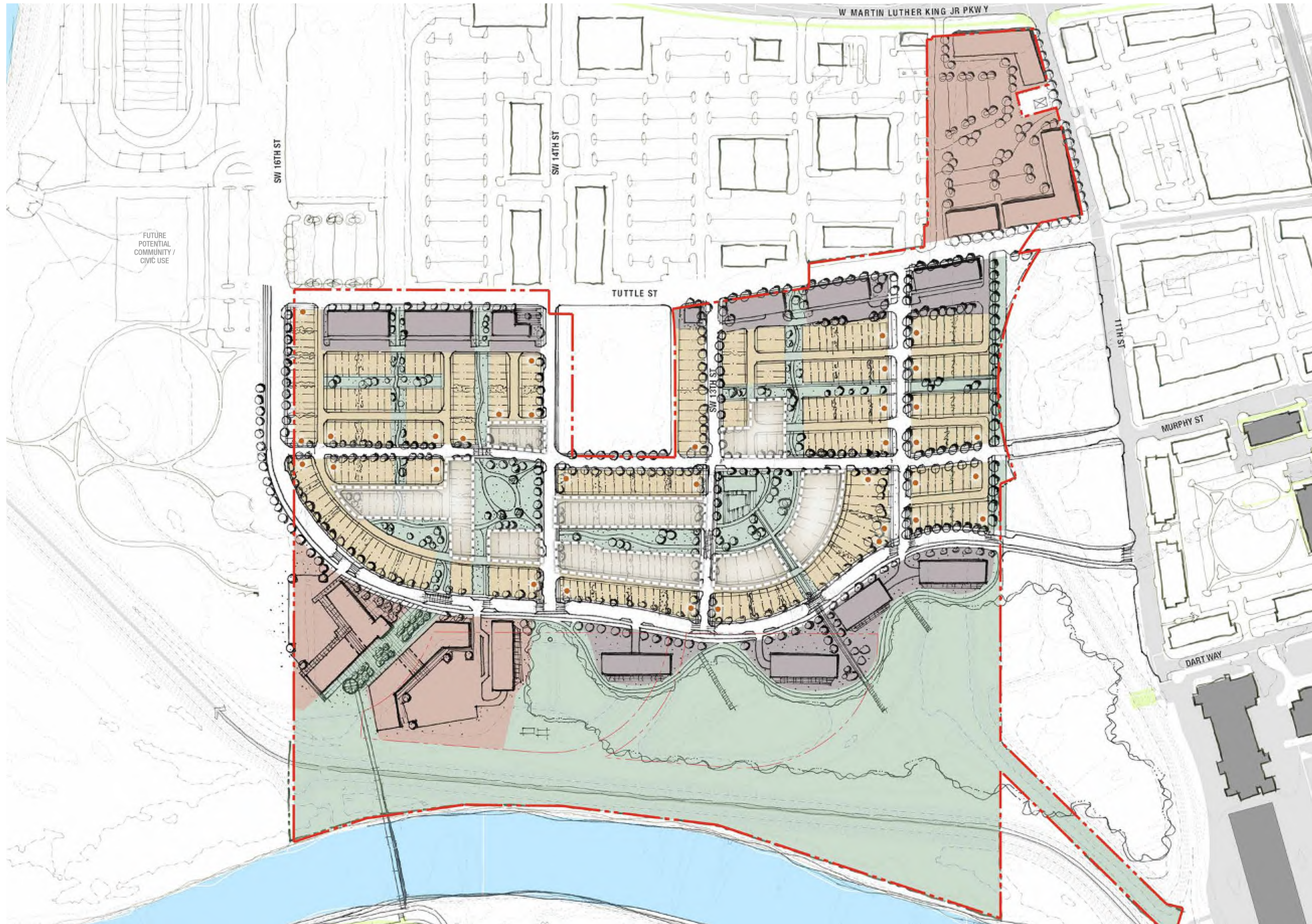
LEGEND

-  EX. REGIONAL TRAILS
-  EX. BIKEWAYS
-  NORFOLK SOUTHERN PROPERTY BOUNDARY
-  SHERMAN ASSOC. PROPERTY BOUNDARY
-  PROPOSED REGIONAL TRAILS
-  PROPOSED LOCAL TRAILS / WALKS
-  PROPOSED BIKEWAYS
-  PROPOSED PARKS/ PLAZAS
-  PROPOSED REGIONAL DETENTION

Conceptual Plan Gray's Station: Urban Design Review Board Submittal #2
 Sheet 8 of 23



GRAY'S STATION



NOTES:
 1. The master plan at left is for illustrative purposes only and is provided to show general, conceptual intent and character of the development. Individual parcels, building footprints, landscape design, open space design and parking design will be determined and designed as a part of future development plans for each phase.

LEGEND

- Master Plan Area
- Downtown Mixed Use
- High Density Residential
- Medium Density Residential
- Open Space / Stormwater
- 2 story minimum building height at corner lots where indicated with orange circle
- Detached Urban Townhomes Subarea (Other uses permitted as per the Permitted Land Uses Chart)

CONCEPTUAL ILLUSTRATIVE MASTER PLAN
 JULY 10, 2017





Gray's Station



Linc Apartments



FRONT ELEVATION



FRONT ELEVATION

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Conceptual Plan Gray's Station: Urban Design Review Board Submittal #2

Sheet 17 of 23



GRAY'S STATION

PRECEDENT HOUSING CHARACTER IMAGERY

As a large neighborhood, the proposed housing character for Gray's Station is intended to be diverse and urban in form/character. The following images represent the intended character and feel of the medium density housing types. The design of the buildings including architectural details, materials, final massing/heights and colors will be completed during later phases of the development. Final Development Plans to be reviewed by the Planning & Zoning Commission and by City Council.

Each character image represents varied features as represented by the following categories that correspond to the colors under each image:

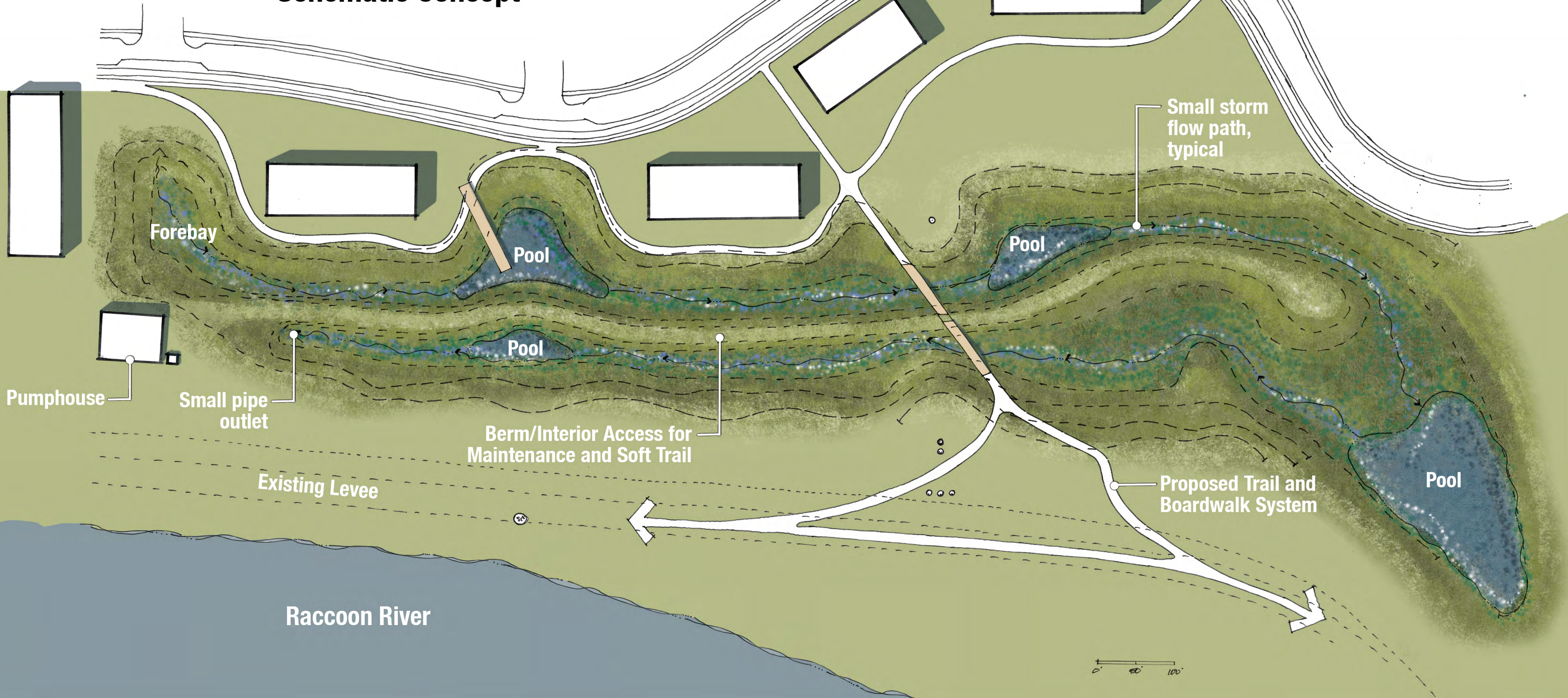
- Relationship to exterior open space (plaza, park, roof deck, etc.)
- Relationship to street
- Relationship to alley
- Building articulation/massing
- Architectural character
- Landscape character

MEDIUM DENSITY RESIDENTIAL



PROPOSED BUILDING CHARACTER IMAGERY
JULY 10, 2017

Stormwater Wetland at Gray's Station: Schematic Concept









Gray's Station Ped. Bridge





LOOKING AHEAD

City Hall area

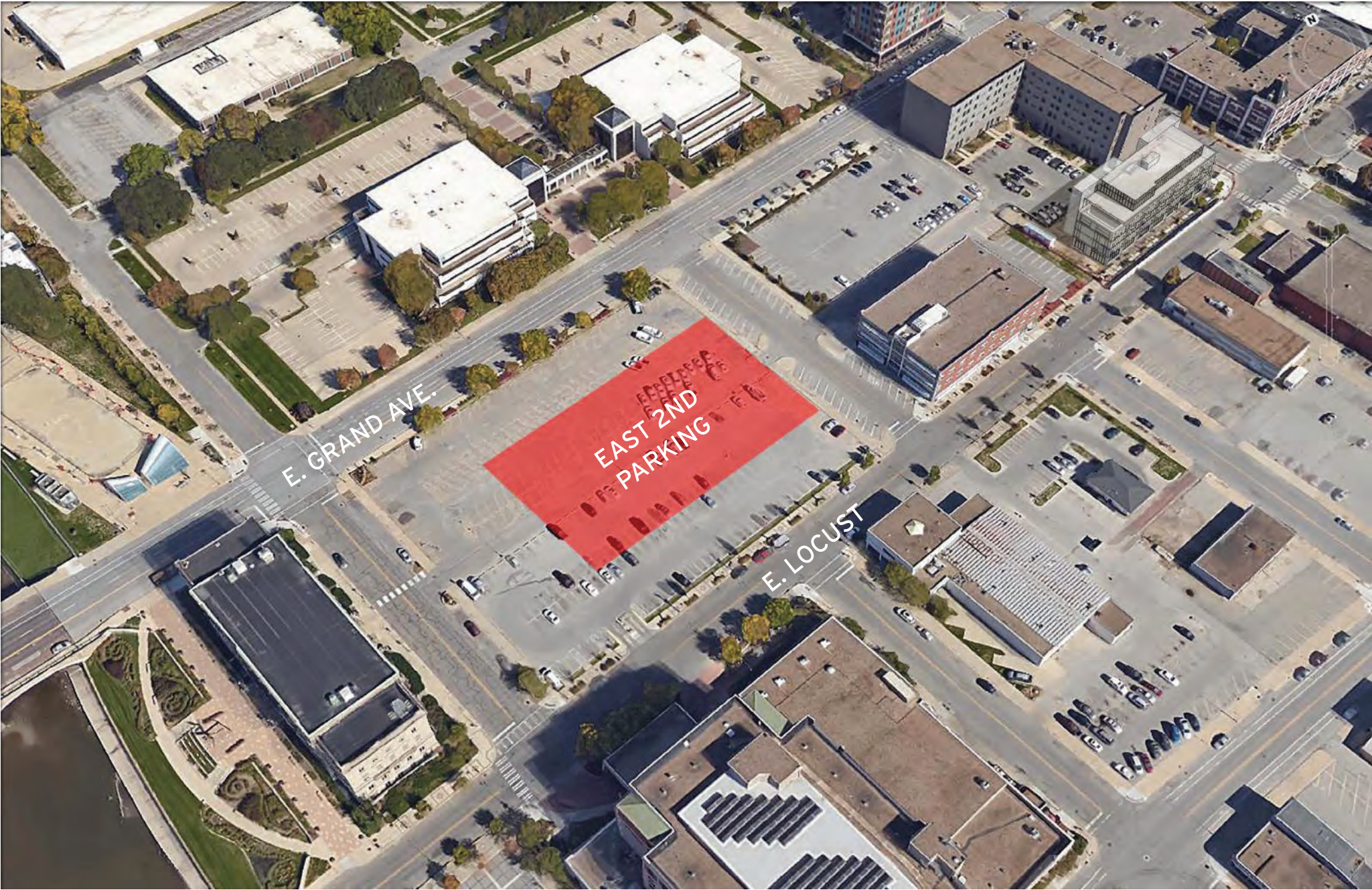
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EAST 2ND PARKING STRUCTURE



Existing Site



Civic building west of Parking Structure

EAST 2ND PARKING STRUCTURE





CUSTOM STREET PARKING



402

NEUMANN MONSON ARCHITECT



East Village



111 E. Grand





LOOKING AHEAD

the Market District

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Project Location

Sited south of Martin Luther King Jr. Parkway and adjacent to the Richard A. Clark Municipal Service Center the new Municipal Service Center II building will provide the city with an opportunity to further consolidate city municipal services while continuing the revitalized development of the Southeast Connector and SE 14th Street district.

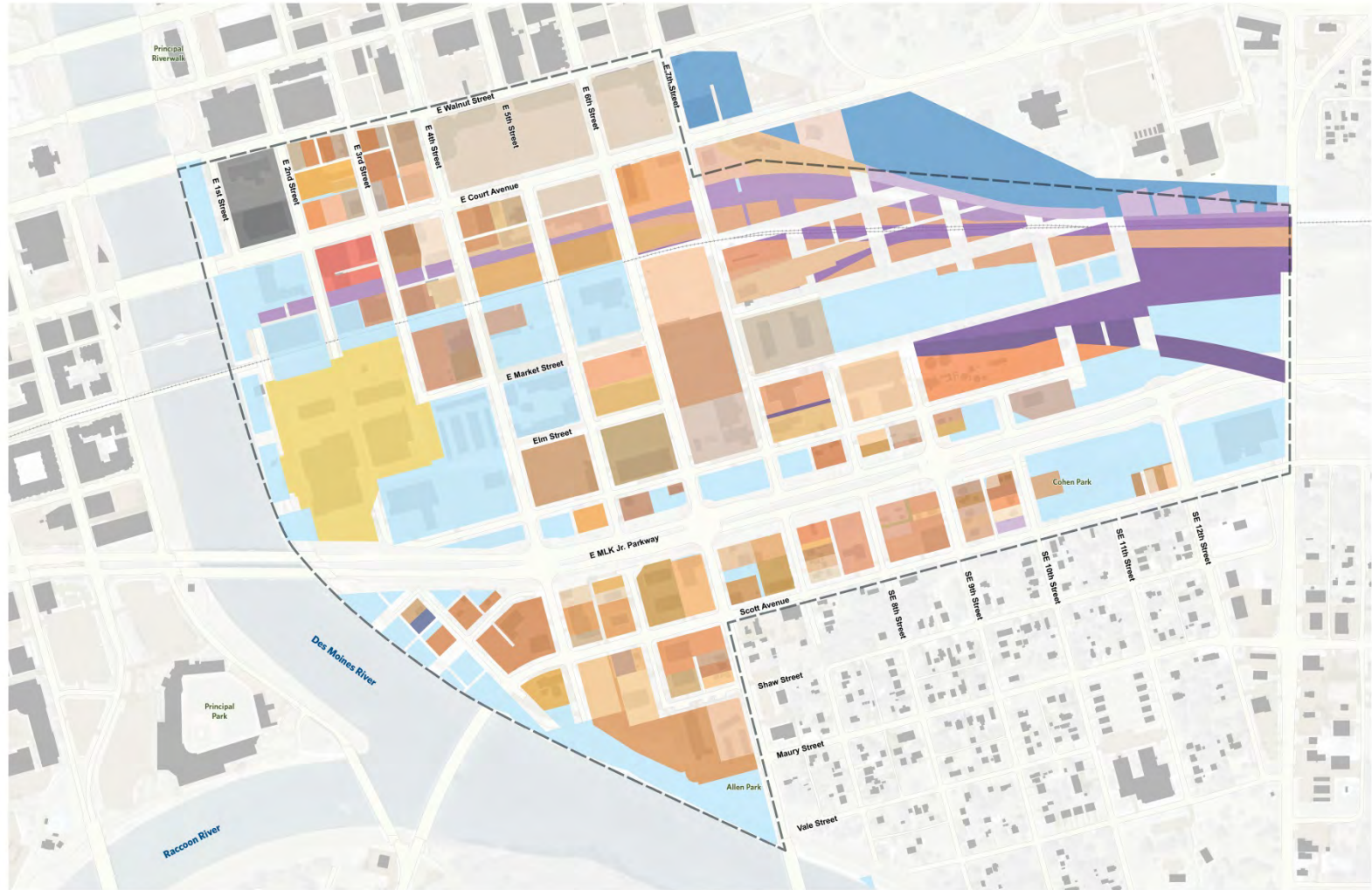
- Richard A. Clark Municipal Service Center site
- Municipal Services Center 2 site
- Facilities relocated in phase 2A
- Facilities relocated in phase 2B

Vehicle Storage
Radio
Sanitation
Fleet Repair

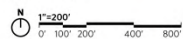
Sanitation
Fuel Island
Call Center
Vehicle Storage



Ownership



OWNERSHIP:



- MIDAMERICAN ENERGY
- FED. COURTHOUSE
- SALVATION ARMY
- CITY OF DES MOINES
- RAILROADS
- PRIVATE OWNERSHIP



Preferred Concept



Destination Park



Preferred Concept – 3D Views



Preferred Concept – 3D Views





LOOKING AHEAD

neighborhood
revitalization

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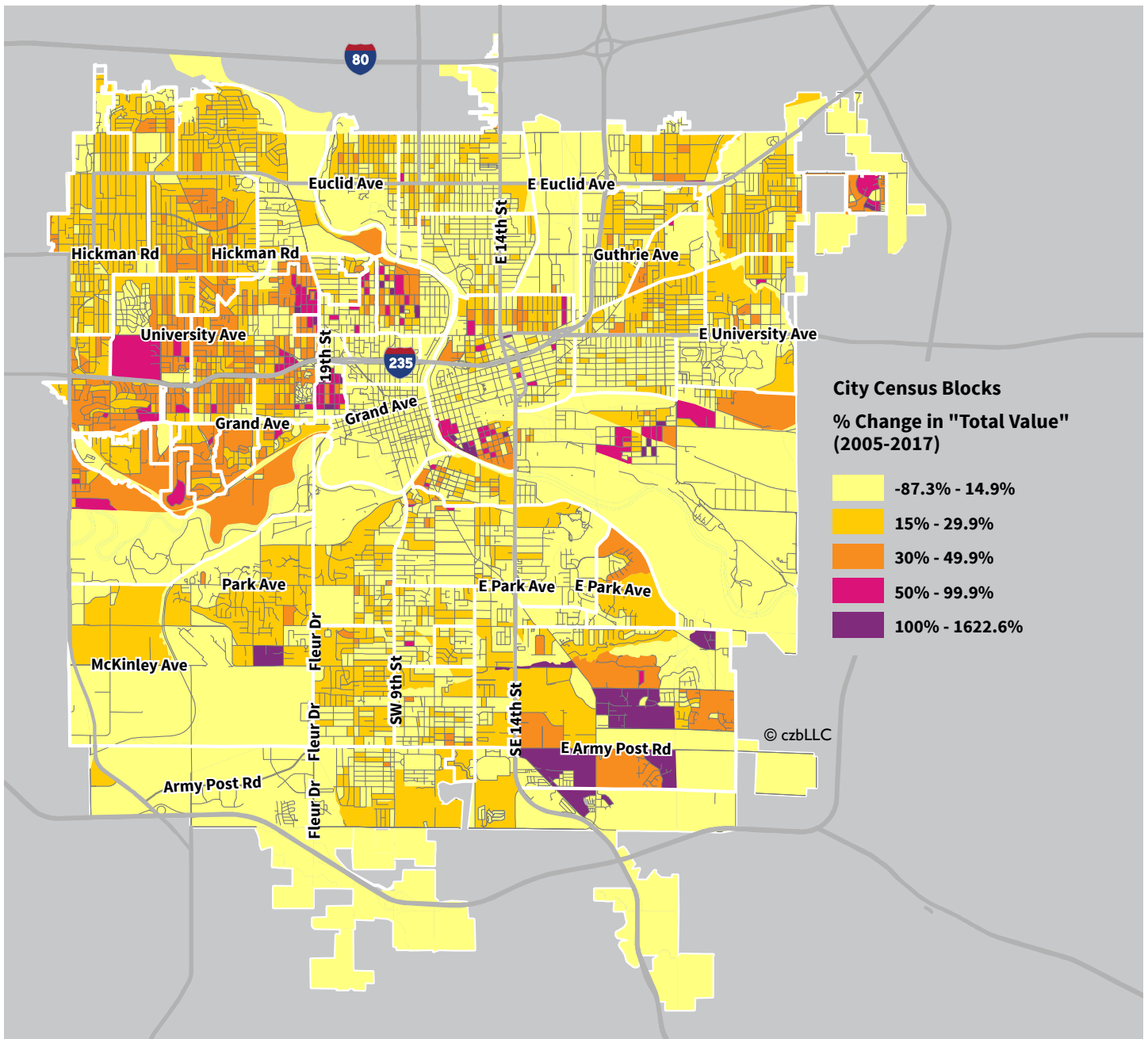


Figure 3: Percentage Change in Total Assessed Value of Residential Property by Census Blocks
 Source: czb Analysis of Polk County Assessor's Data

Note on Data Sources and Neighborhood Boundaries

Both casual readers and local Des Moines neighborhood experts may notice certain inconsistencies in the use of neighborhood boundaries throughout this report. czb analyzed dozens of data points related to neighborhood health. Different data sources are available within different geographies, and very few match up exactly to existing Des Moines official neighborhood boundaries. Maps may be presented differently by topic depending on the data source and the nature of the story being conveyed. As examples, some maps may show parcels, others Census block groups, and others modified City neighborhood boundaries. The information, in its totality, paints a picture of existing conditions across the city, as well as possible constraints and opportunities for neighborhood revitalization.

At the same time, there is no getting around the fact that Des Moines is struggling to compete against neighboring Polk County suburbs for middle and upper middle class households able to choose where they want to live, and this comparatively low level of demand has taken a toll on city neighborhoods. While some neighborhoods, like Waterbury, have become stronger, other neighborhoods are struggling to keep pace. For example, Pioneer Park home values should be at an average of \$140,864, had they kept pace with inflation since 2005. Instead, they are only at \$122,267. Had neighborhood home values citywide stayed on par with inflation over the past 15 years, they would be at \$150,887 rather than \$119,467. A noteworthy consequence of such lagging values is the roughly \$40M property tax revenue shortfall that comes from marginal property values.

Indeed, many city neighborhoods are still not thriving. Cheatom Park, Pioneer Park, the Fairgrounds, Union Park, Prospect Park, Capitol East, and Highland Park all grew less than 11% from their 2005 appraised values while cumulative inflation during the period was 25%. Even in King Irving where a decade of concentrated efforts between 2001 and 2011 helped housing conditions to substantially improve, the market is still demonstrably weak. And while Drake's east side is improving, it too remains quite fragile.

Average Percentage Change in Assessed Valuation by Neighborhood (2005-2017)

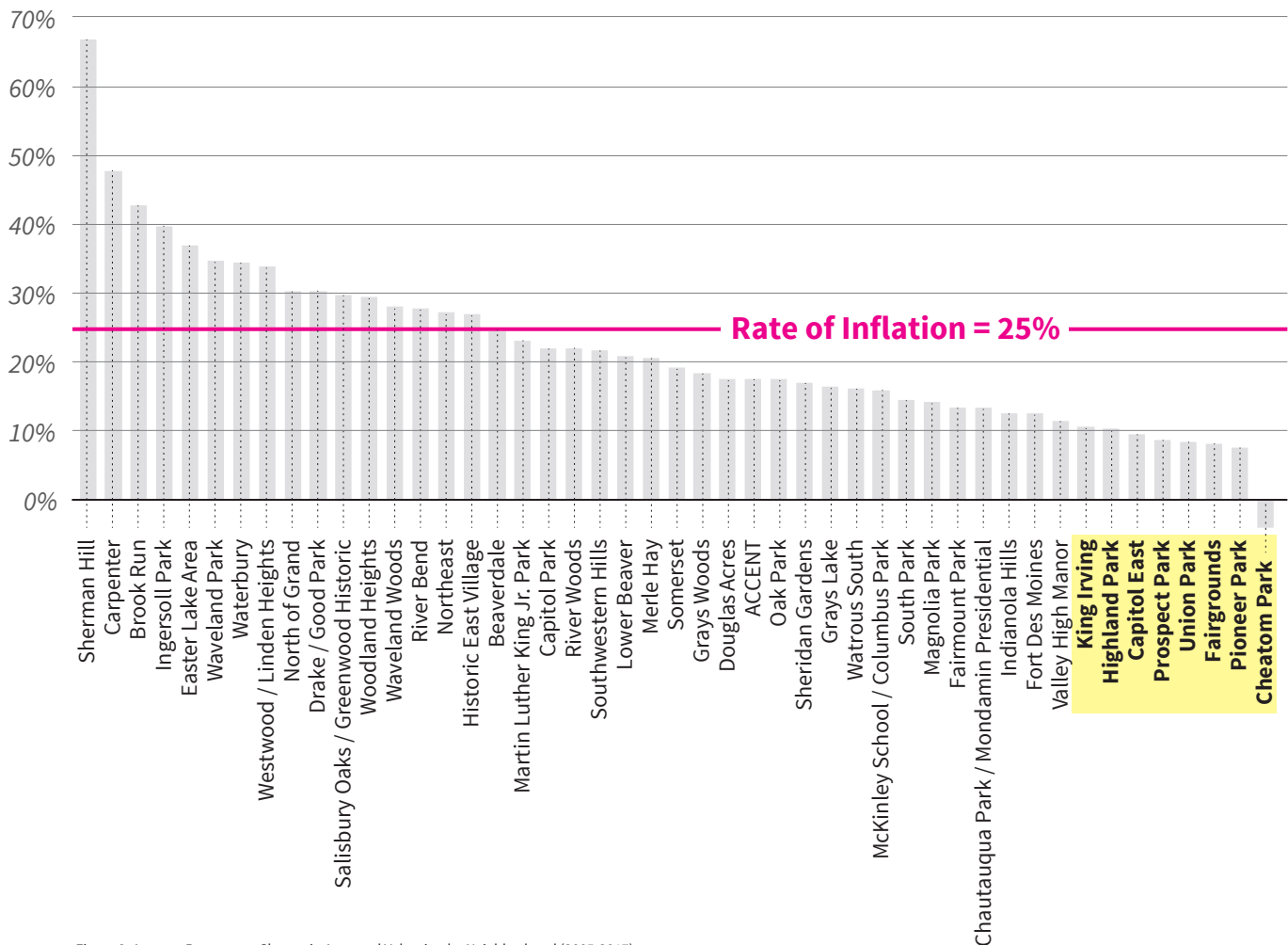


Figure 2: Average Percentage Change in Assessed Valuation by Neighborhood (2005-2017)
Source: czb Analysis of Polk County Assessor's Data

Field Survey Scoring

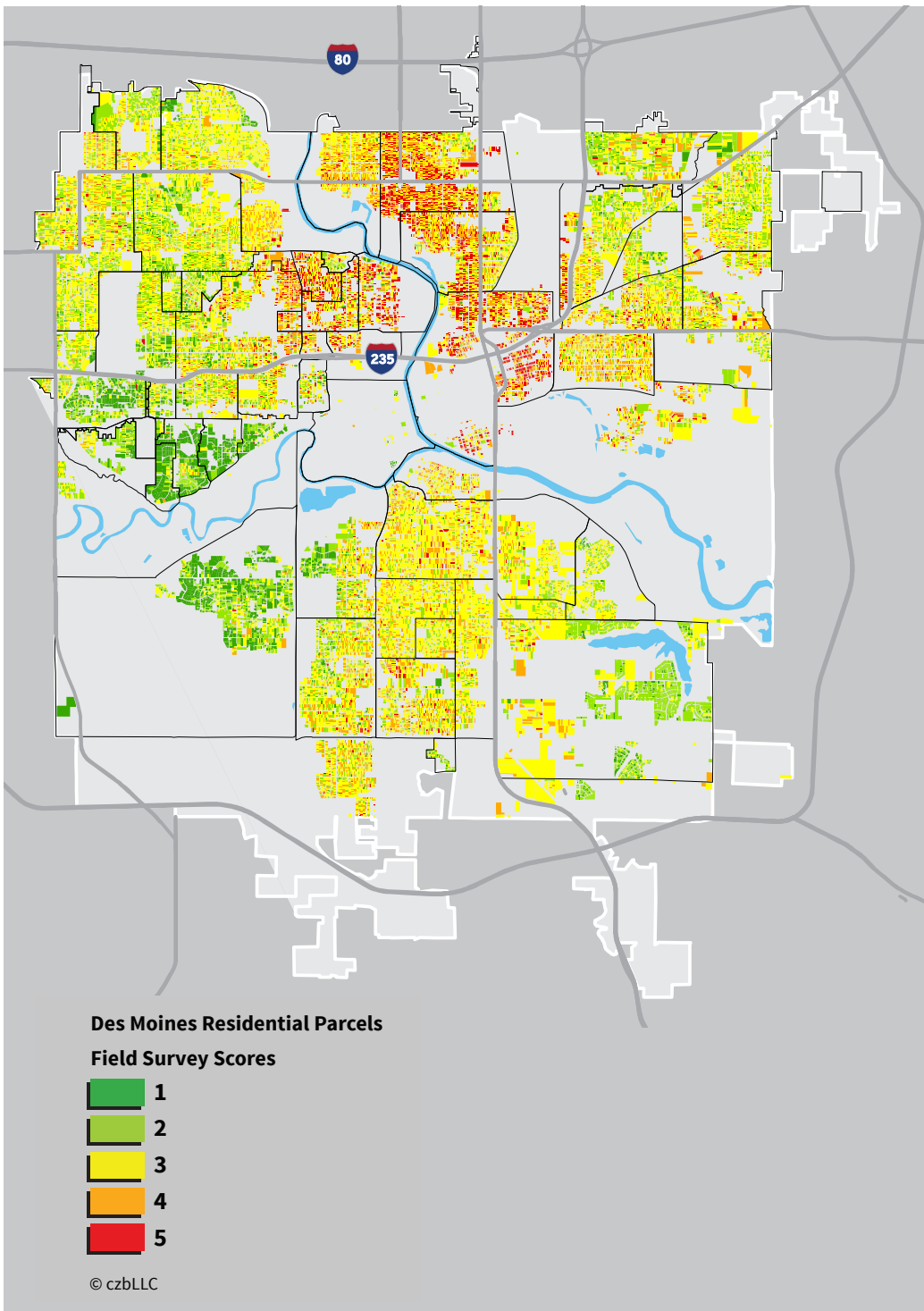


Figure 5: Property Conditions of Residential Structures by Parcel (2017)
Source: Field Survey Completed by czb and Neighborhood Development Division Staff

VERY HEALTHY



VERY UNHEALTHY



1
Excellent condition

“ Staying on top of the details ”



2
Good condition

“ Doing well ”



3
Average condition
(neither distressed nor showing signs of obvious pride and investment)

“ Could go either way ”



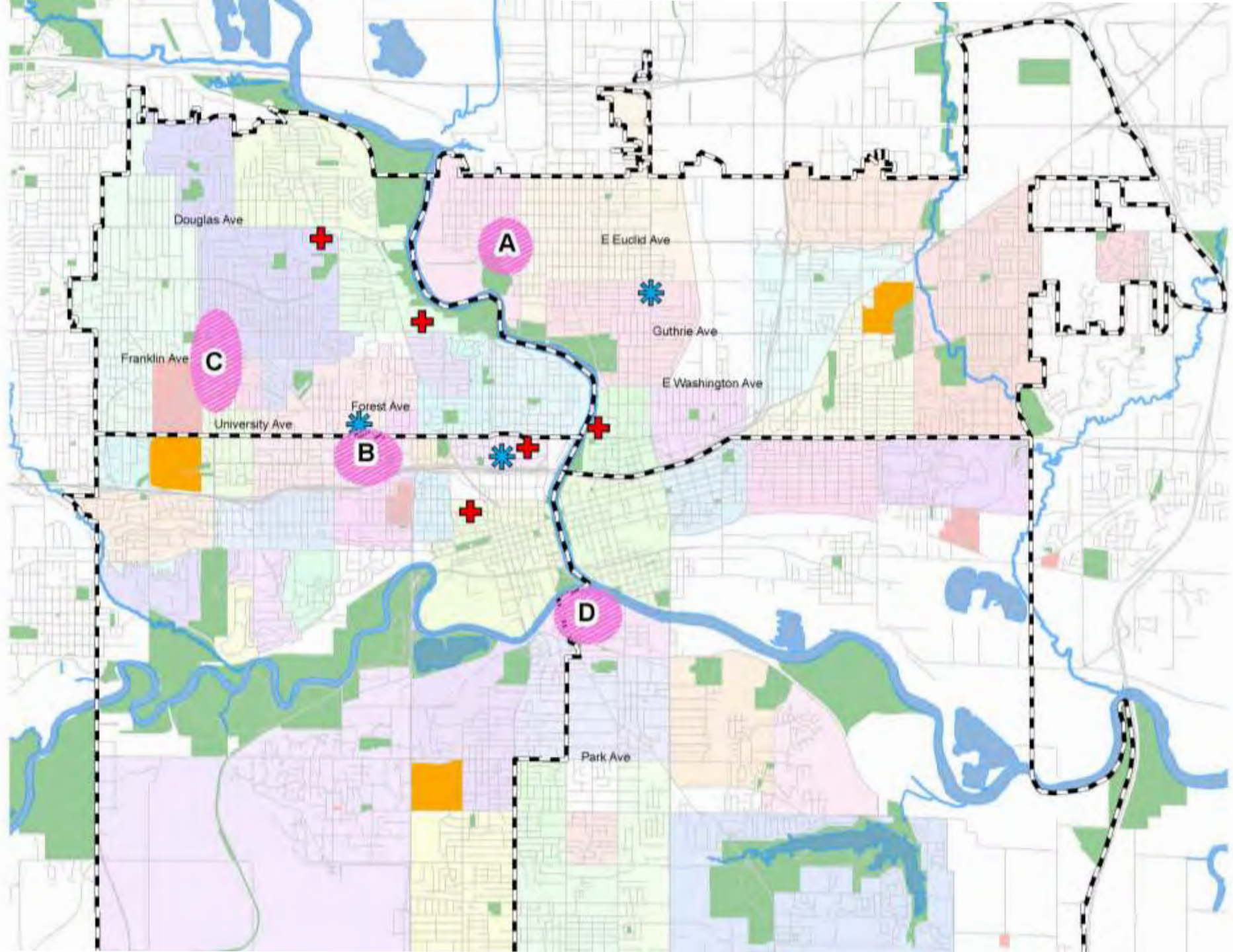
4
Moderate distress
(disinvestment becoming apparent)

“ Several red flags ”



5
High level of distress
(significant disinvestment apparent)

“ Red flags overwhelming ”





2019 State of the City

Thank you!

