

Proposed Vision Statement for the Waterbury Neighborhood Plan

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

Proposed Focus Areas for the Waterbury Neighborhood Plan

- Infrastructure
- Trees
- Housing
- Quality of Life (Recreation and Public Gathering Places)

Condensed SWOT Analysis Results from the Neighborhood Meeting on September 28th, 2006

Strengths

- Character of residents, neighborhood
- Location
- Trees and Landscaping
- Quality Housing Stock
- Recreational Trails Opportunities

Weaknesses

- Infrastructure
- Lack of Retail Development
- Lack of Park Space
- Old Home Maintenance

Opportunities

- Increase Recreational Opportunities
- Build Neighborhood Identity
- Historic Improvements
- Expand Waterbury Gardens

Threats

- Declining Tree Health
- Aging/Outdated Infrastructure
- Conversion of single-family homes into multi-family rental housing
- Wildlife
- Home Maintenance

Entire SWOT Analysis Results from the Neighborhood Meeting on September 28th, 2006

Strengths of Waterbury

- Natural beauty/trees and landscape (6)
- Quality Housing/Architecture (5)
- Near good schools and churches (4)
- Central metro location (4)
- Community awareness, sense of community (4)
- Bike/Walk Trail (4)
- Secluded, quiet, and peaceful (2)
- Diverse neighbors (2)
- Waterbury Garden (2)
- Strong and positive neighborhood identity and history (2)
- Organized neighborhood association (2)
- Temple and Art Center (1)
- Low Crime (1)
- Tax base (1)
- High Percentage of Residential (1)
- Reliable postal service (1)
- Well maintained properties (1)
- Transportation access via auto, bus, and bike/walk (1)

Weaknesses of Waterbury

- Streets, Curbs, Sidewalks need repair due to age (4)
- Poor network of sidewalks, not all connect (3)
- Few retail services within the neighborhood (3)
- Lack of public space (Parks) (2)
- Speeding on major roads (2)
- Poor drainage and runoff (2)
- Lack of emergency planning (1)
- Old homes are expensive to maintain (1)
- Noise from I-235 (1)
- Some homes in need of repair (1)
- Few public gathering places within the neighborhood (1)
- Aging population, elderly unable to maintain property (1)
- High taxes (1)
- Above ground utilities are not attractive and susceptible to storm damage (1)
- Lack of vacant, buildable lots for new construction (1)
- Aging tree umbrella (1)
- Deer/wild life control (1)

Opportunities for Waterbury

- Create or expand public spaces (i.e. Pocket parks, Cummins Parkway, Merrill School) (3)
- Establish a strong neighborhood identity over the suburbs (3)
- Targeted street light and vintage street sign improvements (3)
- Expansion of Waterbury Garden or additional garden spots (2)
- Tree census to develop a reforestation plan (2)

- Networking of residents within the neighborhood (2)
- Attract younger families and downtown condo residents (2)
- Steady increase of property values (2)
- Possible historic district designation (1)
- To be more environmentally conscious (1)
- Connect to schools and art center (1)
- Stay connected to Ingersoll Avenue Revitalization (1)
- Downsizing classic homes that have been converted to multi-family back to single-family (1)
- Neighborhood wealth (1)
- Traffic control (1)
- Increase WNA membership (1)
- Landscape improvements at 56th St and I-235 (1)

Threats to Waterbury

- Declining health of trees (5)
- Deterioration of streets, sidewalks, curbs (3)
- Deer/wild life (3)
- High density housing, multi-family conversions (3)
- High property taxes (3)
- Absentee property owners (2)
- Crime potential (2)
- Property maintenance (2)
- Traffic/speeding (56th St, N. Waterbury Rd, near schools/churches) (2)
- New construction not fitting in with the neighborhood (1)
- Transients (1)
- Belief that things won't change (1)
- Tear down of existing home(s) for new construction (1)
- Grand Avenue commercial appearance (1)
- Realtors steering potential buyers to the suburbs (1)
- Bike trail graffiti (1)

If you could live somewhere else, where would you live?

- Downtown condo (4)
- South of Grand (3)
- Beaverdale (2)
- Near Ingersoll (2)
- Out of town (2)
- Will never move out of Waterbury (2)
- Owl's Head (1)
- Wesley Acres (1)
- Build a new house (1)
- Acreage (1)
- More affordable neighborhood (1)