Welcome to Capitol East!

What is today the Capitol East neighborhood began as a training camp for Civil War soldiers. Camp Crocker, named for Col. Marcellus Crocker, a local hero in the Battle of Shiloh, housed hundreds of men in its 11 barracks that once sat on land that is now part of Redhead Park. Once the soldiers left for war in 1862, the barracks were sold and moved off site. All that remains today of this site is a memorial boulder (below).

Soon after, the area began a new life as a residential neighborhood. The new State Capitol, along with the arrival of the Des Moines & Minnesota Railroad in 1874 and the new State Fairgrounds in 1885, attracted people to the east side. The neighborhood, which once extended right to the Capitol steps, offered abundant and affordable land that attracted working class families who worked in industrial facilities nearby. These families built modest but attractive bungalows from the late 19th century through the early 20th century, many of which still stand today.

The commercial center of the neighborhood at East 16th and Grand has been the heart of the neighborhood for years. In the 1880s, this block was home to a blacksmith, meat market, and a frame store, and is home to many popular restaurants today. These businesses attracted people traveling along the Grand Avenue streetcar line. This line was a well-traveled route for people visiting local attractions like a state-of-the-art baseball park which once stood at East 20th and Walnut, and Ash Field, which was originally a cemetery but became one of the first parks on the east side.
Can our grocer be your neighbor?

He’s the friendly face you see at your local grocery store. You might see him every week, or even every day. But he may not be able to afford to live near his work and be a part of your community.

Affordable housing makes it possible for hard-working people like our grocer to enjoy safe and stable housing. And he makes it possible for you to shop for groceries in your neighborhood, contributing to the high quality of life you enjoy.

Everyone benefits from affordable housing!

The average annual salary of a grocery clerk in Des Moines is: $28,357

If a single grocer paid 30% of his income on rent monthly, he could pay: $709

In Central Des Moines, our grocer could afford this number of rental homes: 1,617

Meet the rest of our neighbors at: canibe yourneighbor.com

Who are your neighbors?

*Due to data availability, these figures for “Central Des Moines” include Downtown, the East Village, and Capitol East.

In Central Des Moines…

1,776 households make less than $25,000 per year, or…

47% of the neighborhood.

2,912 rental homes

867 owner-occupied

496 renter households pay 30 to 50% of their income each month on rent.

762 renter households pay over 50% of their income each month on rent.
Welcome to Waveland Park & Waterbury!

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. 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, though this line never materialized. In 1897, the Golf and Country Club was established on 60 acres between 49th and 56th Streets.

After the country club opened, development in Waveland Park began. The predominant styles of housing built were affordable bungalow and foursquare homes, which featured craftsman detailing. Exterior wall finishes on these homes are varied, but almost always contained one or more of the following: large overhangs, front facing gables, front porches, wood shingles, stone, cobblestone, stucco, or multi-colored brick. These homes in Waveland Park helped Des Moines achieve one of the highest rates of homeownership in the nation.

Waterbury began to grow at the same time. It was one of the first neighborhoods designed to follow the topography of the land.

Instead of a grid, roads 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, which feature homes perched on hills looking over streambeds. The area retains important original elements: a mature tree canopy, the “sunken garden,” and entry posts at many driveways.
Can our teacher’s aide be your neighbor?

She helps your children learn. She spends her days at your neighborhood school to give her students one-on-one instruction. But she may not be able to afford to live near her work and be a part of your community.

Affordable housing makes it possible for hard-working people like our teacher’s aide to enjoy safe and stable housing. And she helps local kids do their best, contributing to the high quality of life you enjoy.

Everyone benefits from affordable housing!

The average annual salary of a teacher’s aide in Des Moines is: $19,862

If a single teacher’s aide paid 30% of her income on rent monthly, she could pay: $497

In this neighborhood, our teacher’s aide could afford this number of rental homes: 197

Meet the rest of our neighbors at: canibeyourneighbor.com

Who are your neighbors?

In Waveland Park & Waterbury...

453 households make less than $25,000 per year, or...

11% of the neighborhood.

913 rental homes

2,971 owner-occupied

119 renter households pay over 30% of their income each month on rent.

99 renter households pay over 50% of their income each month on rent.

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