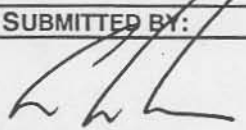


OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 96-063  
FEBRUARY 19, 1996 AGENDA

SUBJECT:	TYPE:	PREPARED BY:	SUBMITTED BY:
SIXTH AVENUE URBAN RENEWAL PLAN	◆ RESOLUTION ORDINANCE RECEIVE/FILE	SCOTT STRICKER ECONOMIC DEVELOPMENT ADMINISTRATOR	 ERIC A. ANDERSON CITY MANAGER

**SYNOPSIS —**

On the February 19, 1996, Council agenda are several roll calls relating to the proposed Sixth Avenue Urban Renewal Area which is generally located along Sixth Avenue between University Avenue and the Des Moines River. These roll calls include:

- Resolution of Necessity to identify the area as being eligible for urban renewal designation; and
- Approval, after the public hearing, of the Sixth Avenue Urban Renewal Plan.

The proposed urban renewal area incorporates the former North Park Urban Renewal Area. It is also located within the River Bend Neighborhood, as designated by the City Council, and contains the site located on the northwest corner of Sixth and University Avenue that is being targeted for a grocery store as part of the City's Enterprise Community activities.

**FISCAL IMPACT —**

The urban renewal plan calls for the acquisition of several properties as described below. Funding for these future acquisitions must be identified and approved by Council before any acquisitions are undertaken. Other plan components, such as housing rehabilitation and streetscape improvements, will be undertaken on an available funding basis.

The urban renewal plan shows a number of properties for acquisition (see maps 5a, b, and c included in the Plan and attached to the roll call). The two major proposed acquisitions are:

- A 6+ acre site located on the northwest corner of the University and Sixth Avenue intersection for the proposed grocery store development. Funding for the proposed grocery store is being worked on with potential City funding sources being the Enterprise Zone grant and CDBG funding; and
- 1223-1241 Sixth Avenue (the Blood Plasma Center and the Galinsky Pickle Barrel Deli) are shown for potential acquisition. These sites will be acquired only if needed to provide additional retail space to support the grocery store development.

Several vacant lots in the former North Park Urban Renewal Area are also shown for acquisition; these lots have been used for new infill housing.

Tax increment financing is not being implemented at this time.

#### **RECOMMENDATION —**

Approval of:

- Resolution of Necessity to designate the Sixth Avenue Urban Renewal Area as a blighted area; and
- Sixth Avenue Urban Renewal Plan.

#### **BACKGROUND —**

The purpose of the Sixth Avenue Urban Renewal Plan is to provide for the development of a neighborhood commercial project area which is consistent with the City's Comprehensive Plan and as amended by the River Bend and North Park Action Plans and the Sixth Avenue Revitalization Plan. This proposed urban renewal area, zoned for residential, retail, and commercial uses, has a mixture of uses interspersed with vacant parcels which has deterred commercial and residential growth. This plan provides for housing rehabilitation, new housing, commercial development, and streetscape improvements. The urban renewal plan has a 19-year duration which expires on December 1, 2015.

#### Urban Renewal Plan Activities

##### *Property Acquisition and Disposition*

Map 5 of the urban renewal plan designates the properties which may be acquired. It is the City's intent that if any of the major acquisitions are undertaken, the proposal will be forwarded to the River Bend Neighborhood Association for its review and comment in accordance with the urban renewal plan. The Association shall submit its comments to the City within 30 days (or within another length of time as the Council may designate).

##### *Other*

The plan allows the City to provide relocation assistance, undertake acquisition, demolition, and site preparation, rezone property, and construct infrastructure on public property in the area.

The plan suggests rezoning of certain areas; the actual rezoning will have to be undertaken through the Plan and Zoning Commission and receive City Council formal approval.

Review of the Proposed Plan

<u>Entity</u>	<u>Date of Review</u>	<u>Comment</u>
Board of Directors, River Bend Neighborhood Association	November 6, 1995	The Board recommends adoption of this urban renewal plan. Their suggestions, especially relating to increased attention to historical preservation and the proposed rezoning of property along Sixth Avenue, have been incorporated into the urban renewal plan.
Urban Renewal Board	February 6, 1996	Recommends adoption of the plan.
Plan & Zoning Commission	February 2, 1996	Recommends adoption of the plan.
Neighborhood Advisory Board	January 17, 1996	Board voted in support of the plan.
Enterprise Community Committee	February 1, 1996	Voted in support of the plan.

City staff has been working with the River Bend Neighborhood Association since Spring 1995 in developing this plan. The initial draft was presented to the full membership in July 1995; in response to issues and concerns raised at the presentation, staff revised the plan. The presentation of the revised plan was made to the Board of Directors of the Association in November 1995; the plan received the Association's support at that time.

In addition, the Mid-City Vision Coalition provided a resolution of support of the proposed Sixth Avenue Urban Renewal Plan at its December 29, 1995, meeting.