

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

ITEM 112

CITY COUNCIL COMMUNICATION 96-207
MAY 20, 1996 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
URBAN RENEWAL PLAN AMENDMENT FOR LOGAN PRIME SERVICE AREA	◆ RESOLUTION ORDINANCE RECEIVE/FILE	SCOTT STRICKER ECONOMIC DEVELOPMENT ADMINISTRATOR

SYNOPSIS —

A public hearing has been set for May 20, 1996, on the Twelfth Amendment to the Omnibus Urban Renewal Plan Amendment (An Original Urban Renewal Plan for the Logan Prime Service Area). The proposed Twelfth Amendment to the Plan rescinds and replaces the Ninth, Tenth and Eleventh Amendments to the Omnibus Urban Renewal Plan Amendment and generally provides for the extension of the boundaries of the Capitol East Neighborhood Project Area and the update of the Acquisition and Disposition Maps in order to purchase additional parcels for redevelopment.

More specifically, the purpose of the Twelfth Amendment to the Plan is to designate three vacant parcels for acquisition to be utilized for infill housing and to designate two small houses for acquisition to be utilized as a neighborhood entryway.

In the past four years, significant private and public investment has been made in the Capitol East area. This investment has been concentrated in multi-family housing through rehabilitation loans and subsidies. The neighborhood has indicated that a great need exists for single-family infill housing. The acquisition of the additional parcels will allow this goal to be realized.

FISCAL IMPACT —

Estimated cost of acquisition (including demolition and relocation) is \$202,978. Funds are available from the Capitol East 1995 CDBG Account for the acquisition and disposition of these sites for redevelopment. When these parcels are sold, the proceeds for the sale of the land will be deposited in the Capitol East CDBG Account to offset the City's expenses.

RECOMMENDATION —

Approval of the urban renewal plan amendment.

BACKGROUND —

The City Council previously set the date of the public hearing on this amendment at its April 15, 1996 meeting.

The Urban Renewal Board and the Plan and Zoning Commission reviewed the Amendment and recommended approval at their meetings on April 16, 1996 and May 16, 1996, respectively. The Neighborhood Advisory Board and the Capitol East Neighborhood Association have also reviewed the Amendment and recommend its approval.

The Twelfth Amendment has been prepared to extend the boundaries of the Capitol East Neighborhood Project Area and to update the Acquisition and Disposition Maps in order to purchase additional parcels for redevelopment. The acquisition of additional parcels will allow the construction of single-family in-fill housing and the creation of public green space which may act as an entryway to the Capitol East Neighborhood. In the past four years, there have been large investments in the Capitol East Neighborhood in multi-family residential housing and in the rehabilitation of the housing stock. The Capitol East Neighborhood Association has targeted in-fill as a primary objective.