

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

ITEM 51

CITY COUNCIL COMMUNICATION 96-453
OCTOBER 21, 1996 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
AIRPORT COMMERCE PARK WEST— SETTING DATE OF HEARINGS	◆ RESOLUTION ORDINANCE RECEIVE/FILE	SCOTT A. STRICKER ECONOMIC DEVELOPMENT ADMINISTRATOR

SYNOPSIS —

On the October 21, 1996, Council agenda are two roll calls to set hearings on the following items:

1. Proposed Urban Renewal Plan for the Airport Commerce Park West Urban Renewal Area.
2. 2nd Amendment to the Airport Commerce Park West Urban Revitalization Area Plan.

The majority of land within the proposed Urban renewal area is owned by Airport Commerce Park, L.C., (ACP) which is comprised of Farm Bureau Life Insurance Company, AmerUs Properties, Inc. and the William C. Knapp Revocable Trust. Pursuant to Council direction, staff has been working with ACP to arrive at a formal Urban Renewal Development Agreement for the development of the proposed urban renewal area. Before the City can enter into a Development Agreement, an urban renewal plan must be adopted for the area.

The proposed urban renewal plan contemplates that the area will be designated as a TIF District concurrently with adoption of the plan at the December 2, 1996, Council meeting. The proposed Development Agreement with ACP will also be scheduled for Council consideration as soon as possible.

The proposed Airport Commerce Park West Urban Revitalization Area Plan Amendment will expand the existing boundaries of the Airport Commerce Park West Urban Revitalization Area to conform with the boundaries of the proposed urban renewal plan.

FISCAL IMPACT —

The proposed urban renewal plan for the Airport Commerce Park West Urban renewal area provides for the installation of public infrastructure associated with the subdivision of privately held property within the project area to be funded with tax increment financing. Details of the fiscal impact to the City will be provided when the Development Agreement with the developer is finalized and brought before Council for its approval.

The proposed urban renewal plan limits the utilization of urban revitalization tax abatement to the three-year, 100 percent schedule for exemption from taxes on the value added by the improvement.

RECOMMENDATION —

Approval of the roll calls setting the hearing for December 2, 1996.

BACKGROUND —

The Airport Commerce Park West Urban Renewal Project Area, which contains approximately 220 acres, includes Park Avenue as the northern boundary; a 74-acre tract of land lying south of Park Avenue between SW 63rd and SW 56th, and a 36.5-acre parcel east of SW 56th; and, over 100 additional acres lying east of and adjoining SW 63rd south to McKinley Avenue as the southern boundary. The southern 82 acres of the project area contains Airport Industrial Park Plat 1 which includes a recently-completed segment of Watrous Avenue, from SW 63rd Street to the area's east boundary.

The project area contains the entire right-of-way of Park Avenue from SW 63rd Street extending east to the eastern boundary line of the project area. Park Avenue is a two-lane paved street, except for a four-lane divided segment that provides a transition with the SW 63rd Street intersection.

Two large tracts of undeveloped land are situated directly south of Park Avenue consisting of an approximate 74-acre parcel between SW 63rd and SW 56th Streets, and approximately 36.5 acres east of SW 56th Street. The predominate land use of this portion of the project area has been for agricultural purposes. The two parcels are currently zoned to the M-3 Limited Industrial District classification, containing approximately 110 acres in total.

The balance of the project area is located south of the two parcels described above along the east side of SW 63rd Street to McKinley Avenue. This portion of the project area contains a 20-acre parcel with an existing single-family residence and the Airport Industrial Park Plat 1 to the south. The majority of the land within the Airport Industrial Park Plat 1 is currently vacant. However, a 70,000-sq.-ft. distribution facility for Loffredo Fresh Produce Co., Inc. has recently been completed on Lot 5 south of Watrous Avenue, containing approximately eight acres. Another project is currently under construction on Lot 1 north of Watrous Avenue. The new 34,000-sq.-ft. office and light manufacturing facility will be occupied by Grace Labels, Inc.

The south 31 acres of the project area is zoned C-2 General Retail and Highway Oriented Commercial District. Approximately 11.7 acres along the south side of Watrous Ave. is zoned M-1 Light Industrial District. Between the areas zoned M-1 and C-2, there are approximately 23.2 acres zoned Planned Business Park (PBP) District. Lots 1-3, Airport Industrial Park Plat 1, along the north side of Watrous Avenue are also zoned PBP District consisting of approximately 15 acres. The 20 acres directly north of Airport Industrial Park Plat 1 is zoned R-2, One and Two Family Residential District.

The overall goal of the Airport Commerce Park West Urban Renewal Plan is to facilitate the development of a high quality business park to serve businesses in the urban renewal area. The following objectives have been identified to achieve the overall goal of the Airport Commerce Park West Urban Renewal Plan:

1. Installation of public infrastructure. The entire Project Area should be subdivided into streets and lots appropriate for commercial and industrial businesses. All sewers, storm sewers and other public improvements required by Chapter 24, Subdivisions, of the Des Moines Municipal Code, should be installed.
2. Coordination of resources to attract new quality economic development investment. The City should exercise its powers under Iowa Code Chapters 403 (Urban Renewal) and Chapter 404 (Urban Revitalization) to encourage investment in the Project Area consistent with this Plan.
3. Improvement of Park Avenue east of SW 63rd Street and future construction of the Southwest Connector. Park Avenue within the project area should ultimately be improved to a four-lane divided arterial street. New development should accommodate the future construction of the southwest connector, including the dedication of necessary right-of-way.

4. Encourage and facilitate quality commercial and industrial development within the project area.