

**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-454
OCTOBER 21, 1996 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
AIRPORT COMMERCE PARK SOUTH— SETTING DATE OF HEARING	◆ 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 South Urban Renewal Area.
2. 19th Amendment to Citywide Urban Revitalization Plan.

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

FISCAL IMPACT —

The proposed urban renewal plan for the Airport Commerce Park South Urban Renewal Area provides for the improvement of Fleur Drive from Army Post Road to the southern boundary of the project area, and 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 South Urban Renewal Project Area contains approximately 150 acres, consisting of the entire Fleur Drive right-of-way from Army Post Road extending south for a distance of 3,400 feet, and the land lying west of and adjoining Fleur Drive in the vicinity of Rittenhouse Street. The portion of the project area west of Fleur Drive is comprised of Airport Commerce Plat 1, containing approximately 80 acres, and approximately 70 acres of agricultural land along the south and southwest. The proposed corridor for Relocated Army Post Road extends through the northwest corner of the project area.

The project area encompasses a portion of Fleur Drive from the south ROW line of Army Post Road extending south approximately 3,400 feet. This portion of Fleur Drive is a two-lane road with an oil and gravel sealcoat surface. Fleur Drive has no curbing and substandard shoulders. Stormwater runoff is conveyed overland through roadside ditches.

The balance of the project area is located west of Fleur Drive and consists primarily of vacant and agricultural land, a portion of which has been platted as Airport Commerce Park Plat 1. One development has been completed in Airport Commerce Plat 1 for Accent Tag and Label, consisting of a 25,000-sq.-ft. light manufacturing facility. Construction of another facility containing approximately 61,000 sq. ft. is underway which will house as its major tenant the Federal Reserve. The Federal Reserve will occupy 26,000 sq. ft. for a check processing facility. The area south and west of Airport Commerce Park Plat 1 within the project area contains a single-family dwelling on a 70-acre farm.

The Airport Commerce Park Plat 1 has been rezoned to the Planned Business Park (PBP) District classification and the Planned Urban Development (PUD) District classification. The area zoned PBP contains approximately 54.6 acres with the remaining 25.3 acres zoned PUD. The 70 acres to the south and west of Airport Commerce Plat 1 is zoned to the R1-80 One Family Residential District classification.

The overall goal of the Airport Commerce Park South Urban Renewal Plan is to facilitate the development of a high quality business park to accommodate medium- to large-scale development for commercial and light industrial businesses in the urban renewal area. The following objectives have been identified to achieve the overall goal of the Airport Commerce Park South Urban Renewal Plan:

1. Improvement of Fleur Drive south of Army Post Road. Fleur Drive within the project area should ultimately be a divided four-lane major arterial street with curbs, storm sewers, and sidewalks/bike paths on both sides. As in interim measure, two lanes of the final four-lane configuration should be constructed immediately.
2. Installation of public infrastructure. The entire project area west of Fleur Drive 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.
3. 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.
4. Encourage and facilitate quality medium- to large-scale commercial and light industrial development within the project area.