

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 96-508
DECEMBER 2, 1996 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE SIXTH AVENUE URBAN RENEWAL AREA	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JAMES GRANT COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS —

On the December 2, 1996, agenda there is a roll call relating to the First Amendment of the Urban Renewal Plan for the Sixth Avenue Urban Renewal Area. This amendment proposes additional acquisition parcels than were originally approved when the Urban Renewal Plan was adopted on February 19, 1996. The addresses are 1600, 1604, 1606, 1608, 1614, and 1620 - 6th Avenue.

The purpose of these acquisitions is to prevent further deterioration along the 6th Avenue corridor by rehabilitating sound structures and demolishing those which are unsound. The purpose is also to remove non-conforming uses and redevelop the site with uses in accordance with the parcels' C-1 Zoning.

The *Sixth Avenue Revitalization Plan* calls for the redevelopment of the corner of 6th Avenue and College Avenue for use as a commercial/retail node based largely on *international* business, building off of the existing Asian businesses located along that section of 6th Avenue.

FISCAL IMPACT —

CDBG funds, in the amount of \$250,000, have been designated for use on this project. These will be used as follows:

Engineering, Real Estate Fees, etc.	\$ 43,250
Acquisition of Property	131,750
Relocation	25,000
Demolition	50,000

Tax Increment Financing is not being implemented at this time.

RECOMMENDATION —

Acceptance and approval of resolution closing hearing on the proposed First Amendment to the Urban Renewal Plan for the Sixth Avenue Urban Renewal Area, and adoption of the same.

BACKGROUND —

The proposed acquisition parcels are located within the boundaries of the Sixth Avenue Urban Renewal Area which was approved by the City Council on February 19, 1996, by Roll Call No. 96-653. The Sixth Avenue Urban Renewal Plan and this proposed amendment are mechanisms for implementing the goals and objectives identified in the *Sixth Avenue Revitalization Plan*, which was adopted by the City Council on May 16, 1994, by Roll Call No. 94-1868.

The Sixth Avenue Urban Renewal Plan also incorporated the goals of the River Bend Neighborhood Plan adopted by the City Council on March 16, 1992, by Roll Call No. 92-892, and the North Park Neighborhood Plan adopted by the City Council on April 22, 1991, by Roll Call No. 91-1696.

Support for the Amendment:

The First Amendment to the Sixth Avenue Urban Renewal Plan has been recommended for approval by the following on the dates stated (see attached letters of support).

River Bend Association	October 7, 1996
Des Moines Action Board	October 8, 1996
Neighborhood Advisory Board	October 16, 1996
Plan and Zoning Commission	November 21, 1996
Urban Renewal Board	November 26, 1996

Attachments



Serving 2nd Avenue to 9th Street, University to the Des Moines River

November 20, 1996

Des Moines City Council
400 E. First St.
Des Moines, IA 50309

Dear Mayor and Council Members:

The River Bend Board of Directors supports the proposed Urban Renewal Plan amendment. The plan for acquisition and rehabilitation of the properties at Sixth & College is vital to the redevelopment of Sixth Avenue and the River Bend Neighborhood. The proposed amendment also supports other development in the area. Examples are the Main Apartments rehabilitation, by Anawim Housing and AmerUs Properties, at 1635 Sixth Avenue and the new offices of the Neighborhood Finance Corporation at 1912 Sixth Avenue.

The River Bend Association would appreciate your support of this proposed amendment. If you have any questions, please contact me at your convenience. My daytime phone number is 515-965-2337 and evenings at 515-284-0479.

Sincerely,



David Elwell
President

cc: Planning & Zoning Commission
Urban Renewal Board

DES MOINES ACTION BOARD

TO: The Honorable Mayor and
Members of the City Council

FROM: Skip Moore, Chair
Des Moines Action Board

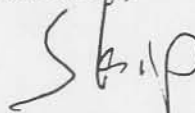
DATE: November 20, 1996

RE: Sixth and College Redevelopment Project

At our meeting of October 8, 1996, the Des Moines Action Board approved a motion to recommend to the City Council that the proposed Sixth Avenue Redevelopment Project be approved.

If you have any questions or need further information, please let us know.

Sincerely,



Skip Moore, Chair
Des Moines Action Board

cc: Plan and Zoning Commission
Urban Renewal Board

NEIGHBORHOOD ADVISORY BOARD

TO: The Honorable Mayor and
Members of the City Council

FROM: Nadine Hogate, Chair
Neighborhood Advisory Board

DATE: November 20, 1996

RE: Sixth and College Redevelopment Project

At our meeting of October 16, 1996, the Neighborhood Advisory Board approved a motion to recommend to the City Council that the proposed Sixth Avenue Redevelopment Project be approved.

If you have any questions or need further information, please let us know.

Sincerely,



Nadine Hogate, Chair
Neighborhood Advisory Board

cc: Plan and Zoning Commission
Urban Renewal Board