

OFFICE OF THE CITY MANAGER  
DES MOINES, IOWA

ITEM 106

CITY COUNCIL COMMUNICATION 97-167  
APRIL 7, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
RIVERPOINT CAPITOL-CENTER URBAN RENEWAL AREA	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JAMES GRANT COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS —

On the April 7, 1997, Council agenda are several roll calls relating to the Riverpoint Capitol-Center Urban Renewal Area:

Revision of Fourth Amendment

At the March 3, 1997, meeting when the Council set the date of public hearing on the Fourth Amendment, the proposed amendment text expanded the urban renewal area boundaries to include land located south of the Raccoon River and north of Thomas Beck Road between SW 7th Street to Fleur Drive (primarily Gray's Lake Park and the railroad trackage area). A major reason for adding this area was the deteriorating condition of the Gray's Lake Holiday Inn and difficulty in determining ownership of the property which stymied redevelopment.

Since that time, the Weitz Corporation has announced that it has resolved the various legal issues related to the property title and has negotiated an agreement with Argosy Gaming Company to acquire the property. Weitz also indicated its intention to demolish the structures. With the potential resolution of a major component of the proposed urban renewal activities, the addition of the Gray's Lake Area to the Riverpoint Capitol-Center Urban Renewal area has been withdrawn at this time.

Roll Call to Approve Fourth Amendment

The Fourth Amendment designates the City block located between 6th Avenue and 7th Street from Center to Crocker Streets as an acquisition parcel for the proposed Des Moines Intermodal Transportation Facility (Park and Ride) which will have an attached parking garage with 1,500-1,800 spaces and a day care facility. The Amendment provides that this site and its proposed uses are eligible for tax increment assistance as may be approved by the City Council. The Amendment also incorporates the First, Second, and Third Amendments into one plan document.

Roll Call to Approve Amendment to Land Use Plan

The Plan and Zoning Commission will act on an amendment to the Land Use Plan at its April 3, 1997, meeting. The proposed changes will bring the Land Use Plan and the Riverpoint Capitol-Center Urban Renewal Plan into conformance.

Roll Call to Receive and File Design Comments and Recommendations on the Des Moines Intermodal Transportation Facility (Park and Ride)

The Architectural Advisory Committee, at its March 11, 1997, meeting, and the Plan & Zoning Commission, at its April 3, 1997, meeting, reviewed the proposed site layout and design of the proposed Park and Ride Facility.

**FISCAL IMPACT —**

The Fourth Amendment provides that a number of activities, detailed in the urban renewal plan, are eligible for tax increment revenues from the Riverpoint Capitol-Center Urban Renewal Area. Tax increment revenues may be used for a portion of the capital cost associated with the Park and Ride Facility. The Park and Ride Project will be funded by Federal grants totaling about \$15.2 million, and local matching funds of about \$8 million. Elsewhere on the Council agenda is a resolution approving a 28E Intergovernmental Agreement with Polk County which provides financing for the local match.

**RECOMMENDATION —**

Approval of:

1. The revised Fourth Amendment which designates the Park and Ride Facility for acquisition and as a public improvement (and does not include the addition of the Gray's Lake area); and
2. The amendment to the City's Comprehensive Land Use Plan.

**BACKGROUND —**

Review of Amendment

The revised Fourth Amendment was reviewed by several City boards and commissions since the March 3, 1997, City Council meeting when the date of the public hearing was set.

*Urban Renewal Board*

The Board reviewed the revised amendment at its April 1, 1997, meeting and recommended approval. The Board requested that it be kept apprised of the proposed Park and Recreation Department marketing and master plan study for the Gray's Lake Area.

*Plan & Zoning Commission*

The Commission will review the revised amendment for conformance with the City's Comprehensive Land Use Plan at its April 3, 1997, meeting and forward its comments to the Council by a separate communication. The Commission will also review the Architectural Advisory Committee's recommendation on the Park and Ride Facility plans and will forward its comments on this item by separate communication.

Intermodal Transportation Facility (Park and Ride)

This project is identified as a key component to retaining and expanding downtown businesses in the adopted *destination Downtown Plan*. The project feasibility study was completed in 1994, and the City was awarded a \$739,840 grant from the U.S. Department of Transportation for design work in 1996.

The project, estimated to cost about \$22-23 million, involves the construction of a shuttle station, a 1,570-1,800-space parking garage, a bus transit station, and a child care center of about 8,000 square feet. Bids for the project will be requested in the next several months.

*Architectural Advisory Committee*

The Committee reviewed the design plans for the Intermodal Facility at its March 11, 1997, meeting. The Committee found the project achieves its purposes as a downtown transportation facility and offers a positive visual statement to the downtown.