

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-096

SYNOPSIS -

AGENDA:

MARCH 20, 2000

On the March 20, 2000, City Council agenda are various roll calls relating to adoption of the proposed Metro Center Urban Renewal Plan.

SUBJECT:

METRO CENTER
URBAN RENEWAL
PLAN

Downtown Des Moines currently has two major urban renewal areas: Capitol Center and Riverpoint Capitol Center. The proposed Metro Center Urban Renewal Plan creates a single downtown urban renewal area by combining these two existing areas. The new plan provides consistent development standards and requirements for all downtown urban renewal projects. It also encourages comprehensive downtown planning and implementation.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

In addition to combining the two downtown urban renewal areas into one area, the Metro Center Plan also provides for:

Designation of property for acquisition and disposition for the proposed Nationwide/Allied Gateway Campus project.

SUBMITTED BY:

RICHARD A.
CLARK,
DEPUTY CITY
MANAGER

Updates the Tax Increment Funding (TIF) report to reflect the combined areas and the proposed TIF expenditures and revenues related to the proposed Nationwide/Allied Gateway Campus project.

Termination of the urban renewal plan and its controls in 2030.

FISCAL IMPACT -

The Metro Center Urban Renewal Plan combines the existing TIF revenues and expenditures from the Riverpoint Capitol Center and Capitol Center Urban Renewal areas. In addition, it

reflects the estimated net property tax revenue and expenditures for the proposed Nationwide/Allied project and the extension of the TIF to 2030, when the Metro Center Urban Renewal Plan will expire.

RECOMMENDATION -

Approval.

BACKGROUND -

The City has adopted various downtown urban renewal plans - River Hills, Capitol Center, Capitol Center II, Riverpoint, and Riverpoint Capitol Center - to assist development and redevelopment.

The two plans currently in place at this time are the Capitol Center and Riverpoint Capitol Center. These plans have been adopted at different times and reflect changing ideas about development and appropriate redevelopment controls.

The Court Avenue Entertainment Center project is located in both areas. While there are no benefits from being in both areas, there is increased work to amend both urban renewal plans for the project and to assure the development contract and other documents reference both plans. This problem - a project that straddles both urban renewal areas- will continue as revitalization of the south-of-Court Avenue area progresses.

It is now appropriate to unify the City's approach to downtown development with a single plan. It will also allow the City to co-ordinate large public projects, such as the Martin Luther King, Jr. (MLK) Parkway and the riverfront, that currently are in two urban renewal areas.

The Metro Center Urban Renewal Plan consolidates the two existing urban renewal areas and does not add any new areas. The new Metro Center Urban Renewal Plan will allow the City to undertake projects more quickly and more efficiently.

Lastly, the proposed Nationwide/Allied Gateway Campus project will be the first major project in this new Metro Center area. The urban renewal plan maps will show properties for acquisition and disposition for the Nationwide/ Allied Gateway

Campus project. In addition, the tax increment report has been updated for the consolidation of the two current urban renewal areas and for the proposed revenues and expenditures for the Nationwide/Allied project. It is necessary to extend the urban renewal plan and its controls, including the tax increment component, to 2030 to assure compliance with the proposed development agreement between the City and Nationwide/Allied.

The TIF consultation, as required by state law, was held on March 2, 2000. Representatives from Polk County, the Des Moines Independent School District and the Des Moines Coordinating Council (DMCC) were invited; there were no attendees. No written communication has been received as follow-up to this meeting.





