



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

00-213

SYNOPSIS -

AGENDA:

MAY 15, 2000

On the May 15, 2000, City Council agenda is the proposed 13th Amendment to the Omnibus Urban Renewal Plan Amendment (an Original Urban Renewal Plan for the Logan Prime Service Area), an Urban Renewal Project for the Capitol East Neighborhood Project Area. This amendment adds acquisition and disposition parcels to the Capitol East Urban Renewal Plan.

SUBJECT:

13TH AMENDMENT-
CAPITOL EAST
URBAN RENEWAL
PLAN

FISCAL IMPACT -

Funding has been secured through the 1999 and 2000 Neighborhood Redevelopment Program for the purchase of 1525-1533 East Walnut and 262 East 16th Street. The total estimated acquisition costs for these parcels is \$458,215. The balance of properties will be purchased through future Community Development Block Grant (CDBG) allocations.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

SUBMITTED BY:

Approval.

RICHARD A. CLARK
DEPUTY CITY
MANAGER

BACKGROUND -

The properties, identified for acquisition and disposition in the Capitol East Neighborhood, are located on the block between East 15th-East 16th Streets from East Walnut Street to Dean Avenue. The acquisition, disposition, and redevelopment of the property by the City will stabilize the neighborhood and support the Des Moines Public School District's investment in the neighborhood. Once acquired, these properties will be redeveloped for residential use.

It is the intent of the Neighborhood Development Division of the Community Development Department to begin acquisition

of the properties on the south side of East Walnut Street on the east end of the block, starting with the East Walnut Street Bar at the corner of East 16th and East Walnut Streets. If negotiated settlements are not possible, the City will use its condemnation powers to acquire the properties. As funding permits, additional properties adjacent on East 16th Street and East Walnut Street will be acquired. Acquisition of Dean Avenue properties are the lowest priority and will probably be dependent on additional funding.

The 13th Amendment to the Capitol East Urban Renewal Plan creates new acquisition parcels and a single block-size disposition parcel which may be subdivided for redevelopment. The acquisition properties, shown as Parcel 9, will be added to Maps G-1 and G-7 and incorporated into the urban renewal plan. Disposition Parcel No. 6 is shown on Map H that is also part of the Capitol East Urban Renewal Plan.

At their April 4, 2000 meeting, the Urban Renewal Board recommended approval of this amendment with the condition that all future development comply with the minimum development requirements as outlined in the Urban Renewal Plan.

The Capitol East Neighborhood Association reviewed the amendment at their April 12 meeting. The neighbors approved of the City's plan to acquire those properties located on the block situated between East 15th and East 16th and East Walnut and Dean Avenue. This approval was given with the understanding that the neighborhood association reserves the right of final approval/refusal of any proposed future use of the properties.

The Plan and Zoning Commission reviewed the amendment at their May 4, 2000, meeting and found the proposed urban renewal plan amendment to be in conformance with the Des Moines 2000 Land Use Plan, subject to the development of no more than 26 residential units on the property proposed for acquisition/disposition.