

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

02-066

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

AGENDA:

FEBRUARY 4, 2002

SUBJECT:

ACCENT URBAN
RENEWAL PLAN -
1ST AMENDMENT
AND REQUEST TO
RENAME 7TH
WARD DITCH

SYNOPSIS -

On the February 4th Council meeting is a roll call to open the public hearing on the First Amendment to the ACCENT Neighborhood Urban Renewal Plan to incorporate the East 30th Street corridor from East University Avenue to Dean Avenue. This new area, about 15 acres in size including the rights-of-way, generally follows the C-2 zoning district boundary that is 200-300 feet west of East 30th Street. The purpose of First Amendment is to allow the City the flexibility to use its urban renewal authority to assist in development activities in this area.

Also on the February 4th agenda is the first of three readings of the ordinance to add the East 30th Street corridor area to the ACCENT tax increment district.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

Lastly, the neighborhood groups, Leetown Revitalization Committee, the Plan and Zoning Commission and the Urban Renewal Board, have requested the 7th Ward Ditch and its related projects be renamed to the Leetown Creekway, Leetown Creek Detention Basin, etc., to reflect the improvements being made by the City.

SUBMITTED BY:

RICHARD CLARK
DEPUTY CITY
MANAGER

FISCAL IMPACT -

This action does not entail the expenditure of City funds. Any expenditure of Tax Increment Financing (TIF) dollars from the ACCENT TIF will require approval by Council of the appropriate development agreement.

RECOMMENDATION -

• **Approval of First Amendment and addition of the area to tax increment district.**

• **Rename the 7th Ward Ditch and its related projects as the Leetown Creekway, Leetown Creek Basin, etc.**

BACKGROUND -

At its December 3, 2001 Council meeting, the Lee Town Revitalization Partnership (LTRP) requested the expansion of the ACCENT Urban Renewal Area to include the East 30th Street corridor. Council directed staff to undertake the necessary actions to add this area to the existing urban renewal area.

The Lee Town group stated the East 30th Street corridor has great potential for commercial growth due to the upgrading of facilities undertaken by the Iowa State Fair, directly across the street, as well as serving as the gateway to the proposed Agrimergent Technology Park.

- Over \$48 million has been spent to improve the fairground facilities including the \$12 million upgrading of the Varied Industries Building to a year-round events building and \$13 million to modernize the Grandstand. The Varied Industries Building has become a very popular location for local and regional events with almost all of its weekends booked till the end of 2002.
- The proposed Des Moines Agrimergent Business Park, located south of this area within the Des Moines Agribusiness Zone, is projected to increase the local tax base from \$10 million to \$250 million and create 7,000 jobs in the next 15 years.

The First Amendment to the ACCENT Neighborhood Urban Renewal Plan gives the City the ability to assist in the redevelopment of this key corridor. The Lee Town group is actively working with the non-profit Neighborhood Development Corporation to identify potential projects.

First Amendment

The specific urban renewal plan changes made to incorporate the East 30th Street Corridor into the ACCENT Neighborhood Urban Renewal Plan are:

- A. Revision of all maps to include the addition of the new area;
- B. A number of text changes to update the report from its 1996 adoption date, current conditions and projects undertaken such as the paving and repair of streets and extensive housing assistance programs funded through the Neighborhood Finance Corporation in the City-designated ACCENT neighborhood area; and

C. The financial condition report is updated to reflect the addition of the East 30th Street corridor.

In addition, the report provides a summary of current conditions within the area to be added. It shows this area meets the Code of Iowa requirements of blight by having significant poor building conditions, a large number of vacant properties, a diversity of property ownership that precludes development on parcels having sufficient size to meet current zoning and building requirements and a large number of under-utilized tax parcels.

Other Review

The expanded urban renewal area encompasses portions of the ACCENT, Fairground and Fairmont Park Neighborhoods as well as a small area not in any neighborhood association. At a general area meeting on January 16th, a presentation was made on the First Amendment; the representatives from these neighborhood organizations who were present supported the new area addition to the urban renewal area.

No comments have been received as of January 23rd from the City's TIF consultation partners (the Des Moines School District, Polk County and DMACC).

The Plan and Zoning Commission (January 17th meeting) and the Urban Renewal Board (January 22nd meeting) have recommended approval of the First Amendment.
