

**CITY COUNCIL  
COMMUNICATION:**

**03-104**

**AGENDA:**

MARCH 10, 2003

**SUBJECT:**

REQUEST FOR  
PROPOSALS FOR  
EAST WALNUT  
STREET  
RESIDENTIAL  
REDEVELOPMENT  
PROJECT

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**SUBMITTED BY:**

JAMES GRANT  
COMMUNITY  
DEVELOPMENT  
DIRECTOR

**ITEM** \_\_\_\_\_

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

**SYNOPSIS —**

On the March 10, 2003, Council agenda is a roll call to grant authorization to proceed with the East Walnut Street Residential Redevelopment Project, and issue a Request for Proposals (RFP) for a developer to construct ten infill homes on City-owned property.

**FISCAL IMPACT —**

Authorization to proceed with the project and to issue the RFP will have no fiscal impact. When a developer is selected, the City will transfer the property to the developer for fair market value. The City will use approximately \$160,000 in Community Development Block Grant (CDBG) funds for site improvements and will provide \$220,000 in Home Investment Partnership (HOME) funds as a subsidy to the end purchasers.

**RECOMMENDATION —**

**Approval of the resolution authorizing the East Walnut Street Residential Redevelopment Project to proceed and to issue the RFP.**

**BACKGROUND —**

On November 15, 1999, by Roll Call No. 99-3527, the City Council approved the 2000 U.S. Housing and Urban Development (HUD) Consolidated Plan, which included the allocation of \$689,232.14 to the Capitol East Residential Redevelopment Project (now the East Walnut Street Residential Redevelopment Project). During 2000 and 2001, the City acquired the following properties using Urban Renewal:

262 East 16<sup>th</sup> Street  
1522 Dean Avenue  
1525 East Walnut Street  
1531 East Walnut Street  
1533 East Walnut Street  
1541 East Walnut Street  
1543 East Walnut Street  
1551 East Walnut Street  
1553 East Walnut Street

Acquisition, relocation, demolition, and staff costs attributed to the above properties totaled approximately \$520,000. The Capitol East Urban Renewal Plan expired on January 1, 2003, so the property is now being disposed of as

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excess City property and is not bound by Urban Renewal disposition requirements.

Upon acquisition of the above properties, the Community Development Department worked with the Capitol East Neighborhood Association to develop a vision for the redevelopment of the area. Through funding provided by the Annie E. Casey Foundation, RDG Crose Gardner Shukert was hired to develop a concept plan for the area. A series of three visioning meetings was held from November 2001 to February 2002. The final concept included eight bi-attached single-family owner-occupied units and two detached single-family owner-occupied housing units. The possibility of including a childcare facility on the site was also considered, but it was determined to be infeasible.

Community Development staff has been working to develop an RFP that will generate a very high quality yet affordable development. Because of the prominent location of the project (directly across the street from the new Capitol View Elementary School) and because of the significant investment of federal funds in the project, it was felt that the project should reflect those high standards.

