

**CITY COUNCIL  
COMMUNICATION:**

**03-350**

**AGENDA:**

JULY 28, 2003

**SUBJECT:**

7<sup>TH</sup> AMENDMENT—  
METRO CENTER  
URBAN RENEWAL  
PLAN

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**SUBMITTED BY:**

RICHARD CLARK  
DEPUTY CITY  
MANAGER

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

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

**SYNOPSIS —**

On the July 28, 2003 Council agenda is a roll call to open and close the public hearing on the 7<sup>th</sup> amendment to the Metro Center Urban Renewal Plan. The Metro Center Urban Renewal Plan encompasses the downtown core and surrounding areas.

**FISCAL IMPACT —**

This amendment allows the City to use tax increment Financing (TIF) funds for the following projects, subject to the Council's approval of the individual projects:

- Polk County Events Center as per the 28E Agreement with Polk County;
- Gateway Proper acquisition, public improvements, and related activities;
- General activities for Gateway East and West; and
- Acquisition and disposition of property as shown on the urban renewal plan maps.

**RECOMMENDATION —**

**Approval.**

**BACKGROUND —**

*Review*

Urban Design Review Board: recommended approval of the revised plans at its July 15, 2003 meeting.

Plan and Zoning Commission: recommended approval of the amendment, except for the adoption of the Western Gateway diagram for development between 12<sup>th</sup> – 15<sup>th</sup> Streets, at its July 17, 2003 meeting. The Commission has indicated its concerns by separate communication to the Council.

TIF consultation with Polk County, Des Moines Community College, and the Des Moines School District: no written or oral comment has

been received as of July 23, 2003. The required meeting was held on July 2, 2003.

*Components of the 7<sup>th</sup> Amendment/Metro Urban Renewal Plan*

The 7<sup>th</sup> Amendment, in addition to its text revisions incorporating previous amendments, also contains the following as changes:

- Appendix A incorporates the Western Gateway Proper Schematic Diagram (adopted by Council at its May 19, 2003 meeting).
- Appendix B (new) incorporates the design guidelines for the Eastern Gateway (adopted by Council at its May 19, 2003 meeting).
- Maps:
  - Map 2: Existing Zoning shows current zoning in the urban renewal area.
  - Map 4: Acquisition shows two new acquisition parcels on the south side of the 400 block of East Grand Avenue; one site is the former Thai Grocery Store and the other is a short-term public parking lot. These properties are part of the “Study Block” which is a project to create new development on the block located between East 4<sup>th</sup> – East 5<sup>th</sup> Streets from East Locust Street to East Grand Avenue. Both properties are non-condemnation purchases.
  - Map 5: Disposition Parcels shows the acquisition properties combined to become a disposition parcel of about 31,700 square feet (240’ x 132’).

The Eastern Gateway plan (<http://www.dmgateway.com/studies.htm>) envisions development on the East Grand Avenue portion of this property as structured parking to support other redevelopment projects within the block as well as on adjacent properties; the structure would include retail businesses on the ground floor facing East Grand Avenue and have multi-family residential units above the garage.

- Map 7: Public Improvements removes the parking lot north of the proposed Science Center of Iowa as a “public” facility.
- Map 8: Neighborhoods deletes Capitol View South because it is no longer recognized (by Council in May 2003) and adds the Downtown Des Moines neighborhood.

