



Council Communication

Office of the City Manager

Date

September 10, 2007

Agenda Item No. 60

Roll Call No. 07-

Communication No. 07-543

Submitted by: Richard A. Clark, City Manager

AGENDA HEADING:

Resolution Closing Hearing on and Approving the Nineteenth Amendment to the Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area.

SYNOPSIS:

Resolution closing hearing on and approving the Nineteenth Amendment to the Restated Urban Revitalization Plan for the City-wide Urban Revitalization Area. The purpose of the amendment is to expand the Model Cities South Urban Revitalization sub-area, wherein qualifying improvements to property assessed as commercial or industrial property may receive tax abatement, to include the adjoining parcel located between 7th and 9th Streets from Park to Center Streets.

At the August 20th City Council meeting, Council set September 10, 2007, as the date of public hearing on the proposed addition of the two block area. It also referred the item to the Plan and Zoning Commission for review and recommendation at its meeting on September 6, 2007.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

This amendment proposes to add a two block area between 7th and 9th Streets from Park to Center Streets to the Model Cities South Urban Revitalization Area; qualified commercial projects in the area could then apply for tax abatement.

Currently, the Principal Financial Group (J. Barry Griswell, Chairman and CEO, 711 High Street, Des Moines, IA 50392-0350) intends to expand its workforce by 1,500 net new employees over the next five years. As part of this expansion, Principal will construct a new 1,800-space employee parking ramp at 707 8th Street. The ramp is estimated at \$27.6 million. Construction is anticipated to start in September 2007, with the west half completed by August 2008 and the east half by March 2009.

Principal also will build a childcare center to accommodate 180 children at 801 Park Street. This facility will be the first building in the downtown to be designated LEED-certified based on the U.S. Green Building Council's rating system. The total cost of the childcare center is about \$7-\$7.5 million. The project is expected to be completed in mid 2008.

If expansion of the area is approved, the Principal projects described above would be eligible to apply for tax abatement.

PREVIOUS COUNCIL ACTION(S):

Date: August 20, 2007

Roll Call Number: 07-1600

Action: [On](#) 19th Amendment to the Restated Urban Revitalization Plan for City-wide Urban Revitalization Area to expand the Model Cities South Urban Revitalization sub-area to include adjoining parcel between Center and Park Streets, extending east to 7th Street, (9-10-07). ([Council Communication No. 07-520](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

Date: August 7, 2006

Roll Call Number: 06-1600

Action: On Eighteenth Amendment to the Restated Urban Revitalization Plan for the City-Wide Urban Revitalization Area for development and redevelopment of E. 14th and Broadway Business Park located west of E. 14th Street, south of Interstate 35/80 and east of NE 7th Street. Moved by Mahaffey to adopt. Motion Carried 6-1.

Date: February 28, 2005

Roll Call Number: 05-478

Action: Recommendation on proposed 2005-1 Omnibus Amendment to the City's Urban Revitalization Plans, extending the duration of all the plans for 3 years and removing 101 and 107 3rd St. from list of significant structures in Design Guidelines for the Court Avenue Historic Area. Moved by Kiernan to adopt. Motion Carried 6-1. Absent: Vlassis.

BOARD/COMMISSION ACTION(S):

Date: September 6, 2007.

Roll Call Number: N/A.

Action: The Plan and Zoning Commission is scheduled to review and make a recommendation regarding the conformity of the proposed 19th Amendment to the Restated Urban Revitalization Plan for the City-wide Urban Revitalization Areas to the Des Moines' 2020 Community Character Plan. The Commission's recommendation will be forwarded to the City Council at the September 10, 2007 public hearing.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE