



Council Communication

Office of the City Manager

Date

July 28, 2008

Agenda Item No. 55

Roll Call No. 08-

Communication No. 08-460

Submitted by: Richard A. Clark, City Manager

AGENDA HEADING:

Resolution authorizing the City Manager to work in cooperation with Polk County and Neighborhood Development Corporation to research potential redevelopment of property located at 4315 SE 14th Street.

SYNOPSIS:

Councilman Brian Meyer has worked actively for the past few months with the Coalition of South Side Neighborhoods (CSSNA) and other neighborhood stakeholders to identify projects to strengthen the economic vitality and enhance the image of their neighborhood, specifically commercial corridors such as SE 14th Street. A review of the City Manager's recommendations regarding this revitalization effort was presented to the City Council in a December 12, 2007 letter. Mobile home park redevelopment was specifically identified as a priority for this area.

The current owner of the mobile home park at 4315 SE 14th Street has expressed a willingness to sell the property. The City Manager recommends that the City of Des Moines work jointly with Polk County and Neighborhood Development Corporation (NDC) to research the property's development potential. Relocation of the existing mobile home park residents is a top priority and must be adequately addressed for redevelopment to move forward. If it is determined that a development opportunity exists, formal action will be necessary by the City Council, NDC Board of Directors, and Polk County Board of Supervisors.

FISCAL IMPACT: UNKNOWN

Amount: To be determined.

Funding Source: To be determined.

ADDITIONAL INFORMATION:

4315 SE 14th Street is a 2.6 acre rectangle on the east side of SE 14th between E. Watrous and E. McKinley Avenues. The land is assessed for tax purposes at \$212,500 and the improvements at \$11,000. An appraisal will be conducted to determine the property's fair market value. The site is currently occupied by residents living in approximately 30 mobile homes. During the due diligence process, the City, County, and NDC will need to gain a thorough understanding of the nature of the lot leases, number of residents impacted, and alternate housing options available.

NDC will lend their development expertise to assessing what redevelopment opportunities may exist. The site is currently a mix of C2 and R1-70 zoning. Surrounding uses include, auto repair, highway oriented commercial uses, and a new carwash immediately next door.

Redevelopment of the mobile home park (which is across the street from the South Park neighborhood boundary) is consistent with the South Park Neighborhood Plan, which will be considered by the Council on August 11th.

PREVIOUS COUNCIL ACTION(S):

Date: July 9, 2007

Roll Call Number: 07-1320

Action: Receive, file and refer to the City Manager a letter from the SE 14th Street Steering Committee regarding priorities and actions for revitalizing the SE 14th Street Corridor. Moved by Meyer to approve and to refer to the City Manager for action, as appropriate. Motion Carried 7-0.

Date: May 7, 2007

Roll Call Number: 07-917

Action: Receive and file Des Moines Southside Revitalization Plan (March 2006) and communication from South Side Revitalization Partnership regarding implementation strategy priorities. (Council Communication No. 07-278) Moved by Meyer to approve and to refer to the City Manager for action, as appropriate. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: N/A

Roll Call Number: N/A

Action: N/A

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Approval of any City financial participation contingent upon a resident relocation plan and redevelopment strategy
- Possible rezoning

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