


## COUNCIL COMMUNICATION

	Number:	<b>21-531</b>	Meeting:	<b>December 6, 2021</b>
	Agenda Item:	<b>53</b>	Roll Call:	<b>21-1844</b>
	Submitted by:	<b>Erin Olson-Douglas, Development Services Department Director</b>		

### AGENDA HEADING:

Public hearing for the Douglas Avenue Urban Renewal Plan and approval of same.

### SYNOPSIS:

This action opens and closes the public hearing on the proposed Douglas Avenue Urban Renewal Plan. The purpose of the Douglas Avenue Urban Renewal Plan is to encourage the removal of and redevelopment of blighted, obsolete, and underutilized property within the Urban Renewal Area, to facilitate the development and re-development of commercial, mixed use and residential uses, to create and retain jobs in the City of Des Moines, to provide a diversity of housing options, and to activate new economic investment leading to increased taxable valuation. This Urban Renewal Area consists of approximately 105-acres and is generally located at the intersection of Douglas Avenue and Martin Luther King Jr Parkway.

### FISCAL IMPACT:

There is no direct fiscal impact associated with the approval of this plan. The activities and projects that may be assisted by this Urban Renewal Plan and tax increment revenues are addressed in the plan text and are subject to separate Council action.

### ADDITIONAL INFORMATION:

- The area extends to the west on Douglas Avenue to Lower Beaver Road and to the east along Euclid Avenue to the Des Moines River. It extends north and south along Martin Luther King Jr Parkway from Urbandale Avenue to Lynner Drive.
- The Plan Area includes properties with direct frontage on Douglas Avenue, Martin Luther King Jr Parkway, and Euclid Avenue and incorporates elements of two (2) Recognized Neighborhood Associations (Lower Beaver and Prospect Park).
- A determination of slum and blight has been demonstrated by a combination of over half of the taxable parcels in the proposed urban renewal area having an assessed land value greater than the assessed building value, persistent disinvestment, and vacant buildings.
- As required by Iowa Law, a consultation meeting (in-person and virtual) with the taxing entities was held on November 9, 2021. There were no in-person attendees present and one (1) virtual attendee (Polk County) and no written objections were received on the Douglas Avenue Urban Renewal Plan.

- The proposed Douglas Avenue Urban Renewal plan area was presented at a joint neighborhood meeting with the Lower Beaver and Prospect Park neighborhood associations on August 16, 2021.

### Douglas Avenue Urban Renewal Plan



Map 1 - Boundary of Urban Renewal Area

 Douglas Avenue URA

Map prepared by:  
Development Services Department  
City of Des Moines  
Date: 10/5/2021

**PREVIOUS COUNCIL ACTION(S):**

Date: October 18, 2021

Roll Call Number: [21-1557](#)

Action: [On](#) the proposed Douglas Avenue Urban Renewal Area, (12-6-21). ([Council Communication No. 21-460](#)) Moved by Boesen to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Urban Design Review Board

Date: October 19, 2021

Resolution Number: N/A

Action: Motion to recommend approval of the plan as presented by Hanley. Seconded by Weisenbach. Motion carried. Yes = 7, No = 0, Abstain = 0, Absent = 3.

Board: Plan and Zoning Commission

Date: November 4, 2021

Resolution Number: N/A

Action: Francis Boggus made a motion that the Commission find the proposed Douglas Avenue Urban Renewal Plan in conformance with the PlanDSM: Creating Our Tomorrow Plan. Motion passed: 12-1.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).