


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-159	Meeting:	March 27, 2023
	Agenda Item:	65 & 64	Roll Call:	23-441
	Submitted by:	Matthew A. Anderson, Deputy City Manager		

AGENDA HEADING:

Public hearing on the proposed amendment to the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Public/Semi-Public to Downtown Mixed Use for the area bound by Pennsylvania Avenue on the west, Des Moines Street on the south, East 9th Street on the east, and the freeway (I-235) on the north, and on the proposed Upper East Village Urban Renewal Plan and approving same.

SYNOPSIS:

This roll call opens and closes the public hearing on the proposed amendment to the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use classification from Public/Semi-Public to Downtown Mixed Use for the area bound by Pennsylvania Avenue on the west, Des Moines Street on the south, East 9th Street on the east, and the freeway (I-235) on the north, and on the proposed Upper East Village Urban Renewal Plan. The Upper East Village Urban Renewal Plan proposal was presented at a neighborhood meeting on February 20, 2023. The required taxing entities consultation meeting was also held on February 15, 2023, and no comments from taxing entities have been received.

FISCAL IMPACT:

Amount: 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.

Funding Source: N/A

ADDITIONAL INFORMATION:

- The purpose of the Upper East Village Urban Renewal Plan is to encourage and assist with the removal and redevelopment of blighted, obsolete, and underutilized properties within the urban renewal area for medium to high-density housing and, under certain circumstances, mixed-use development with medium to high density housing. The plan consists of 42 parcels.

- There is one (1) project associated with the proposed urban renewal plan - HOA Development LLC – 603 E 6th Street:
 - New construction of a 7-story building with 186 units, and approximately 150 enclosed parking stalls on the sub-level in accordance with the preliminary terms of an Urban Renewal Development Agreement with HOA Development LLC, presented to the City Council on March 6, 2023. The financial terms provide for an economic development grant capped at a net present value of \$4,500,000 to be paid with \$50,000 non-project generated tax increment in project year 8, 95% the project generated tax increment from the building valuations, exclusive of land in years nine (9) -15 and 90% in years 16-20, commencing in the fiscal year when taxes are first due and payable on the completed improvements.

PREVIOUS COUNCIL ACTION(S):

Date: February 6, 2023

Roll Call Number: [23-0160](#)

Action: [On](#) the proposed Urban Renewal Plan for the Upper East Village Urban Renewal Area, (3- 6-23). ([Council Communication No. 23-069](#)) Moved by Gatto to adopt. Second by Boesen. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan & Zoning Commission

Date: February 16, 2023

Resolution Number: N/A

Action: The Commission finds the proposed Upper East Village Urban Renewal Plan in conformance with the PlanDSM: Creating Our Tomorrow Comprehensive Plan, with the recommendation that language be changed to prioritize other forms of transportation other than personal motor vehicles. THE VOTE: 12-0.

Board: Urban Design Review Board

Date: February 21, 2023

Resolution Number: N/A

Action: Motion to recommend approval of the plan by Ward. Seconded by Clark. Motion carried. Yes – 7, No – 0, Absent – 3, Abstain – 0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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