


# COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number: <b>25-164</b>	Meeting: <b>April 21, 2025</b>
	Agenda Item: <b>51</b>	Roll Call: <b>25-0612</b>
	Submitted by: <b>Cody Christensen, Development Services Director</b>	

## AGENDA HEADING:

Hold public hearing on the proposed 36th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area.

## SYNOPSIS:

This roll call opens and closes the public hearing on the proposed 36th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area. This Amendment updates Appendix C – Approved Economic Development and Redevelopment Activities, and Appendix D – Approved Public Improvement Projects. The required consultation meeting was held on April 3, 2025, and no comments have been received.

## FISCAL IMPACT:

There is no direct fiscal impact with the approval of the 36th Amendment. The activities and projects that may be assisted by this urban renewal plan and tax increment revenues are now listed in the plan text and are subject to separate City Council action.

## ADDITIONAL INFORMATION:

- The purpose of this 36th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area is to:
  - Approve the provision of financial assistance from tax increment revenues in the Metro Center Urban Renewal Area for the employment, job creation/retention assistance, redevelopment, renovation and/or improvement of:
    - 509 SE 6th, LLC - Construction of Foundry Lofts, a 46-unit apartment building at 509 SE 6th Street
      - 515 Walnut LLC - Construction of a 33-floor high rise apartment building containing 390 apartment units connected to the skywalk system at 515 Walnut Street
      - Lawmark LP - Renovation of the Financial Center Building at 606 Walnut Street as a mixed-use residential building containing no less than 200 housing units and amenities at 606 Walnut Street
    - Newbury Management Company and Newbury Commons Associates, L.P. – Construction of Newbury Commons, a 49-unit apartment building located at 401 SE 7th Street

- Riverview Parking, LLC - Construction of a multilevel parking structure with a minimum of 249 parking stalls at 216 East Court Avenue
- Amend and Update Appendix D – Approved Public Improvement, Street and Parking Projects to update annual funding amounts for design and construction of skywalk infrastructure for the purpose of connecting the 5th & Walnut parking structure to the skywalk system and the installation of Portland Loo restrooms to address a critical need for accessible, clean, and secure public restrooms in Downtown Des Moines, Ingersoll Improvements east of Martin Luther King Jr. Parkway, and supplemental funding for the East 8th and East Market Pump Station project.

**PREVIOUS COUNCIL ACTION(S):**

Date: March 24, 2025

Roll Call Number: [25-0442](#)

Action: [On](#) the proposed 36th Amendment to the Urban Renewal Plan for the Metro Center Urban Renewal Area, (4-21-25). ([Council Communication No. 25-129](#)) Moved by Gatto to adopt. Second by Coleman. Motion Carried 7-0.

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

Board: Urban Design Review Board

Date: April 1, 2025

Resolution Number: NA

Action: Motion by Hielkema to recommend approval of the Metro Center Urban Renewal Area 36th Amendment as presented. Seconded by Nagle. Yes – 7; No – 0; Abstain – 1; Absent – 3.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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