


## COUNCIL COMMUNICATION

	Number:	<b>25-332</b>	Meeting:	<b>September 8, 2025</b>
	Agenda Item:	<b>56</b>	Roll Call:	<b>25-1241</b>
	Submitted by:	<b>Cody Christensen, Development Services Director</b>		

### AGENDA HEADING:

Public hearing on the Riverview Urban Renewal Plan for the Riverview Urban Renewal Area.

### SYNOPSIS:

This roll call opens and closes the public hearing on the proposed Riverview Urban Renewal Plan. The required consultation meetings with representatives from Polk County, Des Moines Public Schools, Des Moines Area Community College, and Des Moines Area Regional Transit were held August 21, 2025.

### FISCAL IMPACT:

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

### ADDITIONAL INFORMATION:

- The Riverview Urban Renewal Area consists of 101 parcels, equating to approximately 59 acres, and is generally east of Riverview Park and the Des Moines River, extending to 2nd Avenue south of Corning Avenue and north of Sheridan Avenue and also extending north to Ovid Avenue along the 6th Avenue corridor.
- The purpose of the Riverview Urban Renewal Plan (this “Plan”) is to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties 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 increase the overall tax base.
- This Plan is intended to guide the development and redevelopment of the Urban Renewal Area and to activate new economic investment leading to increased taxable valuation by capitalizing on the public investment and synergy at Riverview Park.



### PREVIOUS COUNCIL ACTION(S):

Date: August 4, 2025

Roll Call Number: [25-1057](#)

Action: [On](#) the proposed Urban Renewal Plan for the Riverview Urban Renewal Area, (9-8-25). ([Council Communication No. 25-299](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

### BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: August 21, 2025

Resolution Number: NA

Action: Motion to find the proposed Riverview Urban Renewal Plan in conformance with the PlanDSM Creating Our Tomorrow Plan. Motion carried. Yes = 7, No = 2, Absent = 5, Abstain = 0

Board: Urban Design Review Board

Date: August 19, 2025

Resolution Number: NA

Action: Motion to recommend approval of the Urban Renewal Plan as presented by Dierks, second by Clark. Motion carried. Yes = 7, No = 0, Absent = 4, Abstain = 0

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE**

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