COUNCIL COMMUNICATION

Number:	**26-252**	Meeting:	**July 13, 2026**
Agenda Item:	**19**	Roll Call:	**26-0829**
Submitted by:	**Carrie Kruse, Economic Development Administrator**		

AGENDA HEADING:

Set date of public hearing on the proposed 6100 Hickman Road Urban Renewal Plan.

SYNOPSIS:

This roll call sets the date of public hearing on the proposed 6100 Hickman Road Urban Renewal Plan for the August 24, 2026, City Council meeting and authorizes the required consultation meeting with representatives from Polk County, Des Moines Public Schools, Des Moines Area Community College, and Des Moines Area Regional Transit.

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 amendment and are subject to separate Council action.

ADDITIONAL INFORMATION:

- The 6100 Hickman Road Urban Renewal Area consists of 1.67 acres, and is generally south of Hickman Road, between 61st Street and 62nd Street, spanning a bit more than half of the northern part of this block.
- The purpose of the 6100 Hickman Road Urban Renewal Plan (this "Plan") is to encourage the development of medium-density and/or high-density low-and-moderate income workforce housing and further create a diversity of housing options.
- The project identified within this Plan is the construction of a multifamily townhome project that will include at least 22 residential units, located at 6100 Hickman Road. The developer is Greater Des Moines Habitat for Humanity, Inc.
- This area was previously utilized as greenhouses for a commercial enterprise. The buildings were demolished in 2022, and the lot has been vacant since demolition.

PREVIOUS COUNCIL ACTION(S):

Date: June 8, 2026

Roll Call Number: 26-0677

Action: Preliminary terms of an Urban Renewal Development Agreement with Greater Des Moines Habitat for Humanity, Inc. for the construction of a multifamily residential project located at 6100 Hickman Road. (Council Communication No. 26-207) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Urban Design Review Board – review and make recommendations on the proposed plan.
- Taxing entities consultation meeting.
- Plan and Zoning Commission – review and make recommendations on the proposed plan.
- City Council – public hearing on the proposed plan.

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