

★ Roll Call Number

Agenda Item Number

53A

Date May 21, 2007

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held on May 3, 2007, the members recommended by a vote of 14-0 to find the proposed Eighth Amendment to the Metro Center Urban Renewal Plan to be in conformance with the Des Moines 2020 Community Character Land Use Plan.

MOVED by _____ to receive and file.

FORM APPROVED:

Roger K. Brown
 Roger K. Brown
 Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

 Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

 City Clerk

May 21, 2007

Date _____

Agenda Item 53A

Roll Call # _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held May 3, 2007, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
David Cupp	X			
Shirley Daniels	X			
Dann Flaherty	X			
Bruce Heilman	X			
Jeffrey Johannsen				X
Greg Jones	X			
Frances Koontz	X			
Kaye Lozier	X			
Jim Martin	X			
Brian Millard	X			
Brook Rosenberg	X			
Mike Simonson	X			
Kent Sovern	X			
Tim Urban	X			
Marc Wallace	X			

to find the proposed Eighth Amendment to the Metro Center Urban Renewal Plan to be in conformance with the Des Moines 2020 Community Character Land Use Plan.

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Staff recommends that the Commission find the proposed 8th Amendment to the Metro Center Urban Renewal Plan in conformance with the Des Moines' 2020 Community Character Plan.

STAFF REPORT

I. GENERAL INFORMATION

The proposed 8th Amendment to the Metro Center Plan, which encompasses the downtown and near downtown area, provides for a number of changes to the Urban Renewal Plan which are primarily updating of information and maps to reflect projects, name changes, etc. since the Metro Center Plan was last amended in 2003.



CITY PLAN AND ZONING COMMISSION
ARMORY BUILDING
602 ROBERT D. RAY DRIVE
DES MOINES, IOWA 50309 -1881
(515) 283-4182

ALL-AMERICA CITY
1949, 1976, 1981
2003

Additional changes include:

A. Public improvements that may be assisted by this plan and tax increment revenues include:

- SE Connector which will extend West MLK Jr. Parkway eastward from SW 2nd Street to SE 6th Street and eventually to SE 14th Street; as well as some of the initial public streets for Riverpoint West commercial development;
- Riverfront improvements related to the Meredith Trail and Principal Riverwalk;
- Skywalk bridges.

B. Tax abatement during construction is available for buildings that are at least 275,000 square feet in size and are at least four (4) stories in height. The third Nationwide/Allied Building will utilize this option. Projects may select either the 'abatement during construction' or 'abatement after construction'; both options cannot be chosen.

C. The City Hall "Parking Block" is shown as a disposition parcel with the opportunity for a mixed-use development rather than a single-use parking project.

II. ADDITIONAL APPLICABLE INFORMATION

State law requires a municipality to have an urban renewal plan when it designates an urban renewal area. This plan must have certain components – a legal description, the existing and proposed zoning/land use, objectives describing proposed activities and, if tax increment funds are used, a "Financial Condition Report".

The Metro Center Urban Renewal Plan provides the framework for the City's redevelopment program in the downtown and the related TIF expenditures. Amendments are brought to the City Plan and Zoning Commission and the Urban Design Review Board for their review and recommendation to the City Council when the required public hearing is held on the proposed amendment.

*Proposed Projects To Qualify for Tax Increment Funding**

The Financial Condition report provides for new or additional funding for the following projects:

- Up to \$2.155 million funding by the City relating to skywalk improvements located in this district. The 8th Amendment to the Metro Center Urban Renewal Plan shows the expanded Skywalk District adopted by the City Council in April 2005.
- About \$10.5 million for the development of a mixed use project that may
- Include structured parking and commercial and office uses, including potential municipal workspace.
- TIF expenditures of about \$16 million for the eastward extension of the Martin Luther King Jr. Parkway from its current 2nd Ave. terminus to SE 14th St.

* Funding for these new or expanded activities and previously designated Plan activities will most likely be provided from one or more of the following sources: available TIF revenues, TIF-backed general obligation bonds, TIF-backed loan from the County, advances to be repaid with TIF and/or other TIF funding.

The City Plan and Zoning Commission role is to review the amendments and ensure that they conform with and do not conflict with the Des Moines' 2020 Community Character Plan.

SUMMARY OF DISCUSSION

There was no one in the audience to speak on this item.

Fran Koontz: Moved to find the proposed 8th Amendment to the Metro Center Urban Renewal Plan in conformance with the Des Moines' 2020 Community Character Plan.

S3A

Motion approved 14-0.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Erik Lundy". The signature is written in a cursive, flowing style.

Erik Lundy, AICP
Senior Planner

EML:dfa

Attachment