

Date..... November 19, 2007

RESOLUTION OF NECESSITY FOR THE  
BEAVERDALE COMMERCIAL AREA URBAN RENEWAL AREA

WHEREAS, the proposed Beaverdale Commercial Area Urban Renewal Area contains approximately 36 acres that is currently used or zoned commercial generally located along Beaver Avenue between Douglas Avenue on the north and Beaver Crest Drive and Sheridan Avenue on the south, all as generally shown on the attached Exhibit "A", and more specifically described on Exhibit "B".

WHEREAS, the Community Development Director reports that the proposed Beaverdale Commercial Area Urban Renewal Area is an economic development area appropriate for redevelopment and development for commercial use and public improvements related to housing and residential development, for the reasons set forth in the report attached hereto as Exhibit "C" and incorporated herein by reference; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the following findings are hereby made and adopted:
  - a) The Beaverdale Commercial Area Urban Renewal Area constitutes an economic development area appropriate for redevelopment and development for commercial use and public improvements related to housing and residential development.
  - b) That the rehabilitation, conservation, redevelopment, development, or a combination thereof, of the Beaverdale Commercial Area Urban Renewal Area is necessary in the interest of the public health, safety, and welfare of the residents of the City of Des Moines.

(continued)


50B

Date November 19, 2007

- That this roll call shall serve as the resolution of necessity as required by Iowa Code Section 403.4.

MOVED by \_\_\_\_\_ to adopt.

FORM APPROVED:

  
 \_\_\_\_\_  
 Lawrence R. McDowell  
 Deputy City Attorney

Attachments:

- Exhibit "A" - Map
- Exhibit "B" - Legal Description
- Exhibit "C" - Director's Report

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| 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.

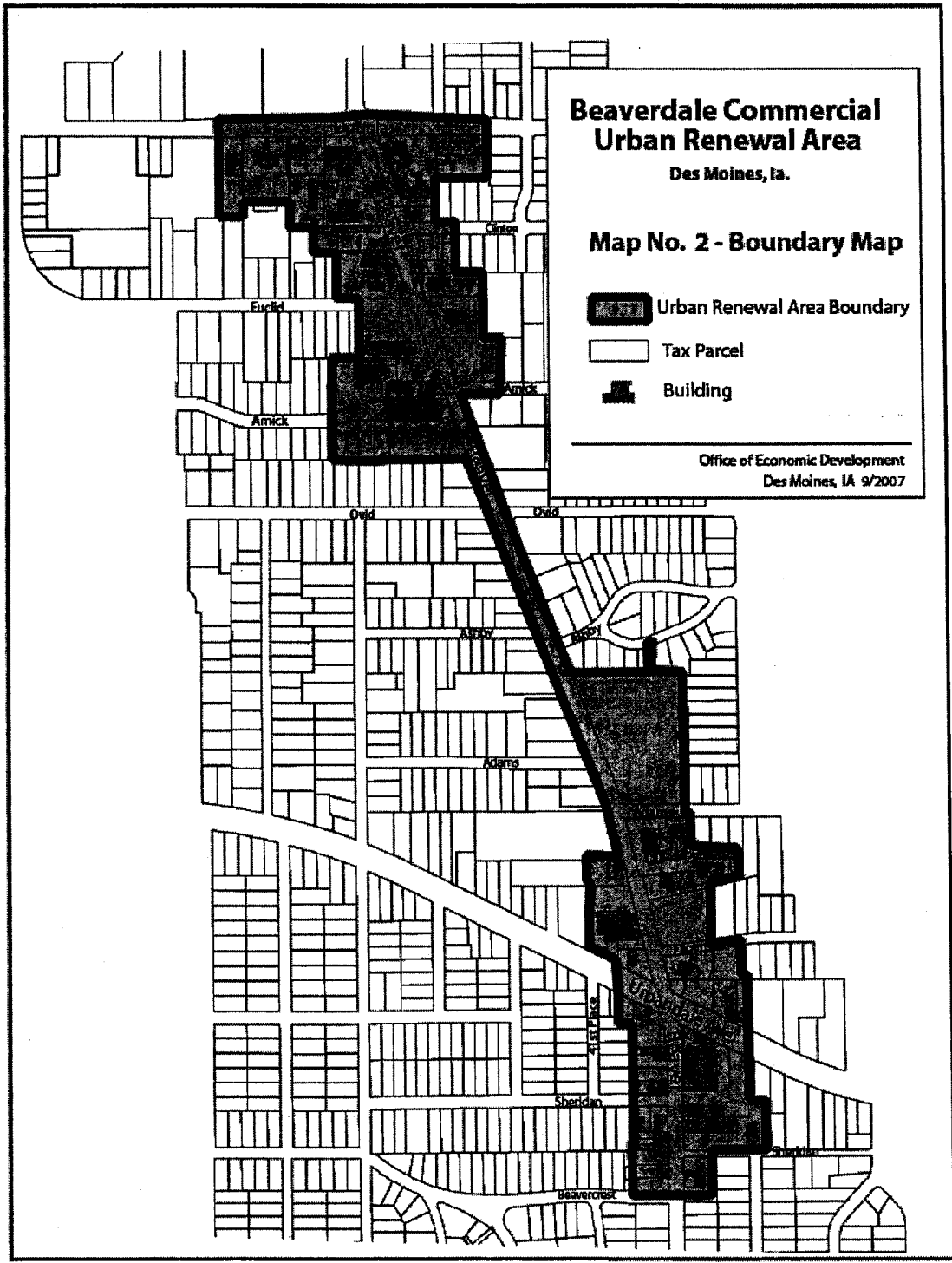
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
 City Clerk

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# Exhibit "A"

## Project Boundary



## Community Development Director's Report

October 16, 2007

To the Honorable Mayor and City Council of the City of Des Moines

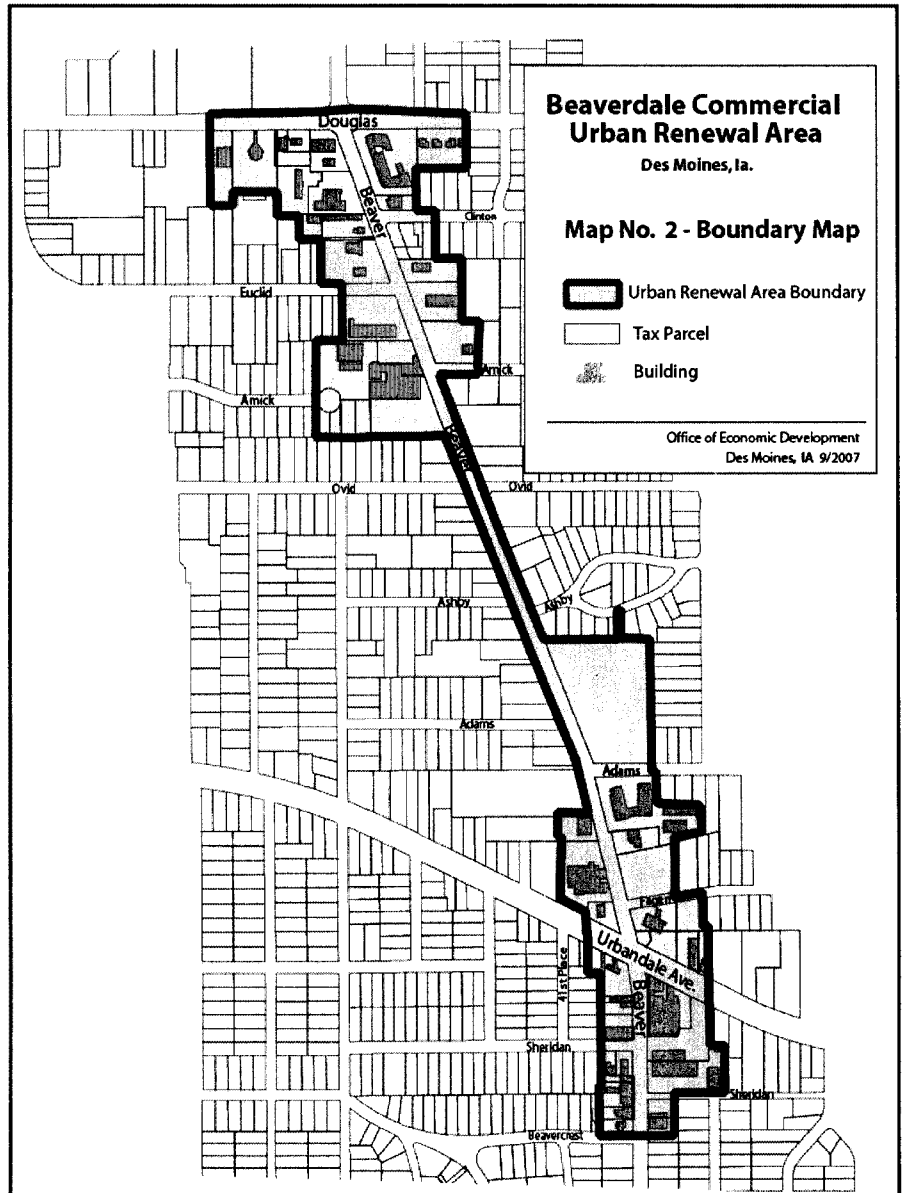
Re: Report on Beaverdale Commercial Area Urban Renewal Plan

The City of Des Moines is proposing to designate an Urban Renewal Area for the Beaverdale commercial corridor.

The purpose of this urban renewal plan is to enhance private development within this urban renewal area through provision of infrastructure improvements and economic development financial assistance that will be provided, in part, with the tax increment revenues generated in the urban renewal area.

The urban renewal area to be created and to be known as the Beaverdale Commercial Area Urban Renewal Area contains approximately 36 acres.

A map of the proposed Urban Renewal Area is shown at right.



Chapter 403 of the Code of Iowa provides a municipality may formally designate an urban renewal project in an area the City Council has determined, by resolution, to meet certain specified criteria.

In accordance with the Code of Iowa, it is determined the Beaverdale Commercial Urban Renewal Area qualifies as an economic development area due to its appropriateness for development of commercial enterprises and public improvements related to housing and residential development.

### **PLANNING RATIONALE**

The Beaverdale commercial corridor is experiencing physical change with the aging of its infrastructure and building stock, as well as increased competition from other retail areas and internet-based businesses.

The physical changes to the Beaverdale commercial corridor include demolition of existing underutilized structures for redevelopment on a more intensive basis at 4049 Fagen Drive as well as the proposed sale of vacant property at 3001 Beaver Ave. formerly occupied by the former Rice Elementary School by the Des Moines Independent School District for development. In addition, several properties are expanding at their current sites and a new grocery store has been proposed for a site that is partially located in the proposed urban renewal area.

A proposed project, Joe's Square located at 4049 Fagen Drive, represents the type of in-fill neighborhood commercial development the City Council set forth in its Goal Statements adopted October 23, 2006. The building will provide new opportunities for businesses wishing to establish themselves in Des Moines's historic Beaverdale neighborhood. The smaller retail bays will offer amenities and flexibility that did not exist in the building that previously occupied the site. In addition to the retail opportunities, the office space will provide new employment opportunities to an area that currently has very few office options.

The proposed disposition of the former Rice School site has created a high level of interest from the development community when the School District requested proposals for the development of the site. The School District selected a mixed-use project for the site with a variety of owner-occupant and rental units as well as structures containing commercial on the main level and residential or office above. However, this site presents several challenges for development to occur including drainage/grading and utility connections.

It is now appropriate to designate the Beaverdale commercial corridor as an Urban Renewal Area based on its economic development potential. The creation of this Urban Renewal Area will allow for the use of tax increment finance to assist with infrastructure improvements and economic development financial assistance. The revitalization of this neighborhood commercial corridor will result in new commercial opportunities, new employment, housing and residential development, increased tax base and improved livability to residents of Beaverdale and other surrounding neighborhoods.

## **BOUNDARY DESCRIPTION**

The proposed Urban Renewal Area is approximately 36 acres in size and has its centerline along Beaver Avenue. The boundary for the area is based on existing commercial zoning and is generally located along Beaver Avenue between Douglas Avenue on the north and Beaver Crest Drive and Sheridan Avenue on the south. The legal description for the urban renewal area can be found in Appendix A of the urban renewal plan.

## **CONFORMANCE WITH COMPREHENSIVE PLAN**

The Beaverdale Commercial Area Urban Renewal Plan proposes revitalization and redevelopment of underutilized commercial structures and public improvements related to housing and residential development. The Des Moines 2020 Community Character Plan identifies the commercial areas within the urban renewal boundaries as small-scale strip development and neighborhood commercial center. The project objectives identified in the urban renewal plan are consistent with the City's adopted 2020 Plan.

## **SUMMARY**

The Beaverdale commercial corridor is faced with challenges of aging infrastructure and building stock, as well as ever increasing retail competition from other areas within the region. Even with these challenges this commercial corridor has remained vital over the years with few vacancies. However, the redevelopment of underutilized parcels and improvements to the physical environment will ensure this corridor remains strong for years to come.

The proposed Beaverdale Commercial Area Urban Renewal Plan will result in new commercial opportunities, additional employment, housing and residential development, increased tax base and improved livability. The location within the historic Beaverdale neighborhood, as well as close proximity to east-west arterials of Douglas Avenue and Hickman Road will aid in attracting commercial redevelopment.

The adoption and implementation of this Plan should encourage commercial and residential redevelopment that will have the following attributes:

- Placemaking with development that respects Beaverdale's character and human-scale, design and historic features while creating attractive live/work/play environments.
- Commercial diversity with a variety of cultural, social, recreation, business and related services provided.
- Sustainability with building site plans based on low environmental impact in the selection of construction materials and internal systems such as energy, lighting, heating and ventilation, siting and landscaping.

- Efficient use of public resources with development that promote efficient utilization of existing infrastructure and private construction of on-site facilities to service new development.
- Accessibility so functions can be easily reached from inside and outside the area with a choice of transportation options.
- Livability to provide an attractive and appealing physical environment for residents.

### CONCLUSION

The proposed Beaverdale Commercial Area Urban Renewal Area is an economic development area appropriate for redevelopment and development for commercial use and public improvements related to housing and residential development. Therefore, I recommend the proposed Beaverdale Commercial Area Urban Renewal Plan be designated as an urban renewal area on the basis of meeting the criteria specified in the Iowa Code for economic development.

Submitted by:



Larry Hulse  
Community Development Director