

★ Roll Call Number

Agenda Item Number

44A

Date December 22, 2008

COMMUNICATION from the City Plan and Zoning Commission advising that at a public hearing held on December 4, 2008, the members recommended by a vote of 11-0 to find the proposed 9th Amendment to the Metro Center Urban Renewal Plan to be in conformance with the Des Moines 2020 Community Character Plan.

MOVED by _____ to receive and file.

FORM APPROVED:



Michael F. Kelley
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

44A

December 10, 2008

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 December 4, 2008, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

| Commission Action: | Yes | Nays | Pass | Absent |
|--------------------|-----|------|------|--------|
| Leisha Barcus | X | | | |
| JoAnne Corigliano | X | | | |
| Shirley Daniels | X | | | |
| Jacqueline Easley | X | | | |
| Dann Flaherty | X | | | |
| Bruce Heilman | | | | X |
| Ted Irvine | X | | | |
| Jeffrey Johannsen | | | | X |
| Greg Jones | X | | | |
| Frances Koontz | | | | X |
| Jim Martin | X | | | |
| Brian Millard | X | | | |
| Mike Simonson | X | | | |
| Kent Sovern | X | | | |

APPROVAL of staff recommendation to find the proposed 9th Amendment to the Metro Center Urban Renewal Plan in conformance with the Des Moines' 2020 Community Character Plan.

Written Responses

- 0 In Favor
- 0 In Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends the Commission find the proposed 9th Amendment to the Metro Center Urban Renewal Plan in conformance with the Des Moines' 2020 Community Character Plan.



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

STAFF REPORT

I. GENERAL INFORMATION

On November 10, 2008, the City Council initiated the proposed 9th Amendment to the Metro Center Urban Renewal Plan to provide the enabling language to permit use of tax increment finance (TIF) revenues for the improvement of the Civic Center of Greater Des Moines (221 Walnut St.), and to allow for the acquisition of the block located between East Locust and East Walnuts Street from E. 2nd to E 3rd St. (the former Bud Mulcahy Jeep dealership property). The actual purchase of this property requires specific approval of the Council at a future date after determination of fair market value.

The Metro Center Urban Renewal Plan provides the legal basis for a number of actions undertaken by the City including use of tax increment financing (TIF) revenues. The attached 9th Amendment to the Metro Center Urban Renewal Plan enables use of TIF for refurbishment and improvements to the Civic Center of Greater Des Moines and to acquire property for redevelopment. More specifically:

Civic Center of Greater Des Moines (221 Walnut St.)

The Council previously approved a preliminary funding commitment of \$500,000 for the refurbishment and renovation of the Civic Center of Greater Des Moines in September 2006. The building is more than 25 years old and in need of major updating and refurbishing. In order to be able to utilize tax increment revenues from the Metro Center Urban Renewal Area, an amendment to the urban renewal plan is required. The Council proposes to allocate \$100,000 annually for the next 5 years for this project.

Designation of Acquisition Parcel 08-1 and Disposition Parcel 08-A

The Council previously approved the 2008-09/2013-24 Capital Improvements Program which indicated the potential acquisition of the property located between E. Locust and E. Walnuts Streets between E. 2nd and E. 3rd Streets, informally known as the former Bud Mulcahy Jeep dealership, for the possible future construction of a structured parking facility with possible accessory uses such as office and retail.

The 9th Amendment designates the former Mulcahy property as Acquisition Parcel 08-1 for acquisition-related activities and a Disposition Parcel 08-A for development-related activities. The future use of this property is shown for public and/or private development.

The 9th Amendment also allows the City to use tax increment funds, previously approved in the Eighth Amendment, for the parking structure shown as being located on the City Hall "block" between E. Grand Avenue and East Locust Street, directly east of City Hall, for Acquisition Parcel 08-A. The City Council has requested an appraisal to determine the fair market value of this property.

Tax Increment Finance Report

An update of the uses of tax increment revenues generated by the Metro Center Urban Renewal Area is included as part of the 9th Amendment. This particular amendment requests \$100,000/year for five years for the Civic Center of Greater Des Moines.

The chart shown on Page 11 of the 9th Amendment reflects the Civic Center expenditure which is included with all of the other previously-approved expenditures.

II. DES MOINES' 2020 COMMUNITY CHARACTER PLAN

Chapter 1 of Des Moines' 2020 Community Character Plan is titled "Underlying Principals" and includes the following goals:

- Promote economic growth and efficiency.
- Enhance and preserve Des Moines' urban character.
- Create a livable community for several generations.

Chapter 5 of Des Moines' 2020 Community Character Plan is titled "Existing Character of Commercial Land Use" and includes the following goals:

- Establish marketing strategies for the various commercial categories to attract investors, businesses and customers to the area and to maintain healthy commercial areas.
- Enhance the pedestrian character of all retail and shopping areas whether it is a regional shopping center or a small neighborhood store.

The proposed 9th Amendment to the Metro Center Urban Renewal Plan anticipates that all renovation and redevelopment will conform to the existing Zoning Ordinance and future land use designations contained in the approved Des Moines' 2020 Community Character Plan. In this instance both properties affected by the proposed amendment are zoned "C-3" Central Business District Commercial District. The Civic Center is designated Public/Semi-Public and the former Bud Mulcahy site is designated Downtown: Retail/Office Core/Core Fringe in the future land use plan component of the Des Moines' 2020 Community Character Plan. Staff believes the Urban Renewal Plan is in conformance with the goals and future land use designations within the Des Moines' 2020 Community Character Plan.

SUMMARY OF DISCUSSION

CHAIRPERSON OPENED THE PUBLIC HEARING

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

CHAIRPERSON CLOSED THE PUBLIC HEARING

Greg Jones moved staff recommendation to find the proposed 9th Amendment to the Metro Center Urban Renewal Plan in conformance with the Des Moines' 2020 Community Character Plan.

Motion passed 11-0.

Respectfully submitted,


 Erik Lundy, AICP
 Senior Planner

EML:clw

Attachment