



**Date** December 6, 2010

RESOLUTION OF NECESSITY FOR THE  
SOUTHSIDE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL AREA

WHEREAS, the proposed Southside Economic Development District Urban Renewal Area contains approximately 913 acres within the area bounded by Army Post Road on the north, SE 14th Street on the east, County Line Road on the south, and SW 9th Street on the west, all as shown on the map attached hereto as Exhibit "A" and more specifically described as follows:

Beginning at a point at the intersection of the South line of Polk County, and the West right-of-way line of SW 9th Street; thence North along the West right-of-way line of SW 9th Street to its intersection with the North right-of-way line of Army Post Road; then east along the North right-of-way line of Army Post Road and continuing along the North right-of-way line of E. Army Post Road to its intersection with the East right-of-way line of SE 14th Street; thence South along the East right-of-way line of SE 14th Street to its intersection with the South line of Polk County; thence West along the South line of Polk County to its intersection with the West right-of-way line of SW 9th Street, being the Point of Beginning, all now include in the City of Des Moines, Polk County, Iowa.

WHEREAS, the Planning Administrator reports that the proposed Southside Economic Development District Urban Renewal Area is an economic development area appropriate for redevelopment for commercial use for the reasons set forth in the report attached hereto as Exhibit "B" 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 Southside Economic Development District Urban Renewal Area constitutes an economic development area appropriate for redevelopment for commercial use.
  - b) That the rehabilitation, conservation, redevelopment, development, or a combination thereof, of the Southside Economic Development District Urban Renewal Area is necessary in the interest of the public health, safety, and welfare of the residents of the City of Des Moines.
2. That this roll call shall serve as the resolution of necessity as required by Iowa Code Section 403.4.

( continued )



Roll Call Number

Agenda Item Number

38B

Date December 6, 2010

2

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

FORM APPROVED:

*Roger K Brown*

Roger K. Brown  
Assistant City Attorney

C:\Rog\Eco Dev\SE District\RC Res of Necessity.doc

Attachments:

Exhibit "A" - Map

Exhibit "B" - Report of Planning Administrator

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
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

December 1, 2010

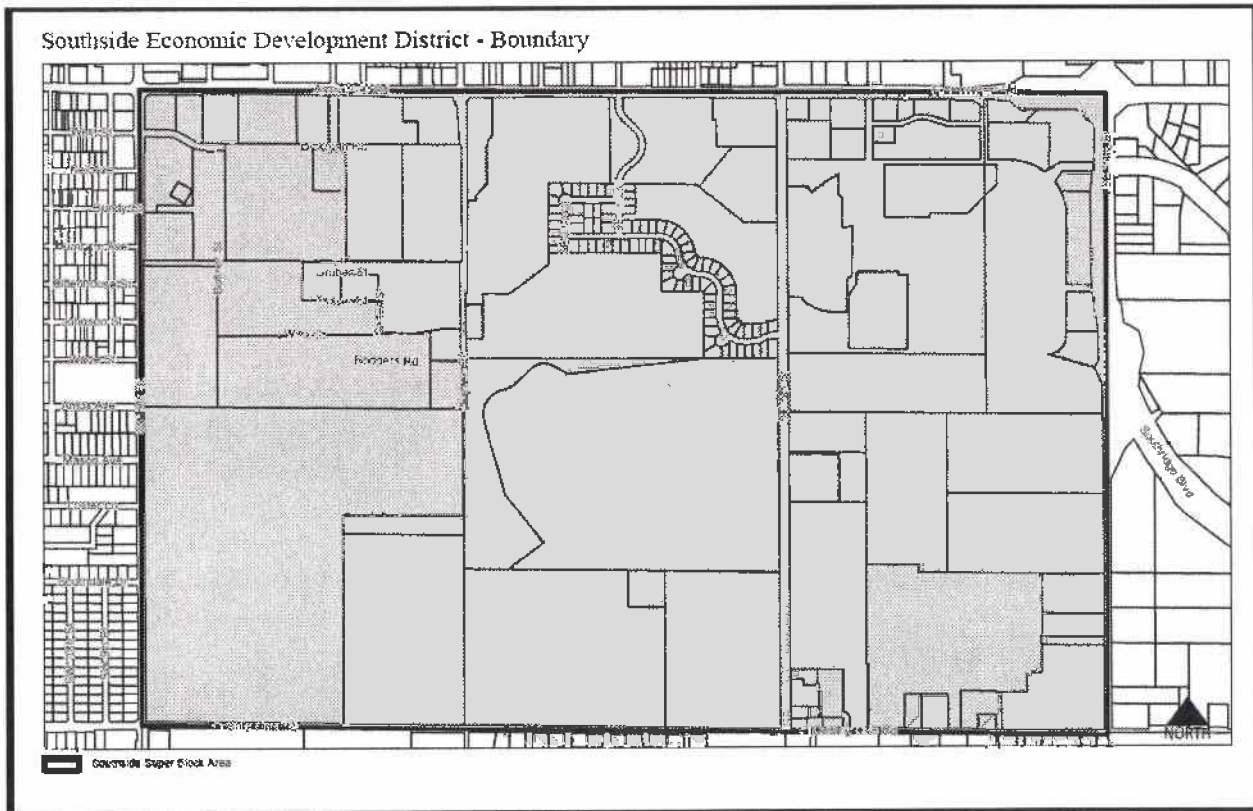
To the Honorable Mayor and City Council for the City of Des Moines:

**RE: PLANNING ADMINISTRATOR'S REPORT ON DESIGNATION OF PROPOSED SOUTHSIDE ECONOMIC DEVELOPMENT DISTRICT URBAN RENEWAL PLAN**

The City of Des Moines is proposing to designate an urban renewal area with a tax increment finance district component for the Southside Economic Development District, which will consist of the area between SW 9<sup>th</sup> Street, Army Post Road, SE 14<sup>th</sup> Street and County Line Road.

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

The urban renewal area to be created and known as the Southside Economic Development District Urban Renewal Area contains approximately 913 acres. A map is shown below.



## **BOUNDARY DESCRIPTION**

The boundary for this area includes existing local and regional commercial uses, publically owned uses, parkland/open space, medium density residential and single family residential. The area is generally located between SW 9<sup>th</sup> Street, Army Post Road, SE 14<sup>th</sup> Street and County Line Road. The legal description for the urban renewal area can be found as attachment "B" of the urban renewal plan.

## **BASIS FOR URBAN RENEWAL**

In the State of Iowa, a city may designate an urban renewal area by following the requirements specified in Chapter 403, Code of Iowa, which requires the area to contain one or more of the following conditions:

- Slum and /or blighted conditions
- Economic development area due to its appropriateness for commercial or industrial enterprises, for public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single and multifamily housing

In accordance with the Code of Iowa, it is determined that the Southside Economic Development District Urban Renewal Area qualifies as an economic development area due to its appropriateness for the development of commercial enterprises by attracting new private commercial development while retaining and expanding the existing commercial tax base and employment opportunities.

## **CONFORMANCE WITH COMPREHENSIVE PLAN**

The Southside Economic Development District Urban Renewal Plan proposes reinvestment in and enhancement of a regional retail, cultural and recreational area, promoting revitalization and regeneration in both private sector businesses and public assets. It is recognized that there will be updates and amendments to the Des Moines 2020 Community Character Plan, in conjunction with this Urban Renewal Plan. These updates and amendments will provide zoning and land use classifications, as well as standards and regulations consistent with City of Des Moines intentions for this area. A priority of the amendment process will be to provide for the usage of Planned Unit Development zoning and land use regulations for properties located in the Southside Economic Development District.

## PLANNING RATIONALE

The proposed Southside Economic Development District Urban Renewal Area is approximately 913 acres in size. The area consists of commercial businesses as well as several recreational features and publically owned properties. Anchor sites for the district are Southridge Mall, Blank Park Zoo and Historic Fort Des Moines. The remainder of the proposed urban renewal area consists of a mix of commercial, office, retail, parkland, residential and open space uses. The Southside Economic Development District contains a combination of existing land uses and features that have historically provided a strong regional retail, recreational and cultural base for the Greater Des Moines Area. Development of suburban retail centers and population shifts have affected the retail pull factor for Southeast Des Moines, which has contributed to increased vacancies, lower building valuation, and difficulty attracting new tenant investment, particularly in Southridge Mall.

In 2006, an extensive planning study including market and demographic analysis was conducted for Southeast Des Moines, the *Southside Revitalization Plan*. The plan outlined many causal factors for the challenging conditions, including the fragmented nature of many retail sites, which reduces drawing power, and a reduction in the regional secondary market due to increased retail competition. There is a need to respond to these factors and conditions with targeted planning efforts and the strategic use of economic development tools, to maximize the area's ability to continue to be regionally competitive and create growth in valuation for the City of Des Moines. In addition, there is a need to continue maintaining and revitalizing features like the Blank Park Zoo and Historic Fort Des Moines, to encourage sustained attendance that also results in patronage of area businesses and services. In 2009, the City of Des Moines completed the *SuperBlock Master Plan*, which focused on the need to enhance and revitalize the recreational and cultural amenities that are located between SW 9<sup>th</sup>, Army Post Road, SE 14<sup>th</sup> Street and County Line Road, and to encourage new commercial investment in the area. The comprehensive nature of these plans, combined with significant input from the residential and business communities of Southeast Des Moines, provide substantial basis for developing an urban renewal plan for this area.

It is appropriate to designate the Southside Economic Development District as an Urban Renewal Area based on its economic development potential, and the need to facilitate and guide both new investment and revitalization. The creation of this Urban Renewal Area will allow for the use of tax increment financing to assist with infrastructure improvements and economic development financial assistance as needed. This will result in new business opportunities and employment, benefit the area, and provide increased tax base for the City of Des Moines.

**SUMMARY**

The Southside Economic Development District has significant existing challenges, including decreasing occupancies, building vacancies, underutilized and vacant parcels, low building valuations, and the need for further infrastructure improvements to sites such as the Blank Park Zoo and other recreational and parkland features to facilitate new investment and regional competitiveness. As a destination retail and service center with unique recreational and cultural amenities, every effort should be made to plan and guide the highest level of quality and value in new development for this area. The adoption of this plan and the implementation of its goals and objectives will begin to provide the framework, guidelines and incentives needed for this to occur.



---

Michael G. Ludwig

Planning Administrator

