



Date July 9, 2012

RESOLUTION CLOSING HEARING ON THE PROPOSED
INGERSOLL-GRAND COMMERCIAL AREA URBAN RENEWAL PLAN,
AND ADOPTING SAME

WHEREAS, the proposed Ingersoll-Grand Commercial Urban Renewal Area consists of the properties along and between Ingersoll and Grand Avenues, from Martin Luther King Jr. Parkway to 42nd Street, as shown by the accompanying Map 2 - Urban Renewal Area Boundary, and as more specifically described in Appendix-A to the urban renewal plan identified below; and,

WHEREAS, the City Manager has prepared an urban renewal plan for such urban renewal area which is titled *Ingersoll-Grand Commercial Urban Renewal Plan* (hereinafter referred to as the "Urban Renewal Plan"), which is on file and available for public inspection in the office of the City Clerk; and,

WHEREAS, the Urban Renewal Plan seeks to enhance private development within the proposed Ingersoll-Grand Commercial Urban Renewal Area through provision of infrastructure improvements and economic development assistance that will be provided in part with tax increment financing revenues to be generated in the urban renewal area; and,

WHEREAS, on July 11, 2012, by Roll Call No. 12-0888, the City Council resolved that a public hearing on the proposed Urban Renewal Plan be held on July 9, 2012, in the City Council Chambers; and,

WHEREAS, the Urban Design Renewal Board reviewed the proposed Urban Renewal Plan at its meeting on June 19, 2012, and recommends approval of the Plan; and,

WHEREAS, the City Plan and Zoning Commission reviewed the proposed Plan for conformity with the adopted comprehensive plan for the development of the City as a whole, being the Des Moines 2020 Community Character Plan, as revised, at its meeting on June 21, 2012, and made recommendations which were received and filed under a separate resolution; and,

WHEREAS, notice of this public hearing in the form attached hereto as Exhibit "A" was published in the Des Moines Register on June 21, 2012, which notice sets forth the information required by Section 403.5(3) of the Iowa Code; and,

WHEREAS, notice was given by ordinary mail to the Des Moines Independent Community School District, Southeast Polk Community School District, Des Moines Area Community College, and Polk County of a consultation meeting in the Kofu Conference Room, at City Hall, at 1:30 p.m. on June 20, 2012; and,



Date July 9, 2012

-2-

WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Southeast Polk Community School District, Des Moines Area Community College, or Polk County for any modification to the division of revenue from the tax increment proposed by the Urban Renewal Plan; and,

WHEREAS, the Ingersoll-Grand Commercial Urban Renewal Area does not contain any property assessed as agricultural property; and,

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the Urban Renewal Plan have been given the opportunity to be heard; NOW THEREFORE,

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

1. The public hearing on the proposed *Ingersoll-Grand Commercial Urban Renewal Plan* is hereby closed.

2. Upon consideration of the recommendation of the Plan and Zoning Commission and the recommendations and statements from all other interested parties and organizations, the City Council hereby makes the following findings:

- a) The Urban Renewal Plan conforms to the Des Moines 2020 Community Character Plan, as amended, for the development of the City as a whole.
- b) The Urban Renewal Plan does not provide for the involuntary acquisition of any land by the City, and does not identify any land planned for acquisition. However, property may be acquired in the future by voluntary acquisition or otherwise for the extension of public utilities and infrastructure necessary to properly serve the area.
- c) The City will assist in the relocation of any residents and businesses displaced by public actions undertaken pursuant to the urban renewal project. If the City provides relocation assistance, displaced residents and businesses will be provided with the opportunity to relocate to accommodations which are decent, safe, and sanitary, and within their financial means in accordance with the established City's standard relocation policy unless otherwise required by funding source regulations and any other applicable requirements.

3. The *Urban Renewal Plan for the Ingersoll-Grand Commercial Urban Renewal Area* is hereby approved and adopted, and shall hereafter be in full force and effect.

4. The City Clerk is hereby authorized and directed to file a certified copy of the Urban Renewal Plan and of this Resolution in the office of the Polk County Recorder.



Roll Call Number

Agenda Item Number

32

Date July 9, 2012

-3-

(Council Communication No. 12- 372)

MOVED by _____ to adopt.

FORM APPROVED:

Roger K Brown

Roger K. Brown
Assistant City Attorney

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Attachments:

- Exhibit "A" - Notice of Hearing
- Map 2 - Urban Renewal Area Boundary
- Exhibit "B" - Urban Renewal Plan

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED	APPROVED			

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.

Mayor

City Clerk



July 5, 2012

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

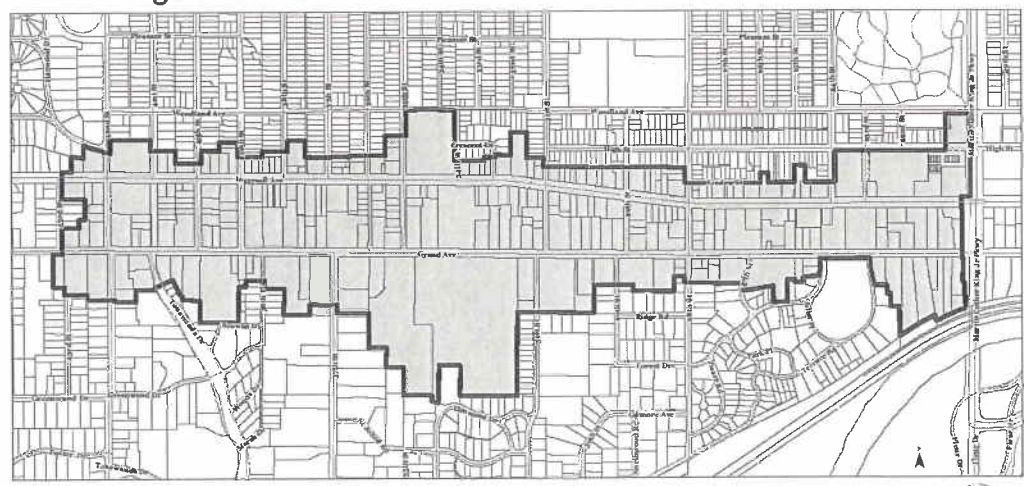
RE: PLANNING ADMINISTRATOR'S REPORT ON PROPOSED INGERSOLL-GRAND COMMERCIAL URBAN RENEWAL PLAN

The proposed Ingersoll-Grand Commercial Urban Renewal Plan generally consists of properties abutting Ingersoll and Grand Avenues, from Martin Luther King Jr. Parkway to 43rd Street.

The City of Des Moines proposes to designate the Ingersoll-Grand Commercial Urban Renewal Area as an urban renewal area on the basis that the area qualifies as an economic development area due to its appropriateness for development of commercial enterprises. The plan seeks to enhance private development within the proposed urban renewal area through provision of infrastructure improvements and economic development assistance that will be provided in part with tax increment revenues to be generated in the urban renewal area.

The urban renewal area contains approximately 275 acres. A map is shown below.

Ingersoll-Grand Commercial Area Urban Renewal Plan



Map 2 - Urban Renewal Area Boundary

 Urban Renewal Area


 Map prepared by:
 City of Des Moines
 Community Development Department
 Planning and Urban Design Division
 Date: April 30, 2012
 Approved: Month Day, Year
 Revised:

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.

In accordance with the Code of Iowa, the Ingersoll-Grand Commercial 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

Chapter 1 of Des Moines' 2020 Community Character Plan is titled "Underlying Principals" and includes the following principles in support of the goal to create a livable community for several generations:

- Protect Natural Resources.
- Promote economic growth and efficiency.
- Enhance and preserve Des Moines' urban character.
- Transportation facilities should support and guide the balanced growth concept for the metropolitan area.

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

- Define policies, development standards and design guidelines to ensure pedestrian scale, appeal, and quality environment are balanced with auto safety and convenience.
- Establish marketing strategies for the various commercial categories to attract investors, businesses and customers to the area and to maintain healthy commercial areas.

A majority of the plan area is designated as Pedestrian Oriented Commercial Corridor on the 2020 Community Character Plan Future Land Use Map. Additional areas designated as Medium and High Density Residential on the Future Land Use Map have a symbiotic relationship to the commercial uses within the plan area.

No changes are proposed to the 2020 Community Character Future Land Use Map or the City Zoning Map at this time. Staff believes that the proposed Ingersoll-Grand

Commercial Urban Renewal Plan is in conformance with the Des Moines' 2020 Community Character Plan.

PLANNING RATIONALE

Several variables have prompted evaluation of the Ingersoll-Grand Commercial Area for the creation of an economic development oriented urban renewal area. In 2004, the Ingersoll Business Association in cooperation with the City, worked with RDG Planning and Design to prepare the Ingersoll Area Improvement Plan for the Ingersoll Corridor. This report stated that neighborhood residents wanted to maintain a vibrant business community in the area. However, that document suggested that the overall physical environment could be improved through provision of parking at certain locations, the addition of improved lighting and signage, and installation of streetscape and pedestrian elements such as wider sidewalks, planters, trees, benches, and bike parking. Construction of a pilot segment of Ingersoll Avenue streetscape commenced in 2008. The overall plan contemplated the streetscape theme extending from downtown to 42nd Street.

In 2011, the Des Moines Area Regional Transit Authority (DART) in furtherance of the DART Forward 2035 Transit Services Plan began conducting a Bus Rapid Transit (BRT) study looking at five alternative routes. A selected route for further study, known as Route 60, included the Ingersoll Avenue and University Avenue corridors from downtown to 42nd Street. This would include developed fixed stops along Ingersoll spaced further apart than standard transit service. Development of this program has looked at funding sources from the Federal Transit Administration under the "Very Small Starts" which funds BRT projects under \$50 million in total cost.

Further analysis of needs and opportunities has been provided in the Ingersoll and Grand Avenue Revitalization Strategy. This was an independent effort of the Restoration Ingersoll group in cooperation with the adjoining recognized neighborhood associations, the West Side Chamber of Commerce, Ingersoll Business Association, Downtown Community Alliance, Des Moines Area Regional Transit, and City of Des Moines Community Development. This strategic document considered a slightly larger geographic area within its scope than proposed in the Ingersoll-Grand Commercial Urban Renewal Plan. The Ingersoll and Grand Avenue Revitalization Strategy has been reviewed by City staff and it is anticipated that on July 9, 2012 the City Council will forward the revised document to the Plan and Zoning Commission and Neighborhood Revitalization Board for review and recommendations.

The Ingersoll-Grand Commercial Urban Renewal/TIF Plan is a potential economic development tool identified within the strategy to serve the same general area. While the TIF revenue will not be used directly for residential benefit, the large amount of

medium and high density residential property along Grand Avenue is included in the area due to the symbiotic relationship it has with the commercial area along the Ingersoll Avenue corridor. The allocation of any tax increment revenues will ultimately be determined by City Council through separate council actions.

The rehabilitation, conservation, redevelopment, development, or a combination thereof, of the Ingersoll-Grand Commercial Urban Renewal Area is necessary in the interest of the public health, safety, and welfare of the residents of the City of Des Moines. The ability to realize the potential of this area to promote development and reinvestment for the City of Des Moines will be greatly assisted by the creation of meaningful economic development tools. An Urban Renewal/TIF plan will allow for public and private projects to assist in achieving the greatest possible benefit to citizens and businesses.

SUMMARY

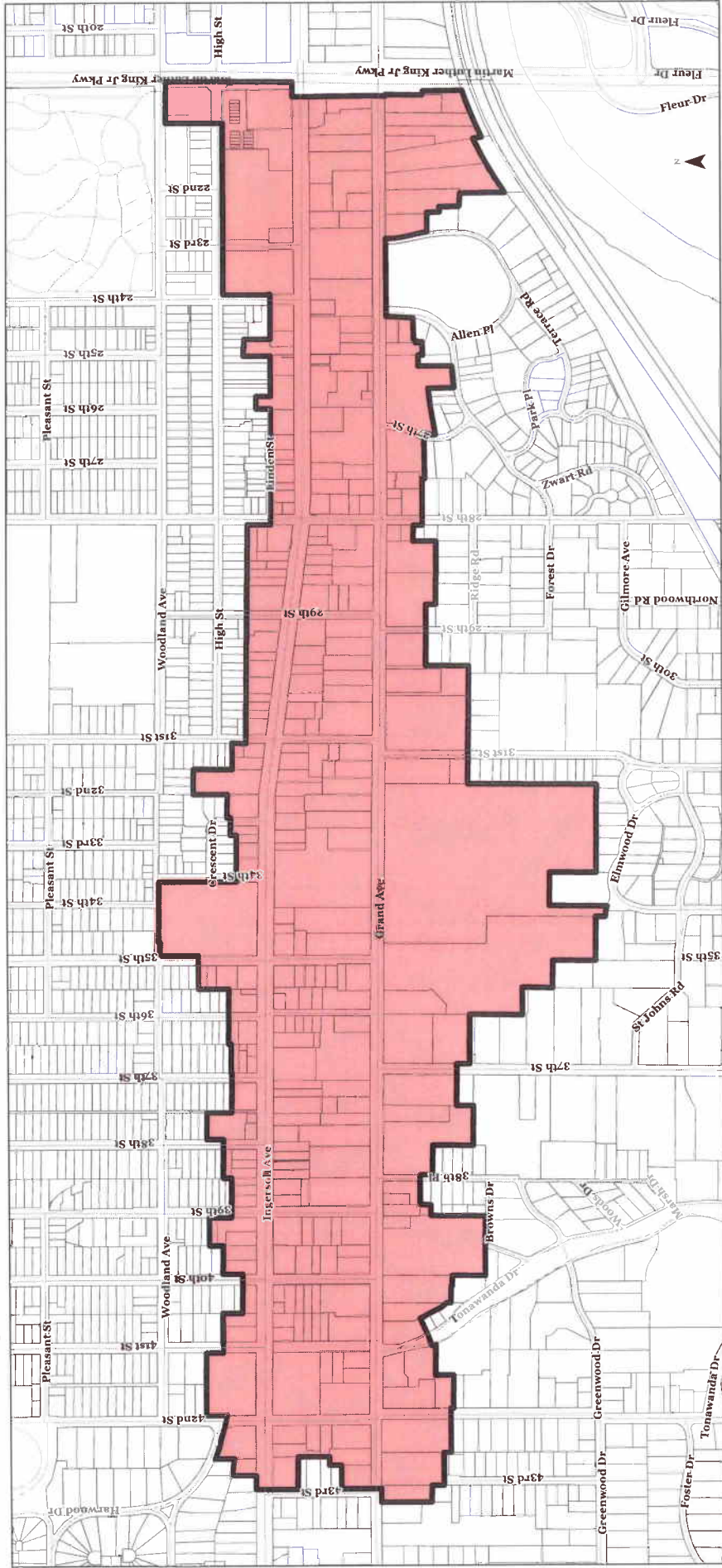
Significant opportunities to revitalize economic viability and promote future private investment exist in the Ingersoll-Grand Commercial Area. This is an area that has served as an important corridor and as a stable regional commercial area, but has opportunity for revitalization and redevelopment. There is an ability to capture additional private investment for the benefit of the City of Des Moines and it is recognized that strong and successful Ingersoll and Grand Corridors are vital to maintaining livable, walkable, mixed-use neighborhoods abutting these corridors. The rehabilitation, conservation, redevelopment, development, or a combination thereof, of the Ingersoll-Grand Commercial Urban Renewal Area is necessary in the interest of the public health, safety, and welfare of the residents of the City of Des Moines. The creation of an Urban Renewal/TIF Plan is recommended to assist with public improvements, facilitate economic development, and create a future resource to assist development projects in this area.



Michael G. Ludwig

Planning Administrator

Ingersoll-Grand Commercial Area Urban Renewal Plan



Map prepared by:
 City of Des Moines
 Community Development Department
 Planning and Urban Design Division
 Date: April 30, 2012
 Approved: Month Day, Year
 Revised:

Map 2 - Urban Renewal Area Boundary

Urban Renewal Area



32

Ingersoll-Grand Commercial Urban Renewal Plan

Des Moines, Iowa

Adopted: July 9, 2012

Roll Call No. 12-_____

Urban Design Review:	06/19/12
Tax Increment Consultation Meeting:	06/20/12
Plan & Zoning Commission Review:	06/21/12

