



Date December 19, 2016

SETTING DATE OF PUBLIC HEARING ON THE PROPOSED  
THIRD AMENDMENT TO THE URBAN RENEWAL PLAN  
FOR THE ACCENT NEIGHBORHOOD URBAN RENEWAL PROJECT

WHEREAS, on October 21, 1996, by Roll Call No. 96-3611, the City Council adopted the Urban Renewal Plan (the "Plan") for the ACCENT Neighborhood Urban Renewal Project within an irregularly shaped area generally located between E. University and Easton Boulevard west of E. 29th Street, and also including property along E. University Avenue extending east to E. 33rd Street, along Hubbell Avenue extending north to the 7th Ward Ditch, and along E. 30th Street extending south to Dean Avenue, as illustrated in the accompanying map; and,

WHEREAS, the ACCENT Neighborhood Urban Renewal Project was undertaken for the purposes of retaining and expanding the existing high value commercial and industrial development and to target new quality investment in the commercially zoned portions of the urban renewal area; and, to prevent continued housing deterioration, to remove dilapidated buildings unfeasible for rehabilitation, and to target new residential investment in the portions of the area zoned for residential use; and,

WHEREAS, the City's Office of Economic Development has prepared a proposed Third Amendment to the Plan to correct scrivener's errors in the prior legal descriptions, to delete those existing tax parcels which extend outside the urban renewal area, and to replace the maps with new maps which match the new boundaries; and,

WHEREAS, the Urban Design Review Board may review the proposed amendment at its regular meeting of January 10, 2017, and should be prepared to submit its report and recommendation to the City Council before the date proposed for public hearing by the City Council.

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

1. A public hearing shall be held before the City Council to consider the proposed Third Amendment to the Urban Renewal Plan for the ACCENT Neighborhood Urban Renewal Project at 5:00 p.m., on January 23, 2017, at the Richard A. Clark Municipal Service Center at 1551 E. Martin Luther King Jr. Parkway, Des Moines, Iowa.
2. The City Clerk is authorized and directed to publish notice of said public hearing in the accompanying form. Said notice shall be published in the Des Moines Register on January 5, 2017.

**Roll Call Number****Agenda Item Number**22

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**Date** December 23, 2016

3. The proposed Second Amendment to the Plan is hereby submitted to the Urban Design Review Board for its review and recommendation, with said written recommendation requested to be received by the City Council prior to the date of public hearing.
4. The City Manager or his designee is hereby designated as the City's representative to the consultation proceedings with the Des Moines Independent School District, Polk County, Des Moines Area Community College and Des Moines Area Regional Transit Authority. The consultation meeting shall be held at a time and location to be determined by the City Manager. The City Manager shall cause notice of the consultation meeting, a copy of the Notice of Public Hearing, and a copy of the proposed Third Amendment to the Plan to be mailed to each such affected taxing entity.

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

**FORM APPROVED:**

\_\_\_\_\_  
 Roger K. Brown  
 Assistant City Attorney

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Exhibits: \_\_\_\_\_

Third Amendment  
 Map of Accent Neighborhood U.R. Area  
 Notice of Hearing

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
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

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Prepared by: Carrie Kruse, Office of Economic Development, 400 Robert D. Ray Drive, Des Moines, IA 50309 Phone: 515/283-4012  
Return Address: City Clerk – City Hall, 400 Robert D. Ray Drive, Des Moines, IA 50309  
Taxpayer: No change  
Title of Document: Third Amendment to the Urban Renewal Plan for the Accent Neighborhood Urban Renewal Area  
Grantor/Grantee: City of Des Moines, Iowa  
Legal Description: See page 3, below.  
Prior Related Documents: See listing at page 2, below.

**Third Amendment**  
*to the*  
**Urban Renewal Plan**  
*for the*  
**Accent Neighborhood Urban Renewal Area**

Urban Design Review Board Action:	01/10/2017
Taxing Entities Consultation:	01/05/2017
City Council Approval:	01/23/2017

## **HISTORY**

The Urban Renewal Plan for the Accent Neighborhood Urban Renewal Area was adopted on October 21, 1996, and recorded in the records of the Recorder of Polk County, Iowa, as follows:

<u>Action</u>	<u>Date Adopted</u>	<u>Roll Call</u>	<u>Book – Page</u>
Plan Adopted	10-21-1996	96-3609	7510 – 142
First Amendment	02-04-2002	02-382	9093 – 276
Second Amendment	09-26-2016	16-1671	16211 – 598

## **PURPOSE**

The purpose of this Third Amendment to the Urban Renewal Plan for the Accent Neighborhood Urban Renewal Area is to:

- ☐ Provide administrative corrections to the legal description language to correct scrivener's errors and remove split tax parcels.
- ☐ Update maps 1, 2, 3, 4, and 5.

## **THIRD AMENDMENT TO THE ACCENT NEIGHBORHOOD URBAN RENEWAL PLAN**

1. Replace *APPENDIX A – ACCENT NEIGHBORHOOD URBAN RENEWAL AREA – LEGAL DESCRIPTION* (Rev. 1), with the attached *APPENDIX A – ACCENT NEIGHBORHOOD URBAN RENEWAL AREA – LEGAL DESCRIPTION* (Rev. 2). The amendment to the legal description is intended to correct scrivener's errors in the prior legal descriptions and to remove those existing tax parcels that are split by the urban renewal area boundaries and include area outside the prior boundaries.
2. Replace Maps 1, 2, 3, 4 and 5 adopted by the Second Amendment to the Plan with the attached Maps 1, 2, 3, 4 and 5.
3. No new projects and no additional indebtedness to be funded entirely or in part by the division of revenues under Iowa Code §403.19 are proposed by this Third Amendment to the Urban Renewal Plan for the Accent Neighborhood Urban Renewal Area.



**APPENDIX A - ACCENT NEIGHBORHOOD URBAN RENEWAL AREA -**  
**LEGAL DESCRIPTION (Rev. 2)**

**The ACCENT Neighborhood Urban Renewal Area consists of the original urban renewal area and the area added by the first amendment to the Plan.**

**The original ACCENT Neighborhood Urban Renewal Area was approved by the Des Moines City Council on October 21, 1996 by Roll Call No. 96-3609, and is described as follows:**

Commencing at the Northeast corner of Lot 1, Davis Heights, an Official Plat; thence southwesterly along the North line of said Lot 1, a distance of 53.22 feet to the Point of Beginning; thence South and southwesterly along the westerly line of said Lot 1 and along the West line of Lot 5 and 6, of said Davis Heights, to a point 49.50 feet South of the Northwest corner of said Lot 6; thence southwesterly to the Northwest corner of Lot 7, Tom's Heights Plat No. 2, an Official Plat, said point also being on the East right-of-way line of East 29th Street; thence South along the East right-of-way line of East 29th Street and the southerly extensions of East 29th Street right-of-way lines to the Northwest corner of Lot 15, Block 4, Hyde Park Plat 2, an Official Plat; thence East along the North line of Lots 15 through 27, inclusive in said Block 4 and said North line extended East to the East right-of-way line of East 30th Street; thence South along the East right-of-way line of East 30th Street to the Northwest corner of Lot 15, Block 10, in said Hyde Park Plat 2, said Northwest corner also being on the East right-of-way line of East 30<sup>th</sup> Street; thence South along said East right-of-way line to the North right-of-way line of East University Avenue; thence East along said North right-of-way line to the Southeast corner of Lot 19 of said Block 10; thence North along the East line of said Lot 19 to the Northeast corner of said Lot 19; thence East along the North line of Lots 20 through 31, inclusive in said Block 10 to the Northeast corner of said Lot 31; thence Easterly along a straight line to a point 7.0 feet North of the Northwest corner of Lot 16, Block E, Gray Heights, an Official Plat; thence East along a straight line that is 7.0 feet North of and parallel with the North line of Lots 16 through 20 to the Northwesterly line of the former railroad right of way in said Lot E; thence Southwesterly along said former railroad right of way line to the Northeast corner of said Lot 20; thence East along the Westerly extension of the North Line of Lot 21 of said Block E to a point that is 80.0 feet West of the Northeast corner of said Lot 21; thence North along a line that is 80 feet West of and parallel to the Northerly extension of the East line of said Lot 21 to a point on a straight line that is 7.0 feet North of and parallel with the Westerly extension of the North line of said Lots 21; thence East along said Westerly extension and continuing along on a straight line that is 7.0 feet North of and parallel to lots 21 through 27, inclusive, in said Block E and said straight line extended East to the East right-of-way line of East 33rd Street; thence South along the East right-of-way line of East 33rd Street and said East right-of-way line extended to the South right-of-way line of East University Avenue as it now exists; thence West along said South right-of-way line of East University Avenue to the East right-of-way line of East 30th Street as it now exists; thence South along said East right-of-way line to a point of intersection with the easterly extension of the South right-of-way line of Walker Street; thence West along said South right-of-way line and its easterly extension to the Northwest corner of Lot 12, Block 8, Farwell Place, an Official Plat; thence North to the Southeast corner of Lot 18, Block 7, in said Farwell Place; thence West along the South line of said Lot 18, a distance of 25.00 feet; thence North along a line being 25.0 feet West of and parallel with the East line of said Lot 18, to the North line of said Lot 18; thence West 25.0 feet along the North line of said Lot 18 to the Northeast corner of Lot 19, Block 7, in said Farwell Place; thence West along the North line of Lots 19 through 28, inclusive, in said Block 7 to the Northwest corner of said Lot 28; thence South along the West line of said Lot 28 to a point of intersection with the easterly extension of the South line of Lot 25,



Block 6, in said Farwell Place; thence West along the easterly and westerly extensions of the said South lot lines of 25 and 4, Blocks 6 and 5, in said Farwell Place and continuing West along the North lines of Lots 26 and 5, Block 4 in said Farwell Place and the westerly extension of said lots and also continuing West along the North lot lines of Lots 26 and 5, Block 3 in said Farwell Place to a point 5.0 feet East of the Northwest corner of said Lot 5; thence southwesterly to the Northwest corner of Lot 6, Block 3, in said Farwell Place; thence South along the West line to the intersection with the easterly extension of a line being 15.0 feet North of the Southeast corner of Lot 25, Block 2 of said Farwell Place; thence West along a line, 15.0 feet North of and parallel with the South line of Lots 25 and 6 of said Block 2 to the East right-of-way line of East 26th Court; thence North along the East right of way line of East 26th Court to a point of intersection with the South line extended East of Lots 27 and 4, Block 1, in said Farwell Place; thence West along the South line and the South line extended of said Lots 27 and 4 to the West right-of-way line of East 26th Street; thence South along the West right-of-way line, said right-of-way line also being the East line of Block 10, York's Choice, an Official Plat, to a point on the East line of Lot 11, said Block 10 being 12.50 feet South of the Northeast corner of said Lot 11; thence West along a straight line being 12.50 feet South of and parallel with the North line of said Lot 11, to a point being 54.00 feet West of the East line of said Lot 11; thence North 2.00 feet; thence West along a straight line being 10.50 feet South of and parallel with the North line of said Lot 11, a distance of 30.00 feet; thence South 2.00 feet to a point being 12.50 feet South of the North line and 84.00 feet West of the Northeast corner of said Lot 11; thence West along a straight line being 12.50 feet South of and parallel with the North line of said Lot 11 to a point that is 20.00 feet East and 12.50 feet South of the Northwest corner of said Lot 11; thence South along a straight line to a point being 20.00 feet West of and 7.50 feet South of the Northwest corner of Lot 12, in said Block 10; thence West along a straight line that is 7.50 feet South of and parallel with the North line of said Lot 12 to a point on the West line of Lot 12, in said Block 10; thence North along said West line to the Northwest corner of said Lot 12; thence West along the easterly extension of the South line of Lot 48, of said Block 10, to the Southeast corner of said Lot 48; thence West along the South line of said Lot 48 to the Southwest corner of said Lot 48; thence North along the West line of Lots 48 through 52, inclusive, in said Block 10 to the Northwest corner of said Lot 52; thence West along the North line of said Lot 52 extended West to the Southeast corner of Lot 6, Block 9, in said York's Choice; thence West along the South line of said Lot 6 and the South line extended West to the Northeast corner of Lot 52, in said Block 9; thence South along the East line of Lots 52, 51 and 50, in said Block 9 to the Southeast corner of said Lot 50; thence West along the South line of said Lot 50 to a point being 1.0 feet East of the Southwest corner of said Lot 50 also being the East right of way line of East 25th Street; thence North along said East right of Way line to the North line of said Lot 50; thence West along the westerly extension of the North line of said Lot 50, to the west right of way line of East 25th St., and being the South line of Lot 9 Block B, in said York's Choice; thence West along the South line and the South line extended West of said Lot 9 to the Southeast corner of Lot 52, in said Block 8; thence North along the East line of said Lot 52 to the Southeast corner of Lot 53, in said Block 8; thence West along the South line and the South line extended West of said Lot 53, and the South line of extended of Lot 8, Block 7, in said York's Choice to the Southeast corner of Lot 53, in said Block 7; thence North along the East line of said Lot 53 to the Northeast corner of said Lot 53; thence West along the North line of said Lot 53 to the Northwest corner of said Lot 53; thence South along the West line of said Lot 53 to the Southwest corner of said Lot 53; thence West along the westerly extension of the South line of said Lot 53, to the Southeast corner of Lot 8, Block 6 in said York's Choice; thence West along the South line of said Lot 8, and the South line extended of said Lot 8, to the Southeast corner of Lot 53, in said Block 6; thence North along the East line of said Lot 53 to the Northeast corner of said Lot 53; thence West along the North line and the North line extended West of said Lot 53 to the Northeast corner of Lot 8, Block 5, in said York's Choice; thence South



along the East line of said Lot 8 to the Southeast corner thereof; thence West along the South line of said Lot 8, to the Southwest corner of said Lot 8; thence North along the West line of Lots 8 and 7, in said Block 5 to the Northwest corner of Lot 7, in said Block 5; thence West along the westerly extension of the North line of Lot 7, Block 5, to the Northeast corner of Lot 7, Block 4, in said York's Choice; thence South along the East line of said Lot 7 and Lot 8, Block 4, to the Southeast corner of said Lot 8; thence West along the South line and the South line extended of said Lot 8 to the Southeast corner of Lot 53, in said Block 4; thence North along the East line of said Lot 53 and Lot 54, Block 4, to the Northeast corner of said Lot 54; thence West along the North line and the North line extended of said Lot 54, to the Northeast corner of Lot 8, Block 3, in said York's Choice; thence South along the East line of said Lot 8 to the Southeast corner of said Lot 8; thence West along the South line and the South line extended of said Lot 8 to the Southeast corner of Lot 55, in said Block 3; thence North along the East line of said Lot 55 to the Northeast corner of said Lot 55; thence West along the North line and the North line extended of said Lot 55 to the West right-of-way line of East 22nd Street, said right-of-way line also being the East line of Block 2, Easdale, an Official Plat; thence South along the East line of said Block 2, Easdale to the Southeast corner of Lot 8, Block 2, in said Easdale; thence West along the South line of said Lot 8 to the Southeast corner of Lot 23 in said Block 2; thence North along the East line of said Lot 23, a distance of 3.00 feet; thence West along a straight line that is 3.00 feet North of and parallel with the South line of said Lot 23 to the West line of said Lot 23; thence South along the West line of Lots 23, 22 and 21, in said Block 2 to the Southwest corner of said Lot 21; thence West along the Westerly extension of the South line of said Lot 21, Block 2, to the Southeast corner of Lot 9, Block 1, in said Easdale; thence West along the South line and the South line extended West of Lots 9 and 20, Block 1, in said Easdale to a point on the West right-of-way line of East 21st Street; thence North along the West right-of-way line of East 21st Street to the southeasterly right-of-way line of Avenue Frederick M. Hubbell; thence southwesterly along the southeasterly right-of-way line of Avenue Frederick M. Hubbell to its intersection with the easterly extension of the South right-of-way line of Walker Street; thence West along the easterly extension of the South right-of-way line and the South right-of-way line of Walker Street to the East right-of-way line of the Union Pacific Railway; thence northerly along the East right-of-way line of the Union Pacific Railway to the southerly right-of-way line of Interstate Freeway No. 235, as presently established; thence easterly and northerly along the southerly and easterly right-of-way line of Interstate Freeway No. 235, as presently established, to the intersection of the southerly right-of-way line extended westerly of Easton Boulevard; thence easterly along the southerly right-of-way line of Easton Boulevard to the West right-of-way line of Lay Street extended South; thence North along the southerly extension of the West right-of-way line and the West right-of-way line of Lay Street and along the northerly extension of the West right-of-way line and Lay Street to the North right-of-way line of Jefferson Avenue; thence East along the North right-of-way line and the North right-of-way line extended to the Southwest corner of Lot 18, Block 2, Vorse's 1st Addition to Easton Place, an Official Plat; thence North to the Northwest corner of said Lot 18; thence East along the North line of said Lot 18 and the North line extended to a point that is 30.00 feet East of the Northeast corner of said Lot 18; thence North along a straight line that is 30.00 feet East of parallel with the East line of Lots 11 through 18, in said Block 2 and along the East line of Block 2, Easton Place Plat No. 4, an Official Plat and the East line of Block 3, Easton Place Plat No. 4, an Official Plat to a point on a line that is 30.00 feet northerly of the centerline of the 7th Ward Ditch; thence easterly and southeasterly along a line 30.00 feet easterly and northerly of the centerline of 7th Ward Ditch to a point on the northerly right-of-way line of Easton Boulevard; thence northeasterly along the northerly right-of-way line of Easton Boulevard to a point that is the intersection of the West line extended North of Lot 29, Boulevard Addition, an Official Plat with the northerly right-of-way line of Easton Boulevard; thence South along the West line extended North of said Lot 29 to the southerly right-of-way line of



Easton Boulevard; thence northeasterly along the southerly right-of-way of Easton Boulevard and to the easterly extension of the southerly right of way of said Easton Boulevard to the Point of Beginning, all now in and forming a part of Des Moines, Polk County, Iowa.

**The area added to the ACCENT Neighborhood Urban Renewal Area by the First Amendment to the Urban Renewal Plan was approved by the City Council on February 4, 2002, by Roll Call No. 02-382, and is described as follows:**

Commencing at a point on the East right-of-way line of East 30th Street as it now exists, said Point of Beginning being the point of intersection with the easterly extension of the South right-of-way line of Walker Street; thence South along said East right-of-way line of East 30th Street to the South right-of-way line of Dean Avenue; thence West along said South right-of-way line of Dean Avenue to a point of intersection with the Southerly extension of the West lot line of Lot 26, Block 8, Elbert & York's Addition, an Official Plat; thence North along said southerly extension and the West lot lines of Lots 26 and 3, in Blocks 8 and 5 in said Elbert & York's Addition and along the Northerly extension of the West line of Lot 3 of said Block 5 to the South line of Block 4 of said Elbert & York's Addition; thence East along said South line to the Southeast corner of Lot 28 of said Block 4; thence North along the East line of said Lot 28 to the Northeast corner of said Lot 28; thence West along the North lines of Lots 28, 27 and 26 of said Block 4 to the Northwest corner of said Lot 26; thence North along the Northerly extension of the West line of said Lot 26 to the Southwest corner of Lot 3 of said Block 4; thence continuing North along the West line of said Lot 3 to the South right-of-way line of Capitol Avenue; thence west along said South right-of-way line to a point of intersection with the southerly extension of the West lot line of Lot 4, Block 1, Elbert & York's Addition; thence North along said southerly extension and the West lot line of Lot 4, Block 1, Elbert & York's Addition and continuing North along the West lot line of Lot 8, Geo. W. Harter's Subdivision, an Official Plat, and the northerly extension of said Lot 8 to the North right-of-way line of East Grand Avenue; thence East along said North right-of-way line to the West lot line of Lot 3, Block 1, Elliott's Addition, and Official Plat; thence North along said West lot line to the North lot line of Lot 3, Block 1, Elliott's Addition; thence East along said North lot line to a point of intersection with the southerly extension of the West lot line of Lot 28, Block 1, Elliott's Addition; thence North along said southerly extension and the West lot lines of Lots 28, 29, 30, Block 1, and Lots 1, 2, 3, Block 2, Elliott's Addition to the South lot line of Lot 28, Block 2, Elliott's Addition; thence West along the westerly extension of said South lot line to a point on said westerly extension, said point being 7' (seven feet) west of the West lot line of Lot 28, Block 2, Elliott's Addition; thence North from said point along a line 7' (seven feet) west of and parallel to the West lot lines of Lots 28, 29, 30, Block 2, Elliott's Addition and the northerly extension of said line to the North right-of-way line of Lyon Street; thence West along said North right-of-way line to a point on said North right-of-way line, said point being 10' (ten feet) west of the West lot line of Lot 1, Block 3, Elliott's Addition; thence North from said point along a line 10' (ten feet) west of and parallel to the West lot lines of Lots 1, 2, 3, Block 3, Elliott's Addition to a point of intersection with the easterly extension of the North lot line of Lot 4, Block 3, Elliott's Addition; thence West along said easterly extension and the North lot line of Lot 4, Block 3, Elliott's Addition to a point of intersection with the southerly extension of the West lot line of Lot 11, Block 9, Farwell Place, an Official Plat; thence North along said southerly extension and the West lot line of Lot 11, Block 9, Farwell Place and also the northerly extension of said West lot line to a point of intersection with the North right -of-way line of East Maple Street; thence East along said North right-of-way line to a point of intersection with the West lot line of Lot 17, Block 8, Farwell Place; thence North along said West lot line and the West lot line of Lot 12, Block 8, Farwell Place to the Northwest corner of said



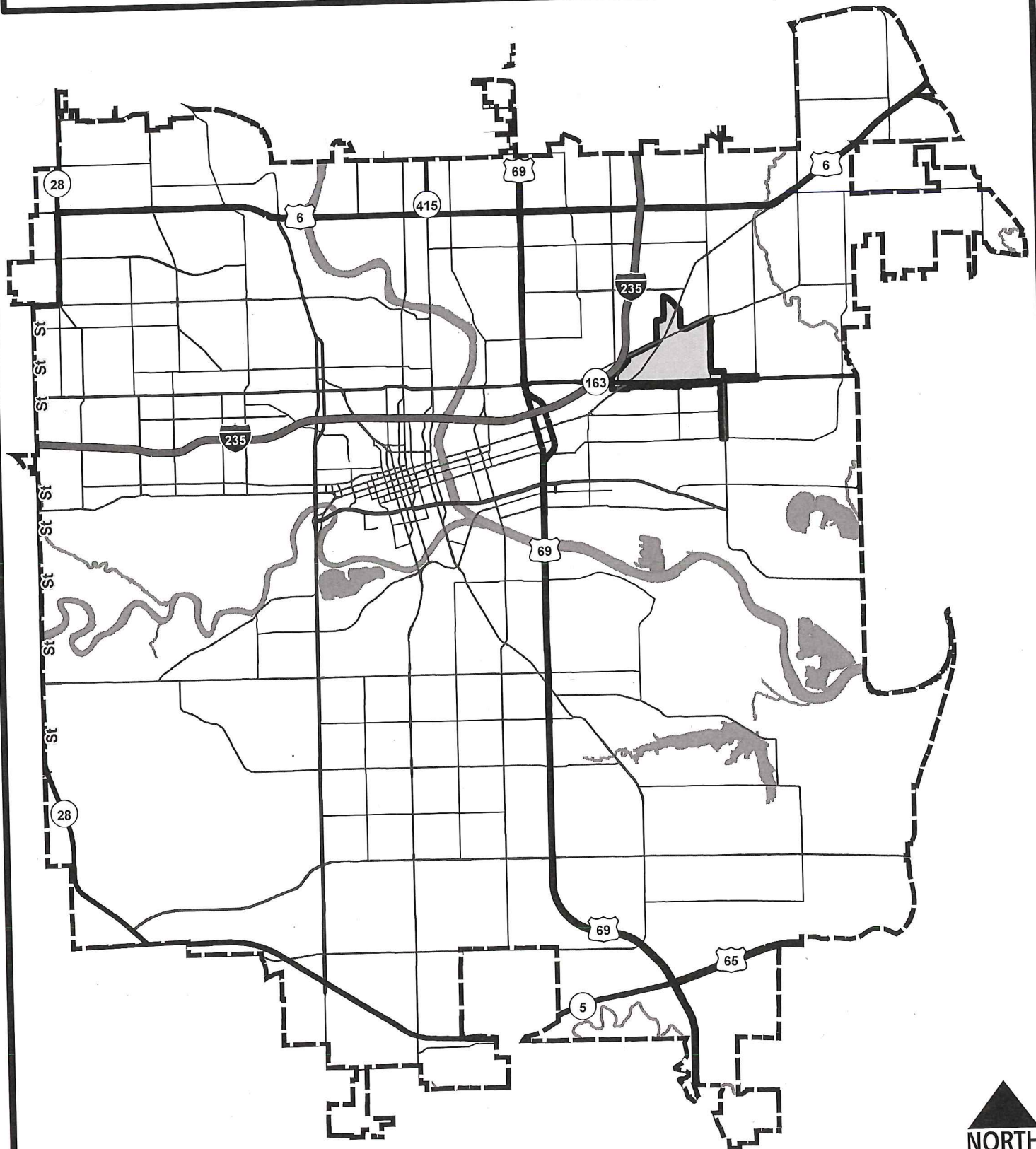
Lot 12; thence East along the South right-of-way line of Walker Street and the easterly extension of said South right-of-way to the Point of Beginning, all now in and forming a part of Des Moines, Polk County, Iowa.

# *ACCENT Neighborhood Urban Renewal Area*

## **MAP 1: Boundary of Urban Renewal Area**

URBAN RENEWAL  
AREA BOUNDARY

Office of Economic Development - City of Des Moines, Iowa

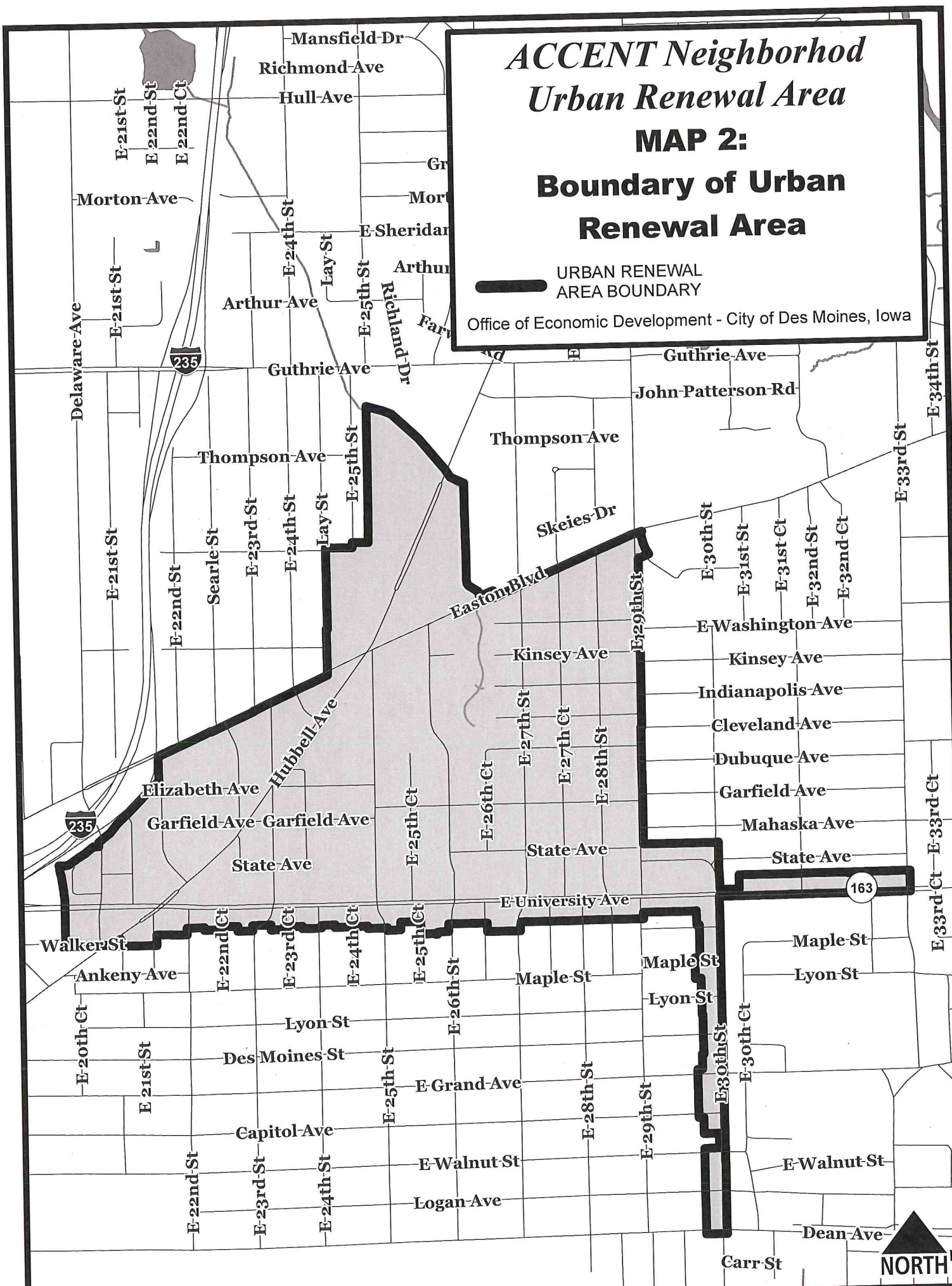


# ACCENT Neighborhood Urban Renewal Area

## MAP 2: Boundary of Urban Renewal Area

URBAN RENEWAL  
AREA BOUNDARY

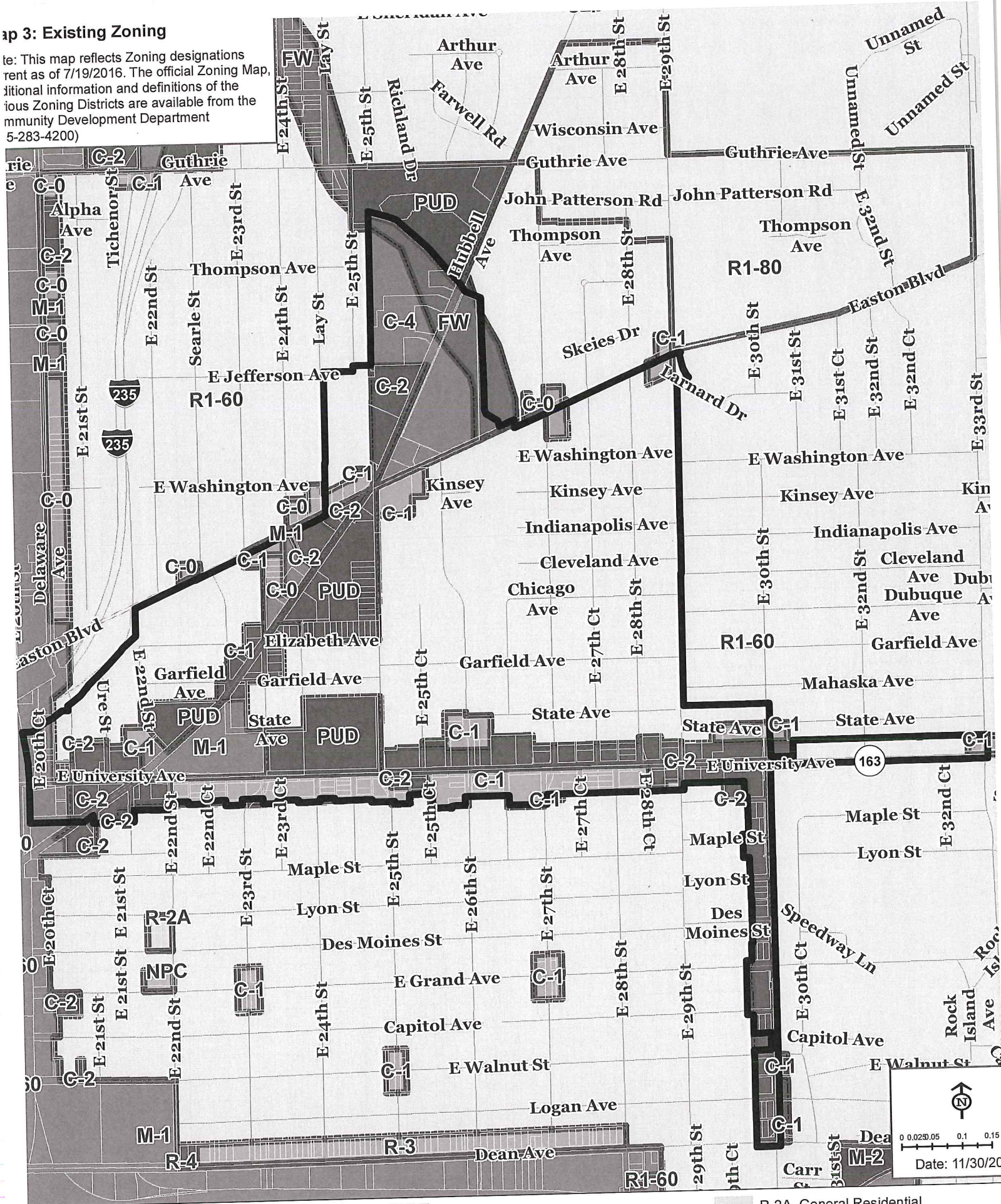
Office of Economic Development - City of Des Moines, Iowa





Map 3: Existing Zoning

This map reflects Zoning designations current as of 7/19/2016. The official Zoning Map, additional information and definitions of the various Zoning Districts are available from the Community Development Department (5-283-4200)



ACCENT Urban Renewal Area

Zoning Districts

C-0, Commercial-Residential

FW, Floodway

M-1, Light Industrial

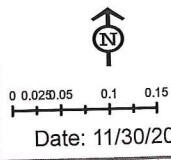
M-2, Heavy Industrial

R-2A, General Residential

R-3, Multiple-Family Residential

R-4, Multiple-Family Residential

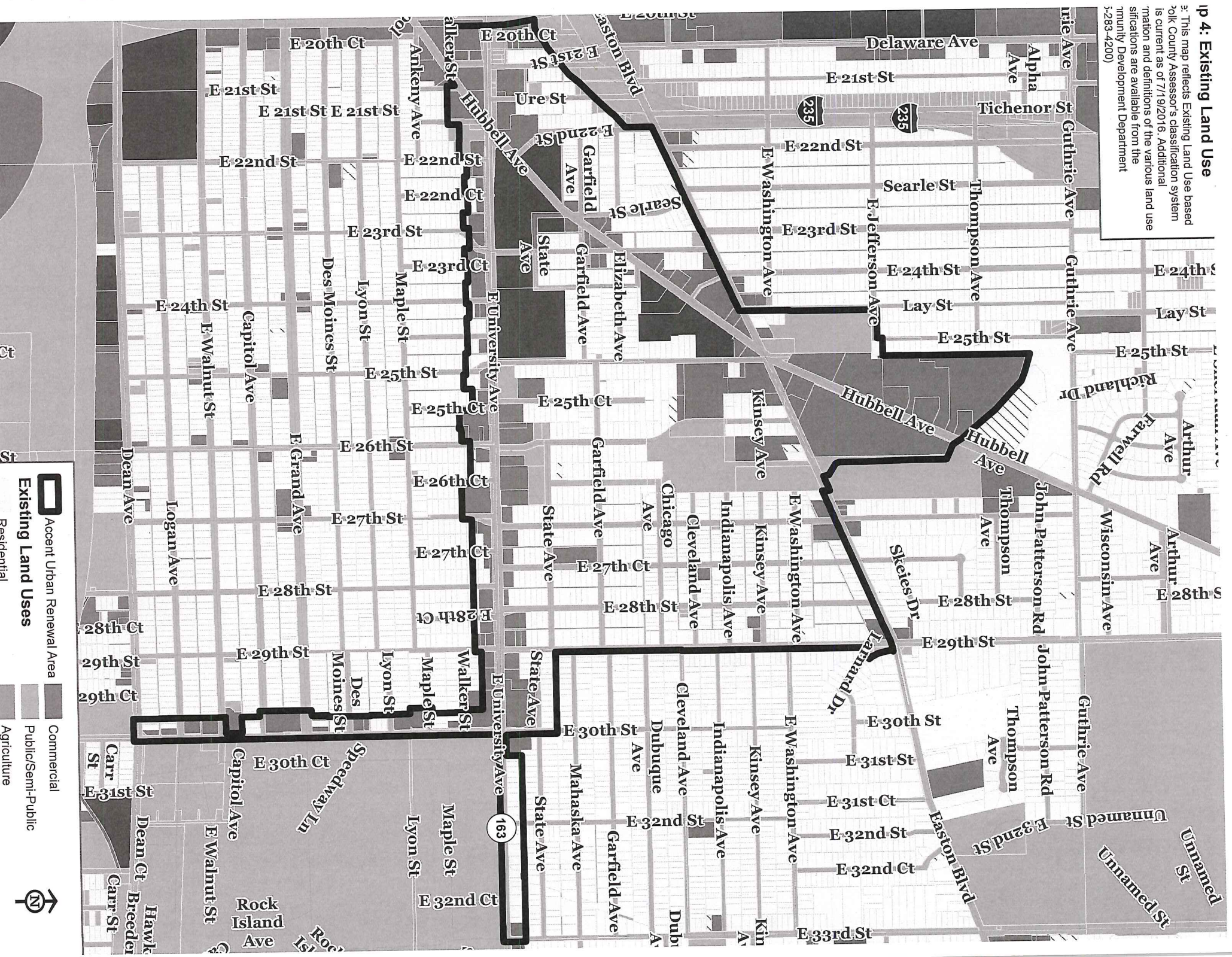
R1-60, One-Family Low-Density Residential





# Map 4: Existing Land Use

This map reflects Existing Land Use based on the 2016 County Assessor's classification system. Land use is current as of 7/1/2016. Additional information and definitions of the various land use classifications are available from the Community Development Department (5283-4200).



Accent Urban Renewal Area

Commercial

Public/Semi-Public

Agriculture

Existing Land Uses

Residential

Commercial

Public/Semi-Public

Agriculture

North Arrow



# Map 5: PlanDSM Future Land Use

Note: This map reflects future land use plan and designations current as of 7/19/2016. The official PlanDSM Future Land Use Map, additional information and definitions of the various land use classifications are available from the Community Development Department (15-283-4200)

