



.....  
**Date** November 7, 2022

**RESOLUTION HOLDING PUBLIC HEARING ON THE PROPOSED  
URBAN RENEWAL PLAN FOR THE SOUTHEAST 14<sup>th</sup> STREET  
URBAN RENEWAL AREA**

WHEREAS, the City Council desires to consider the use of its urban renewal powers to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties within the urban renewal area, to facilitate the development and redevelopment of commercial uses to create and retain jobs in the City of Des Moines, to improve public infrastructure and to attract new economic investment leading to increased taxable valuation within the proposed Southeast 14<sup>th</sup> Street Urban Renewal Area which consists of approximately 440 acres extending north and south along Southeast 14<sup>th</sup> Street frontage generally between Army Post Road to the south and extending slightly north of Park Avenue; and,

WHEREAS, the City Manager has caused to be prepared a proposed Urban Renewal Plan for the Southeast 14<sup>th</sup> Street Urban Renewal Area (the "proposed urban renewal plan"), which is on file in the office of the City Clerk; and

WHEREAS, the proposed urban renewal plan seeks to encourage and assist with the above-described urban renewal purposes within the proposed Southeast 14<sup>th</sup> Street Urban Renewal Area, and to guide the development of the Urban Renewal Area and to activate new economic investment leading to increased taxable valuations, though provision of 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 October 3, 2022, by Roll Call No. 22-1518, the City Council resolved that a public hearing on the proposed Plan be held on November 7, 2022 at 5:00 p.m. in the Council Chambers at 400 Robert D. Ray Dr., Des Moines, Iowa 50309; and

WHEREAS, the Urban Design Review Board reviewed the proposed urban renewal plan at a meeting on October 4, 2022 and a consensus of the Board members present at such meeting unanimously recommended approval of the Plan as presented; and

WHEREAS, the City Plan and Zoning Commission reviewed the proposed urban renewal plan at its regular meeting on October 20, 2022 for conformity with the City's comprehensive plan, PlanDSM: Creating Our Tomorrow Plan, and voted 14-0 to find the Plan in conformance with PlanDSM; and

WHEREAS, notice of the public hearing on the proposed urban renewal plan was published in the Des Moines Register as required by law, setting 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, Polk County, Des Moines Area Community College and Des



## Roll Call Number

Agenda Item Number

41

Date November 7, 2022

Moines Area Regional Transit Authority of a consultation meeting held by electronic means at 1:00 PM on October 19, 2022; and

WHEREAS, the City has received no requests from the Des Moines Independent Community School District, Polk County, Des Moines Area Community College or Des Moines Area Regional Transit Authority for any modification of the proposed division of revenue from the tax increment from the urban renewal area; and

WHEREAS, the public hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed 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 Southeast 14th Street Urban Renewal Area is hereby closed.
2. Upon consideration of the recommendation of the Urban Design Review Board and 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 proposed Plan conforms to PlanDSM: Creating our Tomorrow Plan, as amended, for the development of the City as a whole.
  - b) The Plan does not provide for the acquisition of any land by the City, and does not identify any land planned for acquisition. However, easements 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.
4. The Urban Renewal Plan for the Southeast 14th Street Urban Renewal Area is hereby approved and adopted, and shall hereafter be in full force and effect.
5. The City Clerk is hereby authorized and directed to file a certified copy of the Plan and of this Resolution in the office of the Polk County Recorder.

(Council Communication No. 22-516)

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

APPROVED AS TO FORM:

/s/ Gary D. Goudelock Jr.  
 Gary D. Goudelock Jr.  
 Assistant City Attorney





**Roll Call Number**

**Agenda Item Number**

41

**Date** November 7, 2022

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
MANDELBAUM				
SHEUMAKER				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

\_\_\_\_\_  
Mayor

**CERTIFICATE**

I, LAURA BAUMGARTNER, 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

Date November 7, 2022  
Agenda Item 41  
Roll Call # \_\_\_\_\_

November 1, 2022

Communication from the City Plan and Zoning Commission advising that at their October 20, 2022 meeting, the following action was taken regarding a determination as to whether the proposed Southeast 14<sup>th</sup> Street Urban Renewal Plan is in conformance with the PlanDSM Creating Our Tomorrow Plan

### COMMISSION RECOMMENDATION:

After public hearing, the members voted 12-0 as follows

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis				X
Carolyn Jenison				X
William Page	X			
Andrew Lorentzen	X			
Emily Webb	X			
Katie Gillette	X			

**ARPROVAL** of the proposed Southeast 14<sup>th</sup> Street Urban Renewal Plan in conformance with the *PlanDSM: Creating Our Tomorrow Plan*.

### STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends that the Commission find the proposed Southeast 14<sup>th</sup> Street Urban Renewal Plan in conformance with the *PlanDSM: Creating Our Tomorrow Plan*.



## STAFF REPORT TO THE PLANNING COMMISSION

### **I. GENERAL INFORMATION**

1. **Purpose of Request:** Included in the Commission's packet is a copy of the Southeast 14<sup>th</sup> Street Urban Renewal Plan (URP).

The proposed urban renewal area consists of 440 acres extending north/south along Southeast 14<sup>th</sup> Street generally between Army Post Road and Park Avenue.

### **II. ADDITIONAL APPLICABLE INFORMATION**

1. **Urban Renewal Plan Goals and Objectives:** The primary goal for the Southeast 14<sup>th</sup> Street Urban Renewal Plan is to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties within the urban renewal area, to facilitate the development and re-development of commercial, mixed-use and residential uses, to create and retain jobs in the City of Des Moines, to provide a diversity of housing options, and increase the overall tax base.

Objectives for the plan include:

- Encourage and facilitate high quality commercial, mixed-use, and residential uses and the employment opportunities associated therewith and eliminate slum and blight conditions within the Plan area.
- Coordinate resources to attract new, quality economic development investment.
- Promote and coordinate additional land use and roadway network study as warranted to ensure the ability to attract quality development and the ability to accommodate and manage traffic circulation and provide for bicycle and pedestrian circulation to be incorporated.
- Encourage the use of low-impact development strategies and onsite stormwater management best practices in the Plan area.
- Encourage the incorporation of long-term sustainability into site development and building construction, particularly the efficient use of energy in heating, ventilation, and cooling system design.
- Ensure new development is of high quality, sustainable, and provides adequate parking and pedestrian connections and access.
- Provide a diversity of housing options to accommodate residents of all ages, income levels, household sizes, and cultural backgrounds.
- Preserve, maintain, and improve the existing inventory of multi-family housing where feasible.
- Promote sustainable housing development that utilizes existing resources and supports compact, walkable, and bike-able neighborhoods.
- Foster economic prosperity and stability by retaining existing businesses and recruiting new businesses.
- Focus economic development efforts in strategic locations for continued vitality and growth.
- Recognize livability as a key aspect to economic development. Foster a sustainable economy.

- Provide safe and reliable public infrastructure and utilities for current residents as well as future development needs.
- Evaluate capacity for implementation of and adaptation to, green infrastructure in the city.
- Further Des Moines' revitalization efforts to improve the strength, stability, and vitality of the community.
- Promote the redevelopment and revitalization to the neighborhood and community nodes along the commercial corridor.
- Expand opportunities for healthy and active living for all residents by strengthening the walkability and connectivity along the commercial corridor.
- Provide opportunities for healthy lifestyles through walking as a primary mode of transportation.
- Make transit a more attractive option for all City residents.
- Enhance the bicycle network by expanding bicycle facilities that are safe, comfortable, and easily accessible.
- Further Des Moines' social equity goals in ensuring that all residents have convenient access to healthy food, health care, safe environments, and choices for an active lifestyle.
- Further the goals of LiveDSM, the City's Parks and Recreation Comprehensive Plan, in making parks and trails the heart of the community. Elements of this goal include all residents to be within a ten-minute walk to a park or trail and improving signage for wayfinding to the area's parks and trails.

- 2. PlanDSM Comprehensive Plan:** A prerequisite for an urban renewal plan is a comprehensive plan for the municipality. After the municipality has adopted such a plan, the municipality may prepare, adopt, and implement an urban renewal plan for the purpose of rehabilitation, conservation, redevelopment, development, or a combination thereof, of a designated urban renewal area to promote the public health, safety, or welfare of the residents of the municipality.

The City's Comprehensive Plan, PlanDSM: Creating Our Tomorrow, was adopted by the City Council on April 25, 2016, by Roll Call 16-0717. The future land use map would show the land outside the street Rights-Of-Way as a mix of Community Mixed Use, Low Density Residential, Medium Density Residential, Parks and Open Space, and Business Park. The proposed Urban Renewal Plan area would include Neighborhood Nodes centered at the intersection of Southeast 14<sup>th</sup> Street and Indianola Avenue and the intersection of Southeast 14<sup>th</sup> Street and East Diehl Avenue; a Community Node centered at the intersection of Southeast 14<sup>th</sup> Street and McKinley Avenue; and a Regional Node centered at the intersection of Southeast 14<sup>th</sup> Street and Army Post Road. Descriptions of each land use classification are provided below.

Low Density Residential: Areas developed with primarily single family and two-family residential units with up to 6 dwelling units per net acre.

Medium Density Residential: Areas developed with mix of single family, two family and multi-family residential up to 17 dwelling units per net acre.

Community Mixed Use: Small- to medium-scale mixed use development, located on high-capacity transit corridors or at the intersection of transportation corridors.



Community mixed-use areas include both a mix of medium-density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

Business Park: Accommodates light industrial, office, and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences, and would have little or no adverse effect on surrounding properties.

Parks and Open Space: Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate private or public open spaces reserved for natural resource conservation.

Neighborhood Node: These nodes are the smallest in size and offer services that provide for basic daily needs of the local population in the surrounding neighborhood. May include restaurants, shops and smaller scale businesses. Residential development including low-medium and medium densities may occur.

Community Node: Mid-sized centers providing a range of daily needs and specialized services within a larger neighborhood context. Consist of a mix of housing, retail, and offices serving a larger population and geographical area than a neighborhood node. May include a shopping district including a grocery and drug store. Residential development including medium and high densities may occur.

Regional Node: The largest node, regional nodes are concentrations of employment, retail, and housing and may include light industrial uses. They serve the widest geographical area and attract people from throughout the City and region. High density residential development is appropriate at regional nodes.

The proposed goals and objectives contained the Southeast 14<sup>th</sup> Street Urban Renewal Plan (listed in the previous section of this Staff Report) align with several contained in PlanDSM: Creating Our Tomorrow comprehensive plan, including the following:

#### Land Use

- Goal 2: Direct new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services, and public amenities.
- Goal 3: Prepare corridor plans for significant North-South and East-West transit routes to identify development and redevelopment opportunities aligning with the goals and policies of PlanDSM.
- Goal 4: Continue to embrace the distinct character of Des Moines' neighborhoods while allowing for new development and redevelopment.
- Goal 8: Recognize the value of ecologically sensitive land and natural resources and ensure preservation of these areas for future residents and urban vitality.

#### Transportation

- Goal 2: Develop updated street design standards that allow for and balance the needs of all forms of transportation.

- Goal 3: Provide opportunities for healthy lifestyles through walking as a primary mode of transportation.
- Goal 4: Make transit a more attractive option for all City residents.
- Goal 6: Ensure freight facilities continue to meet the needs of the local economy while being sensitive to impacts on surrounding land uses.

#### Housing

- Goal 1: Provide a diversity of housing options to accommodate residents of all ages, income levels, household sizes, and cultural backgrounds.
- Goal 2: Preserve, maintain, and improve the existing inventory of single-family and multi-family housing.
- Goal 3: Promote sustainable housing development that utilizes existing resources and supports compact, walkable, and bike-able neighborhoods.
- Goal 4: Support development of and access to quality housing affordable to all income level households.

#### Economic Development

- Goal 1: Foster economic prosperity and stability by retaining existing businesses and recruiting new businesses.
- Goal 2: Focus economic development efforts in strategic locations for continued vitality and growth.
- Goal 3: Recognize livability as a key aspect to economic development.
- Goal 4: Foster a sustainable economy.

#### Public Infrastructure and Utilities

- Goal 1: Provide safe and reliable public infrastructure and utilities for current residents as well as future development needs.
- Goal 2: Evaluate capacity for implementation of and adaptation to green infrastructure in the city.
- Goal 5: Ensure noise standards and policies provide all residents with a safe and enjoyable environment day and night.

#### Parks and Recreation

- Goal 2: Maintain and improve accessibility of parks for all residents.
- Goal 4: Preserve, restore, and enhance natural systems in identified natural areas.

#### Community Character and Neighborhoods

- Goal 1: Embrace the distinct character offered in each of Des Moines' neighborhoods.
- Goal 2: Further Des Moines' revitalization efforts to improve the strength, stability, and vitality of all neighborhoods.
- Goal 3: Promote the redevelopment and revitalization of neighborhood nodes and corridors.
- Goal 4: Protect Des Moines' historic and cultural assets that contribute to neighborhood and community identity.
- Goal 6: Strengthen the walkability and connectivity within and between neighborhoods



### Social Equity

- Goal 2: Ensure that all residents have convenient access to healthy food, health care, safe environments, and choices for an active lifestyle.

## **SUMMARY OF DISCUSSION**

Emily Webb asked if any member of the public or commission desired to speak on the item. No one requested to speak.

## **COMMISSION ACTION:**

Todd Garner made a motion that the Commission find the proposed Southeast 14<sup>th</sup> Street Urban Renewal Plan in conformance with the *PlanDSM: Creating Our Tomorrow Plan*.

Motion passed: 12-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jason Van Essen", is written over a horizontal line.

Jason Van Essen, AICP  
Planning & Urban Design Administrator

JMV:tjh

---

Prepared by: Katie Hernandez, 602 Robert D. Ray Drive, Des Moines, IA 50309 Phone: 515-283-4016  
Return Address: City Clerk – City Hall, 400 Robert D. Ray Drive, Des Moines, IA 50309  
Taxpayer: No change  
Title of Document: Southeast 14<sup>th</sup> Street Urban Renewal Plan  
Grantor/Grantee: City of Des Moines, Iowa  
Legal Description: See Exhibit "A" at page 15, below

---

# **SOUTHEAST 14<sup>TH</sup> STREET**

## **URBAN RENEWAL PLAN**

### **City of Des Moines, Iowa**

Urban Design Review Board Action:	10/04/2022
Taxing Entities Consultation:	10/19/2022
Plan and Zoning Commission Action:	10/20/2022
City Council Approval:	11/07/2022



## **TABLE of CONTENTS**

### **I. INTRODUCTION**

- A. General Description of the Southeast 14<sup>th</sup> Street Urban Renewal Area
- B. Purpose of the Urban Renewal Area
- C. Authority to Adopt and Implement an Urban Renewal Plan

### **II. BACKGROUND INFORMATION**

- A. General Information
- B. Existing Land Use
- C. Conformance with the City's Comprehensive Land Use Plan
- D. Conformance with the City's Zoning Requirements
- E. Recognized Neighborhood Organizations
- F. Appropriateness for Economic Development and Demonstration of Slum & Blight

### **III. URBAN RENEWAL PLAN ELEMENTS**

- A. Plan Goals and Objectives
- B. Public Purpose Activities to be Undertaken
- C. Land and Development Requirements
- D. Financial Condition Report

### **IV. URBAN RENEWAL PLAN IMPLEMENTATION**

- A. Continued Planning Efforts
- B. Technical Assistance
- C. Funding and Financing: Economic Development Assistance
- D. Responsibility of Developer
- E. Activities under Chapter 15A

### **V. DURATION OF URBAN RENEWAL PLAN**

### **VI. SEVERABILITY**

### **VII. AMENDMENT OF URBAN RENEWAL PLAN**

### **ATTACHMENTS**

- Appendix A - Legal Description(s)
- Appendix B - Financial Condition Report
- Map 1 – Boundary of Urban Renewal Area and TIF District(s)
- Map 2 – Existing Land Use
- Map 3 - PlanDSM Future Land Use
- Map 4 - Existing Zoning

## **I. INTRODUCTION**

### **A. General Description of the Southeast 14<sup>th</sup> Street Urban Renewal Area**

The general location and boundary of the Southeast 14<sup>th</sup> Street Urban Renewal Area (the “Urban Renewal Area”) is shown on *Map 1 – Boundary Map*.

This Urban Renewal Area consists of approximately 440 acres extending north and south along Southeast 14<sup>th</sup> Street frontage generally between Army Post to the south and extending slightly north of Park Avenue.

The Urban Renewal Area is more specifically described in the accompanying *Appendix A - Legal Description*.

### **B. Purpose of the Urban Renewal Plan**

The purpose of the Southeast 14<sup>th</sup> Street Urban Renewal Plan (this “Plan”) is to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties within the urban renewal area, to facilitate the development and re-development of commercial, mixed-use and residential uses, to create and retain jobs in the City of Des Moines, to provide a diversity of housing options, and increase the overall tax base. This Plan is intended to guide the development of the Urban Renewal Area and to activate new economic investment leading to increased taxable valuation. There are prime opportunities for quality re-development that can be coordinated in a planned and unified manner. Strategic and targeted use of resources that will be realized through the creation of this Plan are critical to establishing necessary public infrastructure and private economic investment in the form of commercial, mixed use and residential rehabilitation development.

The City of Des Moines believes that the designation of the Urban Renewal Area through the adoption of this Plan will strengthen and revitalize the local economy through the planned development and redevelopment of the Urban Renewal Area, through:

1. Guidance of the development of the Urban Renewal Area in a manner that is consistent with the land uses of the City’s Comprehensive Plan, *PlanDSM*, that provides for the physical and economic enhancement of the area.
2. Providing for planned and unified development of commercial, mixed-use and residential construction or rehabilitation.
3. Creating a safe and attractive physical environment through the construction and installation of necessary infrastructure and other public improvements or actions supportive of the Urban Renewal Area.
4. Creating financial incentives as necessary to encourage new and existing businesses to invest in the Urban Renewal Area.
5. Retaining and creating quality permanent employment opportunities for residents.
6. Directing new growth and redevelopment to the following nodes based on proximity to transit, shopping, services, and public amenities: the identified neighborhood nodes centered

near the cross sections of Southeast 14<sup>th</sup> Street and Indianola Avenue, and Southeast 14<sup>th</sup> Street and E Diehl Avenue, respectively; the identified community node centered near the cross section of Southeast 14th Street and McKinley Avenue; and the regional node centered near the cross section of Southeast 14th Street and Army Post Road.

7. Retaining and creating a diversity of housing options. Preserving, maintaining, and improving existing housing inventories where feasible. Supporting the development of and access to quality affordable housing.

8. Providing safe and reliable public infrastructure and utilities for current residents. Evaluating opportunities to incorporate and implement green infrastructure and reducing the consumption of energy in City-owned buildings and facilities.

9. Expanding the property tax base of the Urban Renewal Area, and subsequently contributing to the economic betterment of the entire City of Des Moines.

### **C. Authority to Adopt and Implement an Urban Renewal Plan**

The State of Iowa has provided Iowa cities with the power to adopt and implement urban renewal plans through Chapter 403, Urban Renewal Law, Code of Iowa. If a slum, blighted, or economic development area or combination of the three, as defined in Section 403.17, Code of Iowa, exists within the municipality, the municipality may designate such an area for urban renewal through the process provided for in Chapter 403. After a comprehensive plan for the municipality has been adopted, the municipality may prepare, adopt, and implement an urban renewal plan for the purpose of rehabilitation, conservation, development, redevelopment, or a combination thereof, of a designated urban renewal project area to promote the public health, safety, or welfare of the residents of this municipality.

On April 25, 2016 by Roll Call 16-0717, the City Council of the City of Des Moines adopted the *PlanDSM, Creating our Tomorrow* as its comprehensive plan.

For the reasons included in Section F. *Appropriateness for Economic Development and Demonstration of Slum & Blight*, the proposed Southeast 14th Street Urban Renewal Area qualifies for designation as an urban renewal area on the basis that the Area is a blighted area and an economic development area.

## **II. BACKGROUND INFORMATION**

### **A. General Information**

The Southeast 14th Street Urban Renewal Area is located in southeast Des Moines, which includes several points of interest, including a large shopping center retail, and commercial businesses, and recreational and cultural attractions, including the Blank Park Zoo, Fort Des Moines Park and Museum, Cownie Soccer Complex, and Blank Park Golf Course. Historically, these businesses and cultural attractions have contributed to the success that is seen within Des Moines, the metro, and the state at large.



The majority of the west side of this Urban Renewal Area was part of the Bloomfield Township Annexation, which took place in 1957. In the 1960s, additional annexations took place for small lots located on the northeast section of this Urban Renewal Area. One additional lot on the east side of Southeast 14<sup>th</sup> Street was annexed in 1979, with the remainder of the east side of this street being annexed in the late 1980s.

This particular stretch of Southeast 14th Street located within the Urban Renewal Area is automobile-oriented, with the commercial development consistent with that priority. With limited crosswalk locations, speed limits of 40 miles-per-hour, and a state highway designation, this street focuses on efficient vehicular movement versus a walkable experience. In the 1960s and 1970s, there was a shift in the way transportation departments thought about roads; the intent was to move high volumes of traffic quickly. Roads were built wider, with no opportunity for on-street parking. The theory was that more traffic would bring more business and patrons to the corridor.

In addition to heavy vehicular traffic patterns, this area includes commercial properties with large footprints, configured as big-box retail stores and strip malls. However, as the retail scene continues to evolve, new retail centers in suburban communities have negatively affected the retail pull factor for southeast Des Moines, resulting in increased vacancies, suppressed property valuation, and difficulty in attracting new investment. Historically, the aforementioned regional attractions had drawn in visitors who would also patronize businesses located within this corridor. In order to achieve this historic level of patronage and support of area businesses, additional investment is needed. This investment could include private sector, public, or a combination investment to create a renewed vibrancy within this commercial corridor.

#### **B. Existing Land Use**

The Southeast 14th Street Urban Renewal Area consists of a mix of existing land uses including commercial, multi-family, residential, exempt, and public/semi-public. These uses are shown in *Map 2 – Existing Land Use*

#### **C. Conformance with the City’s Comprehensive Land Use Plan**

A prerequisite for an urban renewal plan is a comprehensive plan for the municipality. After the municipality has adopted such a plan, the municipality may prepare, adopt, and implement an urban renewal plan for the purpose of rehabilitation, conservation, redevelopment, development, or a combination thereof, of a designated urban renewal area to promote the public health, safety, or welfare of the residents of the municipality.

The City’s Comprehensive Plan, *PlanDSM*, which was adopted by the City Council on April 25, 2016, by Roll Call No. 16-0717, shows the land surrounding the main corridor along Southeast 14th Street as a mix of community mixed use, low density residential, medium density residential, parks and open space, and business park. There are also the following nodes identified within *PlanDSM*: the neighborhood nodes centered near the cross sections of Southeast 14th Street and Indianola Avenue, and Southeast 14th Street and E Diehl Avenue, respectively; the community node centered near the cross section of Southeast 14th

Street and McKinley Avenue; and the regional node centered near the cross section of Southeast 14th Street and Army Post Road.

Descriptions of each land use classification are provided below.

Community Mixed Use:

Small- to medium-scale mixed use development, located on high-capacity transit corridors or at the intersection of transportation corridors. Community mixed-use areas include both a mix of medium-density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.

Low Density Residential:

Areas developed with primarily single family and two-family residential units with up to 6 dwelling units per net acre.

Medium Density Residential

Areas developed with mix of single family, two family and multi-family residential up to 17 dwelling units per net acre.

Parks and Open Space

Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate private or public open spaces reserved for natural resource conservation.

Business Park

Accommodates light industrial, office, and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences, and would have little or no adverse effect on surrounding properties.

Land use goals identified in *PlanDSM* that will be included in the goals of this Urban Renewal Plan are

- Goal 2: Direct new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services, and public amenities; and
- Goal 3: Prepare corridor plans for significant North-South and East-West transit routes to identify development and redevelopment opportunities aligning with the goals and policies of *PlanDSM*. Map 3-*PlanDSM* Future Land Use Map further details the proposed land uses for this general area.

This Plan will also support the following goals from the various sections throughout the *PlanDSM* document:

Housing:

- Goal 1: Provide a diversity of housing options to accommodate residents of all ages, income levels, household sizes, and cultural backgrounds;
- Goal 2: Preserve, maintain, and improve the existing inventory of single-family and multi-family housing;



- Goal 3: Promote sustainable housing development that utilizes existing resources and supports compact, walkable, and bike-able neighborhoods; and
- Goal 4: Support development of and access to quality housing affordable to all income level households.

#### Transportation:

- Goal 2: Develop updated street design standards that allow for and balance the needs of all forms of transportation;
- Goal 3: Provide opportunities for healthy lifestyles through walking as a primary mode of transportation;
- Goal 4: Make transit a more attractive option for all City residents; and

#### Economic Development:

- Goal 1: Foster economic prosperity and stability by retaining existing businesses and recruiting new businesses;
- Goal 2: Focus economic development efforts in strategic locations for continued vitality and growth;
- Goal 3: Recognize livability as a key aspect to economic development; and
- Goal 4: Foster a sustainable economy.

#### Public Infrastructure and Utilities:

- Goal 1: Provide safe and reliable public infrastructure and utilities for current residents as well as future development needs;

#### Community Character and Neighborhoods:

- Goal 1: Embrace the distinct character offered in each of Des Moines' neighborhoods;
- Goal 2: Further Des Moines' revitalization efforts to improve the strength, stability, and vitality of all neighborhoods;
- Goal 3: Promote the redevelopment and revitalization of neighborhood nodes and corridors;
- Goal 4: Protect Des Moines' historic and cultural assets that contribute to neighborhood and community identity;

#### Social Equity:

- Goal 2: Ensure that all residents have convenient access to healthy food, health care, safe environments, and choices for an active lifestyle.

The goals and objectives of the Southeast 14th Street Urban Renewal Plan are in conformance with the City's Comprehensive Plan, *Plan DSM*, which was adopted by the City Council on April 25, 2016, by Roll Call No. 16-0717.

Possible additional amendments to *Plan DSM* may be identified through the ongoing planning process for the implementation of this Plan.

#### **D. Conformance with the City's Zoning Requirements**

The Southeast 14<sup>th</sup> Street Urban Renewal Area has a variety of zoning districts including MX1, MX2, MX2-V, MX3, MX3-V, NM, N1a, N3a, CX, CX-V, NX2, RX1, EX, P1, F, and PUD, as shown as on *Map 4- Existing Zoning*.

##### Mixed-Use (X) Districts

Establish an appropriate mix of building forms and uses to enhance existing and create new compact, walkable nodes and corridors throughout the city:

MX1 is intended for mixed-use, neighborhood-scale nodes and corridors within the city, where daily uses are accessible by walking from surrounding neighborhoods.

MX2 is intended for mixed-use, regional-scale nodes and corridors within the city, where residents and visitors may access multiple uses by walking.

MX3 is intended for mixed-use nodes and corridors in the city, where residents and visitors may access multiple uses by walking and automobile. The district accommodates higher intensity commercial uses at a smaller scale.

RX1 is intended for transitional areas between MX districts and N districts, providing for residential and office buildings at a scale and intensity appropriate for corridors adjacent to low-scale neighborhoods.

CX is intended for nodes and corridors with larger-scale, single-use commercial accommodating higher levels of vehicular traffic than MX districts and more intensive commercial uses, especially with outdoor sales and storage.

EX is intended for locations and corridors with a mix of light industrial and heavier commercial uses, accommodating higher levels of vehicular traffic than MX districts and a predominance of mid-scale employment uses, such as office, low-intensity industrial, and warehouse spaces associated with offices.

##### Public, Civic and Institutional (P) Districts

Established to provide specific locations for public, private, quasi-public, and institutional facilities including parks and open space:

P1 is intended for open space, including permanent parks and recreation areas.

##### Neighborhood (N) Districts

Established to protect the character of existing residential neighborhoods and set character of new neighborhoods throughout the city:

N1a is intended for large lots for mostly single-household residential houses with a more flexible building form pursuant to House A building type in section 135-2.13 of the design code.



N3a is intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s, 1960s, and 1970s, typically in the ranch or split-level style pursuant to House B building type in section 135-2.14 of the design code.

NM is intended to accommodate mobile home parks in specific locations within the city.

#### Neighborhood Mix (NX) Districts

Established for residential neighborhoods with an existing mix of residential buildings and uses or with the potential for infill of a mix of residential buildings and uses.

NX2 is intended for a mix of single-household houses with appropriately-scaled and detailed multiple-household building types in the same neighborhood.

#### Agriculture (A) and Flood (F) Districts

A is intended for low density uses in agricultural areas.

F is intended for flood plain and floodways pursuant to chapter 50 of the zoning code.

#### PUD, Planned Unit Development (Legacy) District

Land classified in a Planned Unit Development (PUD) zoning district on the effective date specified in section 135-1.2 of this article will continue to be classified in a Legacy PUD district and governed by the ordinance approving the PUD zoning designation and all applicable conditions of approval, conceptual plans, and development plans associated with the approved development until the subject PUD is rezoned to another (non-PUD) classification. If the provisions of this planning and design ordinance are inconsistent with or conflict with an ordinance approving the PUD zoning designation or applicable conditions of approval, conceptual plans, or development plans associated with the approved PUD, the applicable provisions of said ordinance, conditions, or plans associated with the approved PUD govern.

### **E. Recognized Neighborhood Organizations**

The Southeast 14th Street Urban Renewal Area is part of the Indianola Hills, Pioneer Park, South Park, and Easter Lake Area neighborhoods, which are represented by Neighborhood Associations. Each neighborhood has been designated as a “Recognized Neighborhood” by the City Council as having met the specified minimum standards of a neighborhood organization and communicates regularly with the City of Des Moines.

### **F. Appropriateness for Economic Development and Demonstration of Slum & Blight**

The proposed Southeast 14th Street Urban Renewal Area is approximately 440 acres in size. The area consists of existing commercial, residential, multi-residential, government, exempt commercial, exempt multi-residential, and utility reference classified parcels, according to the County Assessor’s office.

Low demand for commercial and retail space are driving poor property conditions and low assessments in the commercial corridor. The corridor contains roughly 18,000 square feet of



commercial buildings that are listed for sale. There are an additional 24 acres of vacant commercial land that are also actively listed for sale or lease. Many commercial frontages appear to be vacant, in transition, or have ambiguous uses that are unclear to a passerby. This is an indication that demand for space, especially retail, is low. The challenge is also complicated by the fact that most of this space is outdated and unappealing to commercial tenants, which is a byproduct of years of rents being insufficient to finance improvements, and is a reflection of the modern retail economy.

The Southeast 14th Street Urban Renewal Area consists of 198 parcels (not including rights of way), ten (10) of which are considered exempt or centrally assessed. Of the total 198 parcels included in this analysis, eleven (11) are documented by the Polk County Assessor's Office as having below normal, very poor, or poor conditions. An additional thirty-six (36) parcels with normal conditions have very low assessed valuations, many of which show the building values are below the land values, which is an indication that the building is either vacant, obsolete, has a non-active use, and/or is likely falling into a condition that will soon be considered below normal without significant investment or redevelopment of the site. There are an additional fifty-seven (57) properties that would be considered vacant or nearly vacant. All of these classifications combined represent around forty-one percent (41%) of the land area, and around fifty-two percent (52%) of the number of parcels within the Urban Renewal Area.

Any combination of these factors substantially impairs the sound growth, investment and redevelopment of the surrounding area and has an impact on the City of Des Moines as a whole. As demonstrated, a predominance of the buildings within the Southeast 14th Street Urban Renewal Area show signs of dilapidation, deterioration and obsolescence due to the shifting retail environment and current conditions of the properties. Because of the conditions noted, the Southeast 14th Street Urban Renewal Area qualifies for designation as an urban renewal area on the basis that the Area is slum and blight, as well as an economic development area.

The 2020 Census data for the census tracts that encompasses this Urban Renewal Area reports that the social and economic conditions of the census tracts are rather bleak. Within the census tract, 11.5% of the households earn less than \$15,000 per year. This compares to 9% of the state and 10% of the U.S. Of the people over 25 years of age, 19% do not have a high school diploma. This compares to 7.5% in the state and 11.5% in the U.S.

The averaged median household income in the census tracts is \$56,917, which is 8% less than the median household income in the state of Iowa and 12% less than the U.S. The averaged median home value in the census tracts is \$122,740, which is 17% less than median home value in the state and 44% less than the U.S. median home value.

Because of the conditions noted, the Southeast 14th Street Urban Renewal Area qualifies for designation as an urban renewal area on the basis that the Area is a slum and blighted area, as well as an economic development area.

### **III. URBAN RENEWAL PLAN ELEMENTS**

## A. Plan Goals and Objectives

The primary goals for the Southeast 14th Street Urban Renewal Plan are to encourage and assist with the redevelopment and/or removal of blighted, obsolete, and underutilized properties within the urban renewal area, facilitate the development and re-development of commercial, mixed use and residential uses, for the creation and retention of jobs in the City of Des Moines, to provide a diversity of housing options, increase the overall tax base, and to maximize the return on past investment in road and public utility networks. Overarching goals identified from the City's Comprehensive Plan, *PlanDSM*, that are consistent goals for this Plan include: Goal 2: Directing new growth and redevelopment to areas with existing infrastructure and nodes and corridors based on proximity to transit, shopping, services, and public amenities.

Objectives for the Plan include:

- Encourage and facilitate high quality commercial, mixed-use, and residential uses and the employment opportunities associated therewith and eliminate slum and blight conditions within the Plan area.
- Coordinate resources to attract new, quality economic development investment.
- Promote and coordinate additional land use and roadway network study as warranted to ensure the ability to attract quality development and the ability to accommodate and manage traffic circulation and provide for bicycle and pedestrian circulation to be incorporated.
- Encourage the use of low-impact development strategies and onsite stormwater management best practices in the Plan area.
- Encourage the incorporation of long-term sustainability into site development and building construction, particularly the efficient use of energy in heating, ventilation, and cooling system design.
- Ensure new development is of high quality, sustainable, and provides adequate parking and pedestrian connections and access.
- Provide a diversity of housing options to accommodate residents of all ages, income levels, household sizes, and cultural backgrounds.
- Preserve, maintain, and improve the existing inventory of multi-family housing where feasible.
- Promote sustainable housing development that utilizes existing resources and supports compact, walkable, and bike-able neighborhoods.
- Foster economic prosperity and stability by retaining existing businesses and recruiting new businesses.



- Focus economic development efforts in strategic locations for continued vitality and growth.
- Recognize livability as a key aspect to economic development. Foster a sustainable economy.
- Provide safe and reliable public infrastructure and utilities for current residents as well as future development needs.
- Evaluate capacity for implementation of and adaptation to, green infrastructure in the city.
- Further Des Moines' revitalization efforts to improve the strength, stability, and vitality of the community.
- Promote the redevelopment and revitalization to the neighborhood and community nodes along the commercial corridor.
- Expand opportunities for healthy and active living for all residents by strengthening the walkability and connectivity along the commercial corridor.
- Provide opportunities for healthy lifestyles through walking as a primary mode of transportation.
- Make transit a more attractive option for all City residents.
- Enhance the bicycle network by expanding bicycle facilities that are safe, comfortable, and easily accessible.
- Further Des Moines' social equity goals in ensuring that all residents have convenient access to healthy food, health care, safe environments, and choices for an active lifestyle.
- Further the goals of *LiveDSM*, the City's Parks and Recreation Comprehensive Plan, in making parks and trails the heart of the community. Elements of this goal include all residents to be within a ten-minute walk to a park or trail and improving signage for wayfinding to the area's parks and trails.

#### **B. Public Purpose Activities to be Undertaken**

To meet the objectives of this Plan, the City of Des Moines will support development and redevelopment of the Southeast 14th Street Urban Renewal Area through, among other things, the following public purpose activities:

1. Provision of technical support in furtherance of this Plan;



2. Evaluation of property's potential for development and redevelopment purposes, including but not limited to, activities such as appraisals and architectural, engineering and environmental studies;
3. Preparation of building site(s) for development and redevelopment purposes through activities that include but are not limited to grading, filling, extending utilities, and landscaping;
4. Improvement, installation, construction and reconstruction of streets, utilities, green infrastructure, sidewalks, multi-modal infrastructure, streetscapes, and other public improvements and rights-of-way;
5. Enforcement of applicable local, state, and federal laws, codes and regulations; and
6. Use of tax increment financing, loans, grants, and other appropriate financial tools in support of eligible public and private development and redevelopment efforts.

All public purpose activities shall be conditioned upon and shall meet the restrictions and limitations placed upon the Urban Renewal Area by this Plan.

#### **C. Land and Development Requirements**

The physical development of the Urban Renewal Area will be regulated through the standards and guidelines contained within the City of Des Moines' Zoning Ordinance, the Planning and Design Ordinance, and other applicable local, state and federal codes and ordinances. In addition, all projects requesting financial assistance through tax increment financing must conform to Plan DSM and undergo review by the Urban Design Review Board.

The criteria to be used by the Board for making recommendations on design shall include, but are not limited to:

- Scale, proportion, color, articulation, massing, patterning, setbacks, and exterior materials.
- Permanence and quality of materials and site design, as well as details that add character and define depth are desired.
- How the project promotes an attractive and appealing physical environment.
- Encourage the incorporation of long-term sustainability into site development and building construction, particularly the efficient use of materials and energy in heating, ventilation, and cooling system design.
- Encourage the use of low impact development and on-site stormwater management best practices in the Urban Renewal Area and coordinate the evaluation and assessment of natural resources proactively.
- Encourage a mix of market rate, workforce, and affordable housing options where applicable in mixed use, multi-residential, and residential projects.

#### **D. Financial Condition Report**

Tax Increment Financing districts will be incorporated into the Plan in the future as projects come forward and are approved for financial assistance utilizing tax increment financing

revenues, wherein a portion of the taxes levied on taxable properties each year shall be allocated to, and when collected be paid into, the special fund of the City for the Southeast 14th Street Urban Renewal Area to pay the principal of and interest on loans, moneys advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, including bonds issued under the authority of Iowa Code §403.9, incurred by the City to finance or refinance, in whole or in part, urban renewal projects within the Urban Renewal Area, and to provide assistance for low and moderate income family housing, as provided in and limited by Iowa Code §403.19.

Appendix B to this Plan, as amended from time to time, is a Financial Condition Report which contains the financial information required by Iowa Code §403.17(24).

Any future amendment to this Plan which provides for the use of tax revenues allocated to the Special Fund for the Southeast 14th Street Urban Renewal Area pursuant to Iowa Code §403.19, shall include an amendment to Appendix B and C to update the Financial Condition Report and to identify each project to be assisted with such revenues.

#### **IV. URBAN RENEWAL PLAN IMPLEMENTATION**

The City of Des Moines will take necessary action to achieve the goals and objectives of the Southeast 14th Street Urban Renewal Plan. This will include involvement in the following activities:

##### **A. Continued Planning Efforts**

The City shall continue to evaluate the needs of the Urban Renewal Area, identifying issues and coordinating a response to these issues. A comprehensive approach will be taken to gather input from landowners, neighborhoods, businesses, and development interests.

##### **B. Technical Assistance**

The City may provide technical assistance to landowners and prospective developers where appropriate. The City will work to coordinate efforts related to development proposals, ongoing planning, coordination with other agencies and levels of government, and other activities that will assist with meeting the objectives of this Plan.

##### **C. Funding and Financing: Economic Development Assistance**

The City will pursue funding sources required to meet the objectives of this Plan. Sources may include, but are not limited to, loans, grants, general fund expenditures, tax increment financing, special assessments, bond issuance, and participation in state/federal programs.

More specifically, the use of tax increment financing and the review steps and requirements for proposed economic development assistance are specified as follows:

1. **Tax Increment Financing.** The City believes that the use of tax increment revenues to assist in the financing of new development in the Southeast 14th Street Urban Renewal Area is necessary in the public interest to achieve the objectives of this Plan. Without the use of this special financing tool, new investment may not otherwise occur or may occur



within other jurisdictions. The use of tax increment financing to spur the development of the Area pursuant to this Plan is expected to provide greater future property tax revenues for the City, Polk County, and Des Moines Independent School District, that would otherwise not be available if this Plan were not implemented.

2. Tax increment financing will be used where it is anticipated to provide a long-term payback in overall increased tax base for the City, County and School District, and to provide for the creation or retention of jobs. The initial public investment required to generate new private investment is anticipated to ultimately increase the taxable value of the Area beyond its existing base value.

Tax increment reimbursement may be sought for, among other things, the following costs to the extent they are incurred by the City:

- a. Planning and administration of this Plan;
- b. Construction of public infrastructure improvements and facilities within the Urban Renewal Area;
- c. Acquisition, installation, maintenance, and replacement of public improvements throughout the Area;
- d. Loans or grants to qualified businesses and property owners for renovation or redevelopment of property within the Southeast 14th Street Urban Renewal Area in conformance with this Plan.

#### **D. Responsibility of Developer**

Developers shall work with the City to coordinate the realization of the intent and purpose of this Plan. This will include limiting tax abatement for exemption from taxes on the value added by the improvements where possible. It is recognized that when tax abatement is in place, it will reduce the amount of tax increment created by the district. Therefore, in certain cases, it may be necessary for developers to forego tax abatement to create sufficient increment. This would include cases where a developer may upfront the cost of site development when there is a negotiated agreement with the City to rebate a portion of that investment back to the developer over time through the increment created by the improvements to the property. The City reserves the ability to negotiate what will be in the best interest of the community and the furtherance of the Plan, while working with developers to facilitate new projects.

#### **E. Activities Under Chapter 15A**

The City may as part of its action to carry out this Plan, engage in economic development activities within the Southeast 14th Street Urban Renewal Area pursuant to Iowa Code Chapter 15A for the creation of new jobs and income, and for the retention of existing jobs and income that would otherwise be lost, when such economic development activities are found by the City Council to further the objectives of the Plan. The City may solicit and/or



package such economic development activity proposals in the form of direct financial assistance through grants or loans.

## **V. DURATION OF URBAN RENEWAL PLAN**

This Plan for use of tax increment financing within the Southeast 14th Street Urban Renewal Area shall continue in effect until terminated by action of the City Council of the City but in no event before the City has received full reimbursement from incremental taxes of its advances to carry out the objectives of the Plan.

## **VI. SEVERABILITY**

In the event one or more provisions contained in this Urban Renewal Plan shall be held for any reason to be invalid, illegal, unauthorized, or unenforceable in any respect, such invalidity, illegality, lack of authorization, or unenforceability shall not affect any other provision of this Plan and this Plan shall be construed and implemented as if such provision had never been contained herein.

## **VII. AMENDMENT OF URBAN RENEWAL PLAN**

The City of Des Moines may amend this Plan from time to time in accordance with applicable state and local law. The amendments may include additional objectives, revised land use regulations, revised boundaries, and/or property to be acquired and disposed of for redevelopment.

The City Council shall request public input from designated neighborhood group(s), City appointed committees, and others as appropriate upon any proposed amendment to this Plan.

**Appendix A**  
**Legal Description(s)**  
**Southeast 14th Street Urban Renewal Area**  
**and TIF District(s)**

**Southeast 14th Street Urban Renewal Area**

Beginning at the intersection of the East line of Lot 1, New Hope, an Official Plat, and the North Right of Way line of East Army Post Road; Thence West along said North Right of Way line to the West Right of Way line of Southeast 5<sup>th</sup> Street; Thence North along said West Right of Way line to the Westerly extension of the North line of Lot 2, Higgins Acres, an Official Plat; Thence East along said Westerly extension to the Northwest corner of said Lot 2; Thence continuing East along the North lines of Lots 2 through 9 in said Higgins Acres to the West line of Lot 10 in said Higgins Acres; Thence North along said West line of said Lot 10 to the South line of Lot 34, Southcrest, an Official Plat; Thence East along the South lines of Lots 34 through 38 in said Southcrest to the Southeast corner of said Lot 38; Thence North along the East line of said Lot 38 to the Southerly line of Lot A (Cummins Road) in said Southcrest; Thence East, South and East along said Southerly lines of said Lot A to the East Line of said Southcrest; Thence North along said East line of said Southcrest to the North line of said Southcrest; Thence West along said North line of said Southcrest to the Southwest corner of Lot 12, Jordan Place Plat Three, an Official Plat; Thence North along the West line of said Lot 12 to the South Right of Way line of Hart Avenue; Thence East along said South Right of Way line of Hart Avenue to the East Right of Way line of Southeast 8<sup>th</sup> Street; Thence North along said East Right of Way line of Southeast 8<sup>th</sup> Street to the Southwest corner of Lot 9 in said Jordan Place Plat Three; Thence East along the South line of said Lot 9 in said Jordan Place Plat Three to the Southeast corner of said Lot 9 in said Jordan Place Plat Three; Thence North along the East line of said Jordan Place Plat Three to the South line of Jordan Place Plat Two, an Official Plat; Thence East along said South line of said Jordan Place Plat Two to the Southeast corner of said Jordan Place Plat Two; Thence North along the East line of said Jordan Place Plat Two to the Northeast corner of said Jordan Place Plat Two; Thence West along the North line of said Jordan Place Plat Two to the Southerly extension of the East line of Jordan Manor Plat No.1, an Official Plat; Thence North along said Southerly extension and continuing along said East line of said Jordan Manor Plat No.1 to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M.; Thence East along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 27 to the East line of the West 300 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 27; Thence North along said East line of the West 300 feet of the Southeast 1/4 of the Northeast 1/4 of said Section 27 to the South Right of Way line of Kenyon Avenue; Thence West along said South Right of Way of Kenyon Avenue to the Southerly extension of the East line of Sharon Hills Plat No.3, an Official Plat; Thence North along said Southerly extension of the East line of said Sharon Hills Plat No.3 and along said East line of said Sharon Hills Plat No.3 to the Southeast corner of Sharon Hills Plat No.2, an Official Plat; Thence continuing North along the East line of said Sharon Hills Plat No.2 to the Northeast corner of said Sharon Hills Plat No.2; Thence West along the North line of said Sharon Hills Plat No.2 to the Southeast corner of Belnor Heights Plat No.2, an Official Plat; Thence North along the East line of said Belnor Heights Plat No.2 to the South Right of Way line of East McKinley Avenue; Thence East along said South Right of Way line of East McKinley Avenue to the Northwest corner of Danview Plat No.1, an Official Plat; Thence South along the West line of



said Danview Plat No.1 to the Southwest corner of said Danview Plat No.1; Thence East along the Southerly line of said Danview Plat No.1 to the East line of said Danview Plat No.1; Thence North along said East line of said Danview Plat No.1 and along the Northerly extension of said East line of said Danview Plat No.1 to the North Right of Way line of East McKinley Avenue; Thence East along said North Right of Way line of East McKinley Avenue to the West line of Lot 36, Certainty Acres, an Official Plat; Thence North along said West line of said Lot 36 and along the Northerly extension of said West line of said Lot 36 to the North Right of Way line of East Herold Avenue; Thence East along said North Right of Way line of East Herold Avenue to the Southwest corner of Lot 24 in said Certainty Acres; Thence North along the West line of said Lot 24 to the Northwest corner of said Lot 24; Thence East along the North line of said Lot 24 to the Northeast corner of said Lot 24, said corner also being the Southwest corner of Lot 18 in said Certainty Acres; Thence North along the West line of said Lot 18 to the South line of the North Two-Thirds (N 2/3) of said Lot 18; Thence East along said South line of the North Two-Thirds (N 2/3) of said Lot 18 to the East line of the West 50 feet of said Lot 18; Thence North along a line that is parallel to the West line of said Lot 18 to the South Right of Way line of East Emma Avenue; Thence West along said South Right of Way line of East Emma Avenue to the Southerly extension of the West line of Lot 4 in said Certainty Acres; Thence North along said Southerly extension of the West line of said Lot 4 and along said West line of said Lot 4 to the South line of Homestead Acres, an Official Plat; Thence East along said South line of said Homestead Acres to the Southeast corner of Lot 24 in said Homestead Acres; Thence North along the East line of said Lot 24 of said Homestead Acres to the South Right of Way line of East Philip Street; Thence West along said South Right of Way line of East Philip Street to the Southerly extension of the West Right of Way line of Southeast 13<sup>th</sup> Street; Thence North along said Southerly extension of the West Right of Way line of Southeast 13<sup>th</sup> Street and along said West Right of Way line of Southeast 13<sup>th</sup> Street to the South Right of Way line of East Watrous Avenue; Thence West along said South Right of Way line of East Watrous Avenue to the Southerly extension of the East line of Lot 4, Southern Knolls Plat No.1, an Official Plat; Thence North along said Southerly extension of the East line of said Lot 4 and along said East line of said Lot 4 to the Southeast corner of Lot 5 in said Southern Knolls Plat No.1; Thence North along the East line of said Lot 5 to the South line of Lot A (East Rose Avenue) in said Southern Knolls Plat No.1; Thence East along said South line of said Lot A to the Southeast corner of said Lot A; Thence North along the East line of Lots A, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34 and 33 to the Northeast corner of said Lot 33, said corner also being the Southwest corner of Lot 31 in said Southern Knolls Plat No.1; Thence East along the South line of said Lot 31 to the West line of Lot D (Southeast 13<sup>th</sup> Street) in said Southern Knolls Plat No.1; Thence South along said West line of said Lot D to the Southwest corner of said Lot D; Thence East along the South line of said Lot D to the Southeast corner of said Lot D, said corner also being the Southwest corner of Lot 30 in said Southern Knolls Plat No.1; Thence continuing East along the South line of said Lot 30 to the West Right of Way line of Southeast 14<sup>th</sup> Street; Thence North along said West Right of Way line of Southeast 14<sup>th</sup> Street to the South line of Lot 7, Nola Place, an Official Plat; Thence West along the South line of said Lot 7 to the Southwest corner of said Lot 7; Thence North along the West lines of Lots 7, 6, 3 and 2 in said Nola Place to the South Right of Way line of East Park Avenue; Thence West along said South Right of Way line of East Park Avenue to Southerly extension of the West line of the East 10 feet of Lot 76, Jefferson Heights Plat No.2, an Official Plat; Thence North along said Southerly extension of the West line of the East 10 feet of said Lot 76 to the Southwest corner of the East 10 feet of said Lot 76; Thence continuing North along a line that is 10 feet West of and parallel to the East lines of Lots 76, 68, 67, 66, 65, and 64 to the South line of Lot 54 in said Jefferson Heights Plat No.2; Thence continuing North



along a line that is 10 feet West of and parallel to the East line of said Lot 54, a distance of 30 feet; Thence East along a line that is perpendicular to said East line of said Lot 54, a distance of 10 feet to said East line of said Lot 54; Thence North along said East line of said Lot 54 and along the Northerly extension of said East line of said Lot 54 to the North Right of Way line of East Pleasant View Drive; Thence East along said North Right of Way line of East Pleasant View Drive and along Easterly extension of said North Right of Way line of East Pleasant View Drive to the Northeasterly Right of Way line of Indianola Avenue; Thence Southeasterly along said Northeasterly Right of Way line of Indianola Avenue to the Northwest corner of Lot 49, Oak Hill, an Official Plat; Thence East along the North line of said Lot 49 to the West line of Lot 46 in said Oak Hill; Thence North along the West lines of Lots 46, 45 and 44 in said Oak Hill to the Northwest corner of said Lot 44; Thence East along the North line of said Lot 44 to the Northeast corner of said Lot 44; Thence continuing East along the Easterly extension of said North line of said Lot 44 to the East Right of Way line of Southeast 14<sup>th</sup> Street; Thence South along said East Right of Way line of Southeast 14<sup>th</sup> Street to the North Right of Way line of East Pleasant View Drive; Thence East along said North Right of Way line of East Pleasant View Drive to the Northerly extension of the East line of Lot 134, Official Plat of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M. (Except the North 20 Feet), an Official Plat; Thence South along said Northerly extension of said Lot 134 and along said East line of said Lot 134 to the Northeast corner of Lot 103 in said Official Plat of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M. (Except the North 20 Feet); Thence West along the North lines of Lots 103 and 102 in said Official Plat of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M. (Except the North 20 Feet) to the Northwest corner of said Lot 102; Thence South along the West line of said Lot 102 to the North Right of Way line of East Park Avenue; Thence East along said North Right of Way line of East Park Avenue to the Northerly extension of the West line of Parcel A in Lot 2, Official Plat of the Northwest 1/4 of Section 23, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M., said Parcel A being recorded in Book 12438 page 716 at the Recorder's office of Polk County, Iowa; Thence South along said Northerly extension of the West line of said Parcel A and along said West line of said Parcel A to the Southwest corner of said Parcel A; Thence East along the South line of Parcel A to the Southwest corner of Parcel B in said Lot 2, Official Plat of the Northwest 1/4 of Section 23, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M., said Parcel B also being recorded in Book 12438 page 716 at the Recorder's office of Polk County, Iowa; Thence East along the South line of said Parcel B to the West line of Lot 3 in said Official Plat of the Northwest 1/4 of Section 23, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M.; Thence South along said West line of said Lot 3 to the Southwest corner of said Lot 3; Thence East along the South lines of Lots 3 and 4 in said Official Plat of the Northwest 1/4 of Section 23, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M. to the Southeast corner of said Lot 4, said Southeast corner also being the Northwest corner of Lot 14 in said Official Plat of the Northwest 1/4 of Section 23, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M.; Thence continuing East along the North line of said Lot 14 to the Northeast corner of said Lot 14; Thence South along the East line of said Lot 14 to a point 233 feet North of the Southeast corner of said Lot 14; Thence West along the North lines of the South 233 feet of Lots 14 and 15 in said Official Plat of the Northwest 1/4 of Section 23, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M. to the West line of the East 167 feet of said Lot 15; Thence South along a line that is parallel to the East line of said Lot 15 to the North line of the South 200 feet of said Lot 15; Thence West along a line parallel to the South line of said Lot 15 to the West line of said Lot 15; Thence South along said West line of said Lot 15 to the North Right of Way line of Evergreen Avenue; Thence West along said North Right of Way line of Evergreen



Avenue to the West line of East 115 feet of Lot 16 in said Official Plat of the Northwest 1/4 of Section 23, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M.; Thence North along a line that is parallel to the East line of said Lot 16 to the South line of North 330 feet of said Lot 16; Thence West along a line that is parallel to the South line of said Lot 16 to the West line of the East 410 feet of said Lot 16; Thence South along a line that is parallel to said East line of said Lot 16 and along the Southerly extension of said line that is parallel to said East line of said Lot 16 to the South Right of Way line of Evergreen Avenue; Thence West along said South Right of Way line of Evergreen Avenue and along the Westerly extension of said South Right of Way line of Evergreen Avenue to the Southwesterly Right of Way line of Indianola Avenue; Thence Northwesterly along said Southwesterly Right of Way line of Indianola Avenue to North line of Jacobs Place, an Official Plat; Thence West along the North line of said Jacobs Place to the Northwest corner of said Jacobs Place; Thence South along the West line of said Jacobs Place to the North line of Lot 4, Indianola Acres, an Official Plat; Thence East along said North Line of said Lot 4 in said Indianola Acres to the West line of Lot 4 in said Jacobs Place; Thence South along the West lines of Lots 4, 5 and 6 in said Jacobs Place to the North line of Lot 5 in said Indianola Acres; Thence East along said North line of said Lot 5 in said Indianola Acres to the West line of Lot 6 in said Indianola Acres; Thence South along said West line of said Lot 6 in said Indianola Acres to the North line of Lot 8 in said Indianola Acres; Thence East along the North line of said Lot 8 in said Indianola Acres to the Northeast corner of said Lot 8 in said Indianola Acres; Thence South along the East line of said Lot 8 in said Indianola Acres to the North line of Lot 9 in said Indianola Acres; Thence East along said North line of said Lot 9 to the West line of Lot 10 in said Indianola Acres; Thence south along said West line of said Lot 10 to the Southwest corner of said Lot 10; Thence East along the South line of said Lot 10, a distance of 121 feet; Thence South along a straight line to the Northeast corner of Lot D, Jefferson Park, an Official Plat, said corner also being on the North line of said Jefferson Park; Thence West along said North line of said Jefferson Park to the Northeast corner of Lot 7 in said Jefferson Park; Thence continuing West along the North line of said Lot 7, a distance of 160.8 feet to a corner of said Lot 7; Thence South along a Westerly line of said Lot 7, a distance of 40 feet to a corner of said Lot 7; Thence West along a Northerly line of said Lot 7, a distance of 40.5 feet to the most Westerly line of said Lot 7; Thence South along said most Westerly line of said Lot 7 to the Southwest corner of said Lot 7, said Southwest corner of said Lot 7 also being the Northwest corner of Lot 8 in said Jefferson Park; Thence continuing South along the West lines of Lots 8 through 15 in said Jefferson Park to the North Right of Way line of East Watrous Avenue; Thence East along said North Right of Way line of East Watrous Avenue to the Northerly extension of the West line of Thomas Park, an Official Plat; Thence South along said Northerly extension of said West line of said Thomas Park and along said West line of said Thomas Park to the Southwest corner of said Thomas Park; Thence East along the South line of said Thomas Park to the West line of Lesan Heights, an Official Plat; Thence South along said West line of said Lesan Heights to the Southwest corner of said Lesan Heights, said Southwest corner of said Lesan Heights also being the Northwest corner of Outlot X, Forget Properties Plat 1, an Official Plat; Thence South along the West line of said Outlot X to the Southwest corner of said Outlot X; Thence East along the South line of said Outlot X to the West line of Grandshire, an Official Plat; Thence South along the West line of said Grandshire to the Northwest corner of Parcel C, said Parcel C being recorded in Book 12445 page 884 at the Recorder's office of Polk County, Iowa; Thence East along the North line of said Parcel C to the East line of Lot 92 in said Grandshire; Thence South along the East lines of Lots 92 and 93 in said Grandshire to the North Right of Way line of East McKinley Avenue; Thence East along said North Right of Way line of East McKinley Avenue to the Northerly extension of the East line of the West 225.5 feet of Lot 2



in the Official Plat of the Northwest 1/4 of Section 26, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M.; Thence South along said Northerly extension of the East line of the West 225.5 feet of said Lot 2 and along said East line of the West 225.5 feet of said Lot 2 to the South line of the North 631 feet of said Lot 2; Thence West along a line that is parallel to the North line of said Lot 2 to the East line of the West 18.5 feet of said Lot 2; Thence South along said East line of the West 18.5 feet of said Lot 2 to the Northwest corner of Parcel G, said Parcel G being recorded in Book 8693 page 637 at the Recorder's office of Polk County, Iowa; Thence East along the North line of said Parcel G to the Northeast corner of said Parcel G; Thence South along the East line of said Parcel G to the Southeast corner of said Parcel G; Thence continuing South along a line bearing South 00°22'48 West, a distance of 156.37 feet; Thence West along a straight line to the Northeast corner of Lot 1, Southeast Market Center Plat No.1, an Official Plat; Thence South along said East line of said Lot 1 to the Northwest corner of Outlot Y in said Southeast Market Center Plat No.1; Thence East along the North line of said Outlot Y to the West line of Lot 3 in the Official Plat of the Northwest 1/4 of Section 26, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M.; Thence South along said West line of said Lot 3 to the Southeast corner of the North 10 Acres of Lot 5 in the Official Plat of the Northwest 1/4 of Section 26, Township 78 North, Range 24 West of the 5<sup>th</sup> P.M.; Thence West along the South line of the North 10 Acres of said Lot 5 to the East Right of Way line of Southeast 14<sup>th</sup> Street; Thence South along said East Right of Way line of Southeast 14<sup>th</sup> Street to the North Line of Lot 1, Capitol View Acres, an Official Plat; Thence East along the North lines of Lots 1 and 2 in said Capitol View Acres to the West line of the East 48 feet of said Lot 2; Thence South along a line that is parallel to the East line of said Lot 2 to the South line of the North 210 feet of said Lot 2; Thence East along a line that is parallel to the North line of said Lot 2 to the West line of Lot 3 in said Capitol View Acres; Thence North along said West line of Lot 3 in said Capitol View Acres to the Southwest corner of Parcel C, said Parcel C being recorded in Book 13205 page 606 at the Recorder's Office of Polk County, Iowa; Thence continuing North along the West line of said Parcel C to the Northwest corner of said Parcel C; Thence Easterly along the North line of said Parcel C to the Northeast corner of said Parcel C; Thence South along the East line of said Parcel C to the Southeast corner of said Parcel C, said Southeast corner of said Parcel C also being the Northeast corner of Lot 3 in said Capitol View Acres; Thence South along the East line of said Lot 3 in said Capitol View Acres to the North Right of Way line of East Diehl Avenue; Thence East along said North Right of Way line of East Diehl Avenue to the Northerly extension of the East line of Lot 6, Stoney Pointe, an Official Plat; Thence South along said Northerly extension of the East line of said Lot 6 and along said East line of said Lot 6 to the North line of Lot 22 in said Capitol View Acres; Thence West along the North lines of Lots 22, 21 and 20 in said Capitol View Acres to the Northwest corner of said Lot 20; Thence South along the West line of said Lot 20 to the North Right of Way line of Hart Avenue; Thence East along said North Right of Way line of Hart Avenue to the Northerly extension of the East line of the West 40.5 feet of Lot 28 in said Capitol View Acres; Thence South along said Northerly extension of the East line of the West 40.5 feet of said Lot 28 and along said East line of the West 40.5 feet of said Lot 28 to the South line of said Lot 28; Thence East along the South lines of Lots 28, 27, 26 and 25 in said Capitol View Acres to the West line of said New Hope; Thence South along the East line of said New Hope to the Northwest corner of Lot 1 in said New Hope; Thence East along the North line of said Lot 1 in said New Hope to the Northeast corner of said Lot 1 in said New Hope; Thence South along the East line of said Lot 1 in said New Hope to the North Right of Way line of East Army Post Road and to the Point of Beginning.

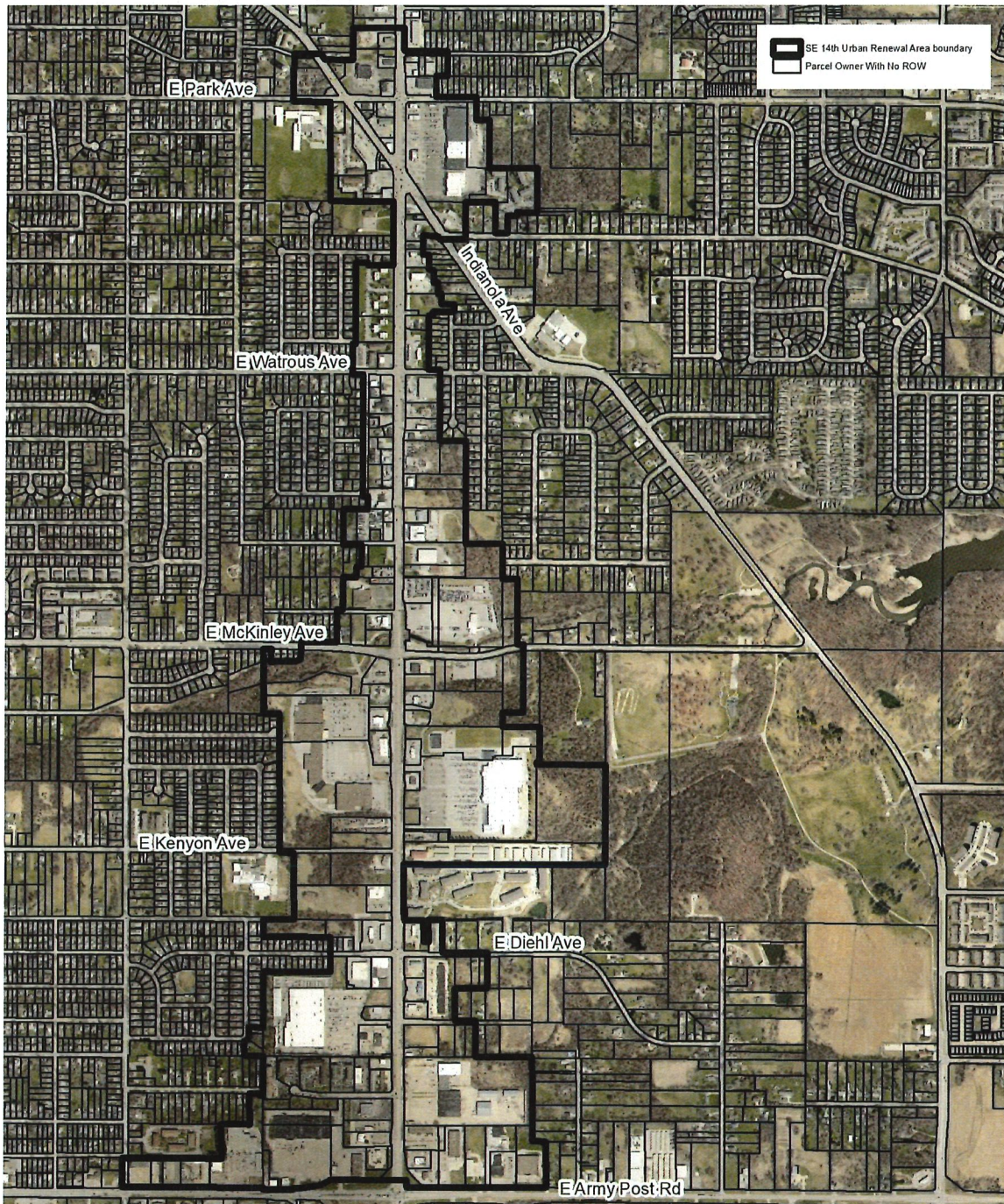


**Southeast 14th Street TIF District No. 1**

{insert legal description} Note – none with initial adoption of Plan. These will be introduced as projects come forward and go through the approval process requiring updates/amendments to this Plan.

**Appendix B**  
**Financial Condition Report – Southeast 14th Street**  
**Urban Renewal Area**

**(Note - to be added with future amendment to Southeast 14th Street**  
**Urban Renewal Plan)**

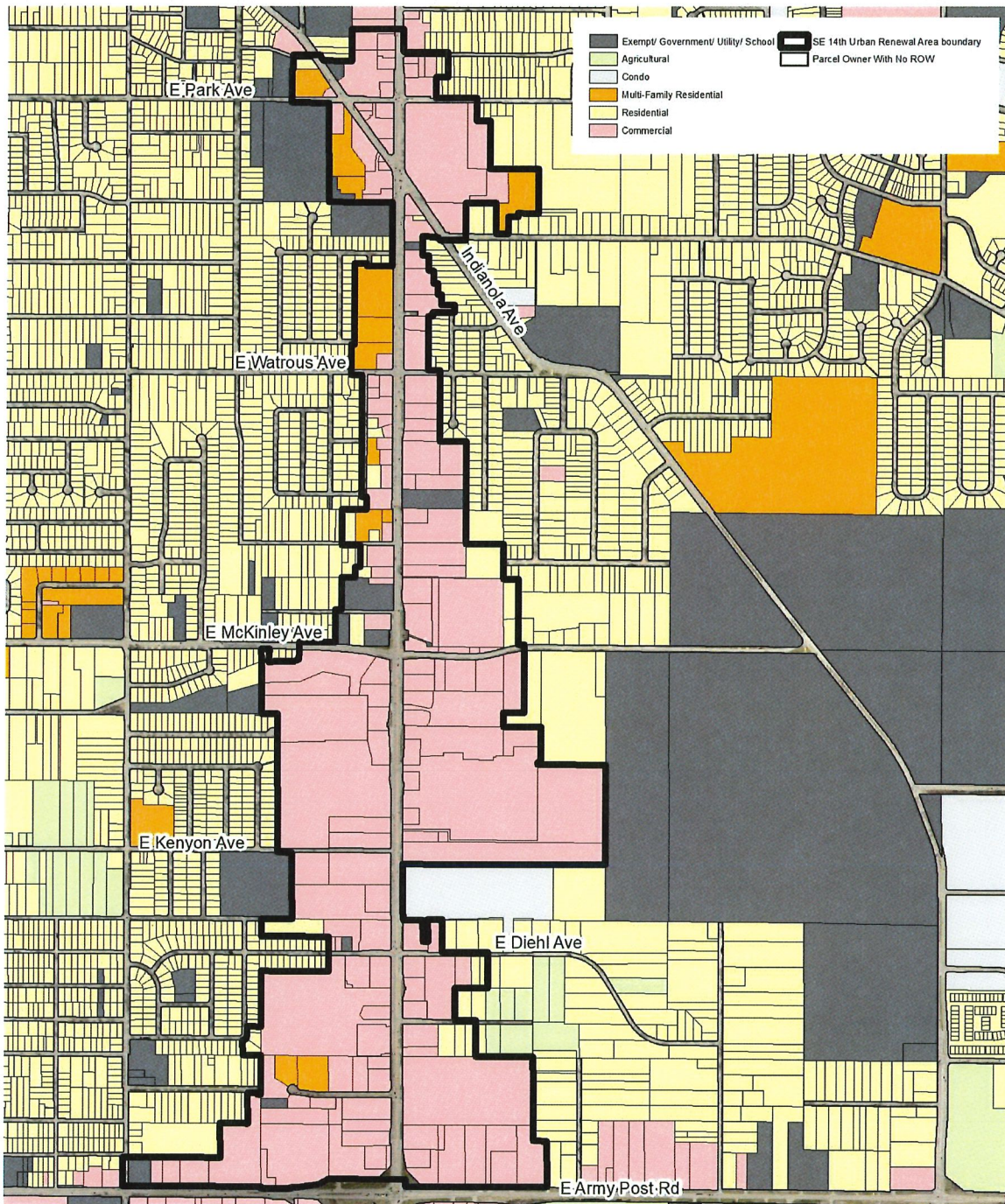


**Map 1 -  
Boundary of Urban Renewal Area and TIF District(s)\***

\*No TIF Districts have been proposed as of the date of this Plan adoption  
Date: 8/24/2022





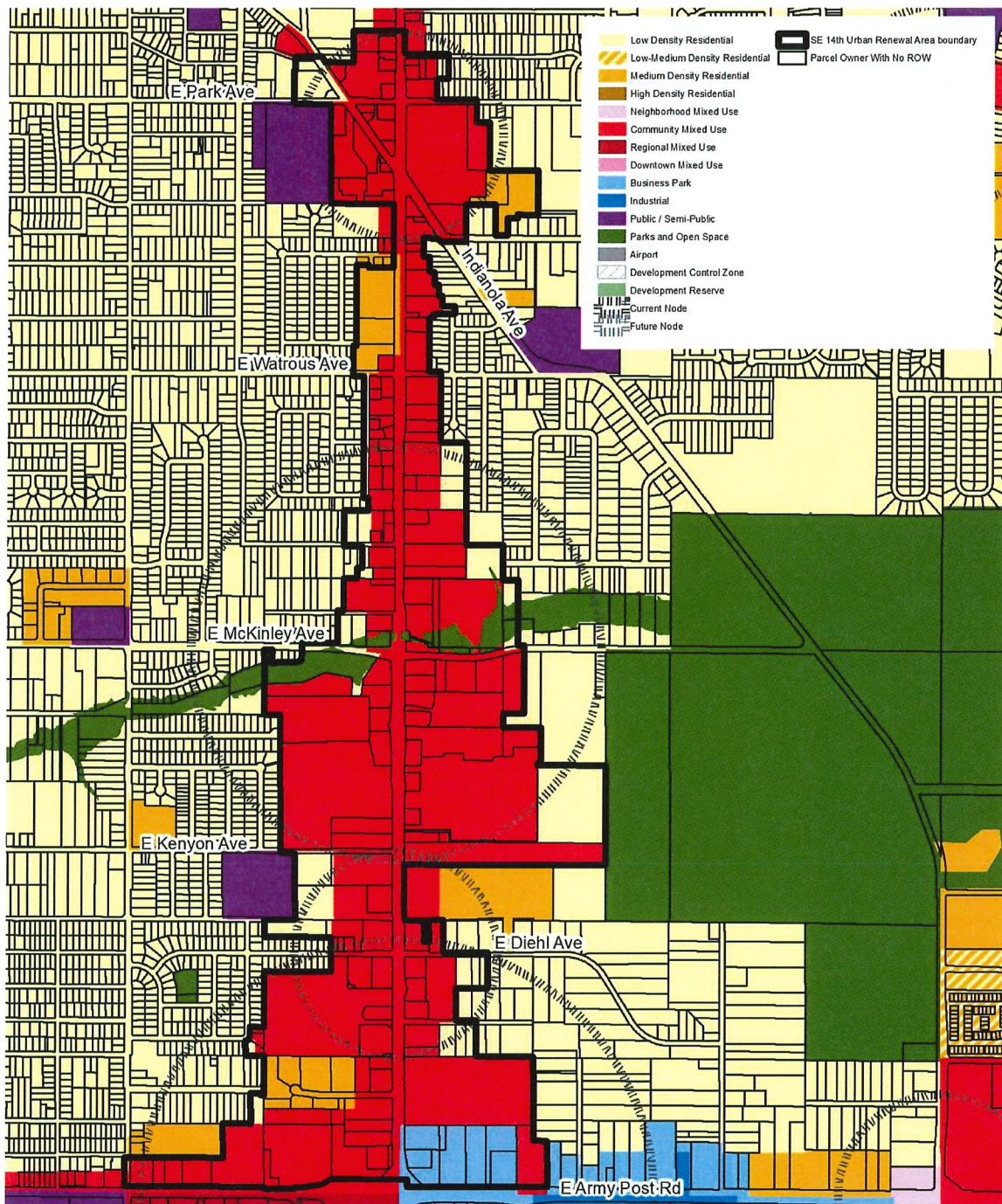


**Map 2 -  
Existing Land Use**

Date: 8/24/2022





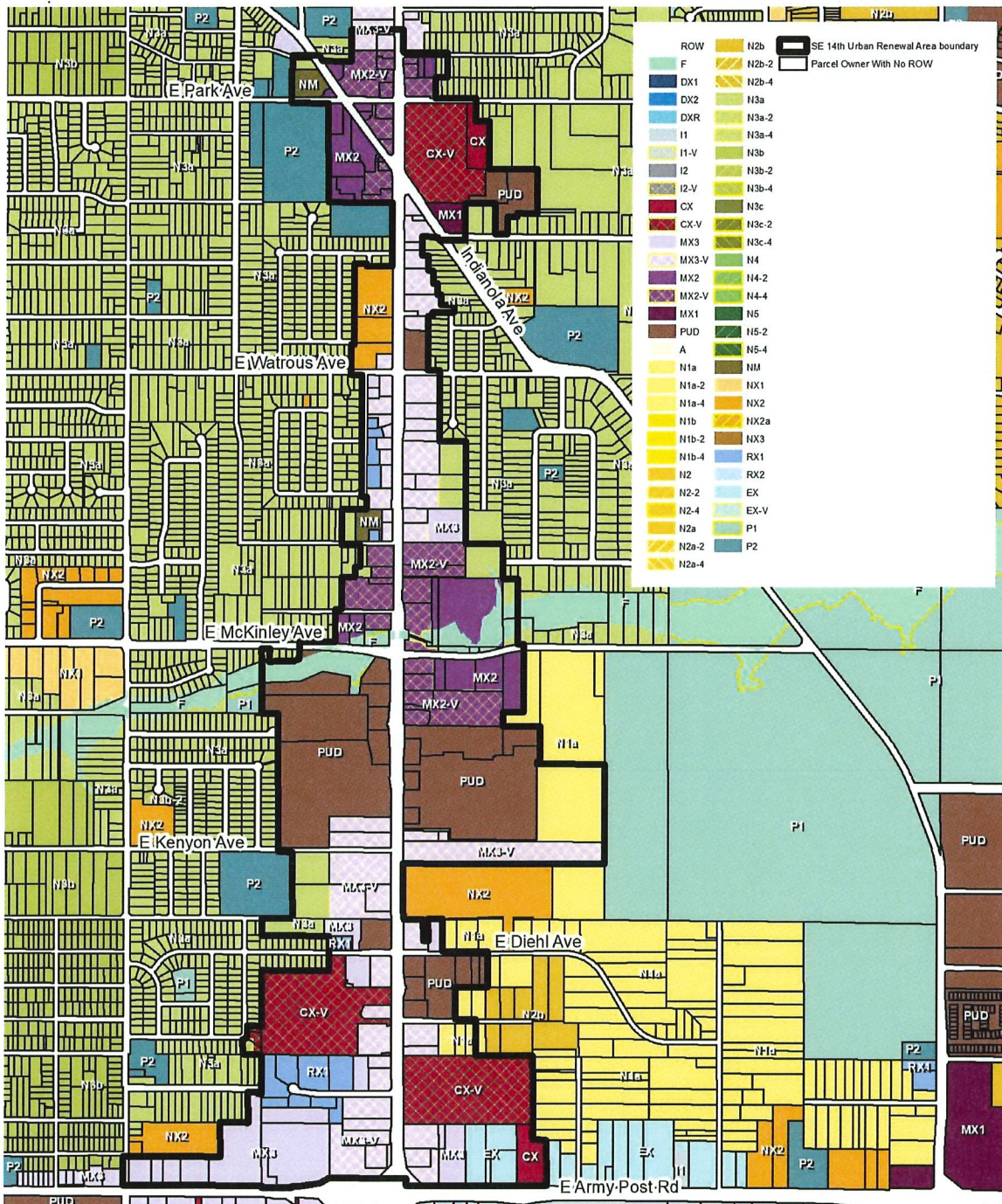


**Map 3 -  
PlanDSM Future Land Use**

Date: 8/24/2022







**Map 4 -  
Existing Zoning**

Date: 8/24/2022



# Southeast 14<sup>th</sup> Street Urban Renewal Plan

October 20, 2022  
Plan and Zoning Commission





# What Is an Urban Renewal Plan?

---

Document that provides a long-term plan, goals, etc. for a specific geographical area:

- Map of the area
- Legal description of the area
- Plan objectives
- Relationship to Comprehensive Plan
- Description of each urban renewal project

One of the major (and few) economic development tools cities have

# Purpose of Urban Renewal Plans

---

Iowa law allows municipalities to establish Urban Renewal Areas to finance various activities (through a TIF District):

- Provide for public improvements
- Encourage and assist economic investment\*
- Retain and grow employment
- Reduce slum and blight
- Inspire rehabilitation and revitalization

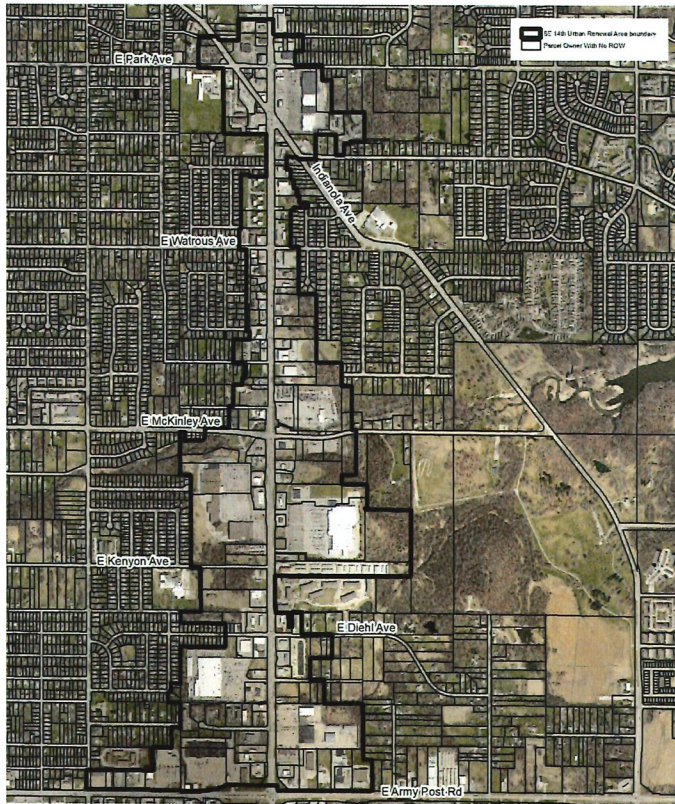
\*Important note: Urban renewal is dependent upon private investment



## Iowa Code: Chapter 403.5.2.a

*The municipality may itself prepare or cause to be prepared an urban renewal plan; or any person or agency, public or private, may submit such a plan to a municipality. **Prior to its approval of an urban renewal plan, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole.** The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the local governing body within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or, if no recommendations are received within the thirty days, then, without such recommendations, the local governing body may proceed with the hearing on the proposed urban renewal plan prescribed by subsection 3.*

# Southeast 14<sup>th</sup> Street Urban Renewal Plan



## Map

### ● Location

- Along SE 14<sup>th</sup> commercial corridor
- Generally between E Park Avenue to the north and E Army Post Rd to the south

### ● Size

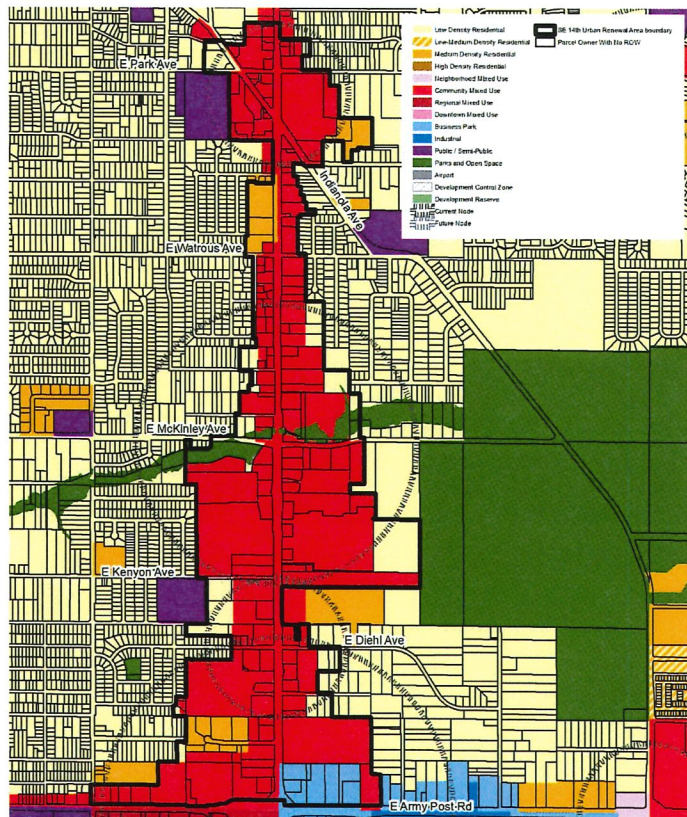
- 440 acres; 198 non-right-of-way parcels

### ● Purpose

- Encourage the removal of and redevelopment of blighted, obsolete, and underutilized property
- Facilitate the development and re-development of commercial, mixed use and residential uses
- Create and retain jobs in the City of Des Moines
- Provide a diversity of housing options



# Southeast 14<sup>th</sup> Street Urban Renewal Plan



Map

## ● Location

- Along SE 14<sup>th</sup> commercial corridor
- Generally between E Park Avenue to the north and E Army Post Rd to the south

## ● Size

- 440 acres; 198 non-right-of-way parcels

## ● Purpose

- Encourage the removal of and redevelopment of blighted, obsolete, and underutilized property
- Facilitate the development and re-development of commercial, mixed use and residential uses
- Create and retain jobs in the City of Des Moines
- Provide a diversity of housing options

# Plan Objectives

---

- Encourage and facilitate high quality commercial, mixed-use, and residential uses and the employment opportunities associated therewith and eliminate slum and blight conditions within the Plan area.
- Coordinate resources to attract new, quality economic development investment.
- Promote and coordinate additional land use and roadway network study as warranted to ensure the ability to attract quality development and the ability to accommodate and manage traffic circulation and provide for bicycle and pedestrian circulation to be incorporated.
- Encourage the use of low-impact development strategies and onsite stormwater management best practices in the Plan area.
- Encourage the incorporation of long-term sustainability into site development and building construction, particularly the efficient use of energy in heating, ventilation, and cooling system design.
- Ensure new development is of high quality, sustainable, and provides adequate parking and pedestrian connections and access.
- Provide a diversity of housing options to accommodate residents of all ages, income levels, household sizes, and cultural backgrounds.



# Plan Objectives

---

- Preserve, maintain, and improve the existing inventory of multi-family housing where feasible.
- Promote sustainable housing development that utilizes existing resources and supports compact, walkable, and bike-able neighborhoods.
- Foster economic prosperity and stability by retaining existing businesses and recruiting new businesses.
- Focus economic development efforts in strategic locations for continued vitality and growth.
- Recognize livability as a key aspect to economic development. Foster a sustainable economy.
- Provide safe and reliable public infrastructure and utilities for current residents as well as future development needs.
- Evaluate capacity for implementation of and adaptation to green infrastructure in the city.
- Further Des Moines' revitalization efforts to improve the strength, stability, and vitality of the community.
- Promote the redevelopment and revitalization to the neighborhood and community nodes along the commercial corridor.
- Expand opportunities for healthy and active living for all residents by strengthening the walkability and connectivity along the commercial corridor.

# Plan Objectives

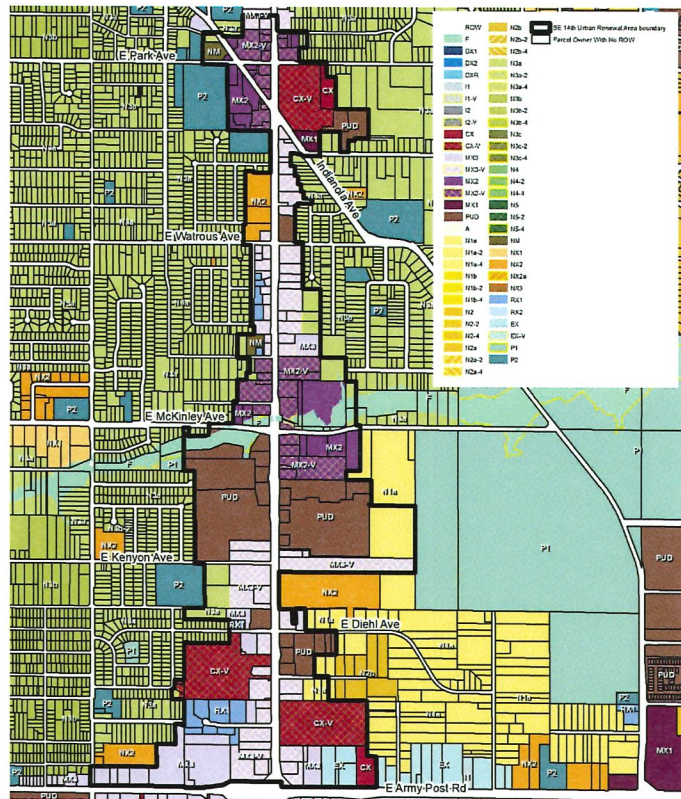
---

- Provide opportunities for healthy lifestyles through walking as a primary mode of transportation.
- Make transit a more attractive option for all City residents.
- Enhance the bicycle network by expanding bicycle facilities that are safe, comfortable, and easily accessible.
- Further Des Moines' social equity goals in ensuring that all residents have convenient access to healthy food, health care, safe environments, and choices for an active lifestyle.
- Further the goals of LiveDSM, the City's Parks and Recreation Comprehensive Plan, in making parks and trails the heart of the community. Elements of this goal include all residents to be within a ten-minute walk to a park or trail and improving signage for wayfinding to the area's parks and trails.



# Southeast 14<sup>th</sup> Street Urban Renewal Plan

## Existing Zoning



**MX1**, mixed-use, neighborhood-scale nodes and corridors

**MX2**, mixed-use, regional-scale nodes and corridors

**MX3**, mixed-use nodes and corridors, where residents and visitors may access multiple uses by walking and automobile

**N1a**, large lots for mostly single-household residential houses

**N3a**, preserve the scale and character of residential neighborhoods predominantly during the 1950s – 1970s

**NM**, accommodate mobile home parks

**NX2**, mix of single-household houses with appropriately-scaled and detailed multiple-household building types

**RX1**, transitional areas between MX and N for corridors adjacent to low-scale neighborhoods

**CX**, larger-scale, single-use commercial, especially with outdoor sales and storage

**EX**, mix of light industrial and heavier commercial uses, such as office, low-intensity industrial, and warehouse spaces

**P1**, open space, including permanent parks and recreation areas

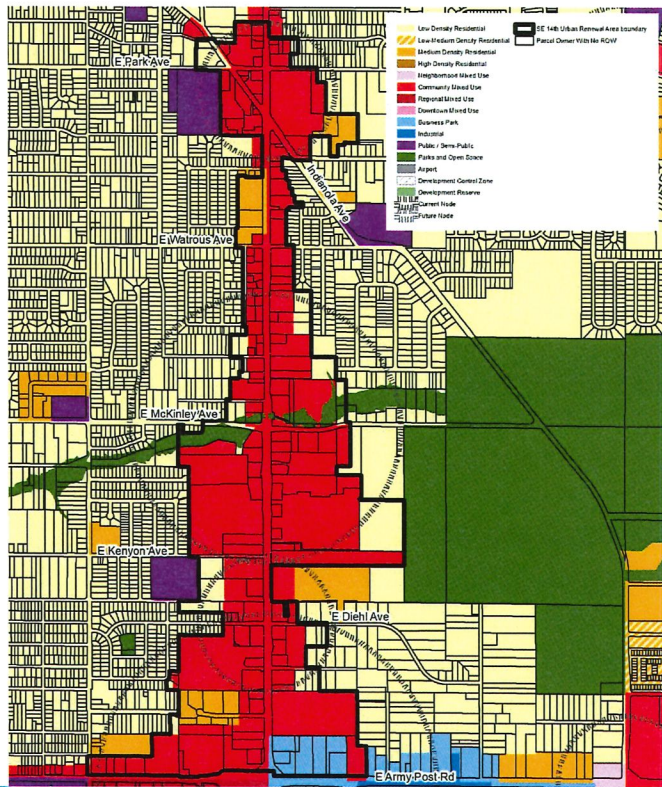
**A**, low density uses in agricultural areas

**F**, flood plain and floodways

**PUD**, Planned Unit Development

# Southeast 14<sup>th</sup> Street Urban Renewal Plan

## Plan DSM Future Land Use (Comprehensive Plan)



- Community Mixed-Use
- Low Density Residential
- Medium Density Residential
- Parks and Open Space
- Business Park

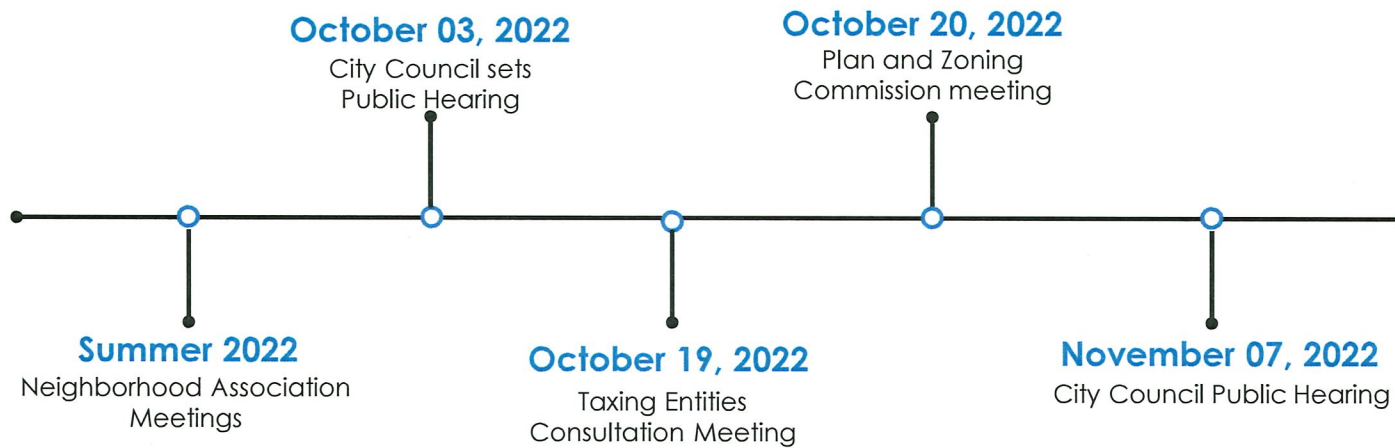


# Urban Renewal Projects

---

There are no articulated projects proposed at this time. This proposed Plan is proactive in nature, with the intent of encouraging new investment within the proposed Urban Renewal Area boundary.

# Urban Renewal Plan Timeline





## Current Condition along SE 14<sup>th</sup> commercial corridor





## Current Condition along SE 14<sup>th</sup> commercial corridor







**QUESTIONS?**

# How TIF works

## Basic TIF Model

