



Date September 8, 2025

**RESOLUTION HOLDING PUBLIC HEARING ON THE ADOPTION OF THE
URBAN RENEWAL PLAN FOR THE RIVERVIEW
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 Riverview Urban Renewal Area which consists of 101 parcels, equating to approximately 59 acres, and is generally east of Riverview Park and the Des Moines River, extending to 2nd Avenue south of Corning Avenue and north of Sheridan Avenue and also extending north to Ovid Avenue along the 6th Avenue corridor; and,

WHEREAS, the City Manager has caused to be prepared a proposed Urban Renewal Plan for the Riverview 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 Riverview 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 August 4, 2025, by Roll Call No. 25-1057, the City Council resolved that a public hearing on the proposed Plan be held on September 8, 2025 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 August 19, 2025 and all members present voted unanimously to recommend 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 August 21, 2025 for conformity with the City's comprehensive plan, PlanDSM: Creating Our Tomorrow Plan, and voted 7-2 with 5 members absent to find the Plan in conformance with PlanDSM, as amended; and

WHEREAS, notice of the public hearing on the proposed urban renewal plan and amendment to PlanDSM were 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 Moines Area Regional Transit Authority of a consultation meeting held by electronic means at 11:00 AM on August 21, 2025; and



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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 hearing has now been opened and all persons and organizations desiring to be heard regarding the proposed Urban Renewal Plan have been given the opportunity to be heard.

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

1. Any objections to the Riverview Urban Renewal Plan are hereby overruled and the public hearing on the Riverview Urban Renewal Plan 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 Riverview 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. 25-332)

Moved by _____ to adopt. Second by _____

APPROVED AS TO FORM:

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



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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
COLEMAN				
WESTERGAARD				
MANDELBAUM				
GATTO				
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

August 29, 2025

Communication from the City Plan and Zoning Commission advising that at their August 21, 2025 meeting, the following action was taken on a determination as to whether the proposed Riverview Urban Renewal Plan is in conformance with the PlanDSM Creating Our Tomorrow Plan t:

COMMISSION RECOMMENDATION: 7-2

After public hearing, the members voted as follows:

<u>Commission Action:</u>	<u>Yes</u>	<u>Nays</u>	<u>Pass</u>	<u>Abstain</u>	<u>Absent</u>
Francis Boggus					X
Leah Rudolphi	X				
Chris Draper		X			
Laura Kessel	X				
Todd Garner	X				
Johnny Alcivar	X				
Carolyn Jenison					X
William Page	X				
Andrew Lorentzen					X
Emily Webb					X
Katie Gillette					X
Rick Trower	X				
Jane Rongerude		X			
John Erpelding	X				

Approval that the Commission find the proposed Riverview 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 Riverview 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 draft version of the Riverview Urban Renewal Plan (URP).

This proposed Urban Renewal Area consists of 101 parcels, equating to approximately 59 acres, and is generally east of Riverview Park and the Des Moines River, extending to 2nd Avenue south of Corning Avenue and north of Sheridan Avenue and also extending north to Ovid Avenue along the 6th Avenue corridor.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Urban Renewal Plan Goals and Objectives:** The primary goal of the Riverview 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, 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, and to increase the overall tax base.

Objectives for the plan include:

- Improve the existing commercial stock by removing blighted properties and/or redeveloping them into engaging mixed-use developments.
- Expand housing opportunities for residents and commercial service opportunities to support the neighborhood.
- Ensure new development is of high quality, sustainable and provides adequate parking solutions and pedestrian connections and access.
- Promote sustainable development that utilizes existing resources and supports compact, walkable, and bike-able neighborhoods.
- Provide an attractive and appealing physical environment for residents to improve the livability of the Urban Renewal Area.
- Provide safe and reliable public infrastructure, transportation and utilities for current residents as well as future development needs.
- 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.

This Urban Renewal Plan is also specifically intended to support implementation of the neighborhood and organization plans listed below. Each plan includes goals

and objectives identified through a planning process involving neighborhood residents, stakeholders, and public officials.

- *Oak Park Highland Park Area Neighborhood Revitalization Plan* as an element of the *PlanDSM: Creating Our Tomorrow Plan*, approved July 2019
- Highland Park Community Action Plan, adopted November 1995
- LiveDSM: Parks and Recreation Comprehensive Plan, adopted December 2018

- 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*, was adopted by the City Council on April 25, 2016, by Roll Call 16-0717. The future land use map shows the land outside the street Rights-Of-Way as largely industrial, with small segments of public/semi-public, neighborhood mixed use, and low-medium density residential with a small corner of a Neighborhood Node in the vicinity of Ovid Avenue and 6th Avenue.

Industrial: Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment which would need to be mitigated.

Low-Medium Density Residential: Areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.

Public/Semi-Public: Areas that are mostly open to public use or public access. May include government facilities, schools, hospitals, libraries and community facilities.

Neighborhood Mixed Use: Small scale mixed use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service oriented development. Low-medium density residential may be included in mixed use development.

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.

The proposed goals and objectives contained the Riverview 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:

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 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
- Goal 5: Enhance the bicycle network by expanding bicycle facilities that are safe, comfortable, and easily accessible.

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; and
- Goal 2: Evaluate capacity for implementation of and adaptation to green infrastructure in the city.

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 5: Expand opportunities for healthy and active living for all residents; and
- Goal 6: Strengthen the walkability and connectivity within and between neighborhoods.

III. STAFF RECOMMENDATION

Staff recommends that the Commission find the proposed Riverview Urban Renewal Plan in conformance with the *PlanDSM: Creating Our Tomorrow Plan*.

SUMMARY OF DISCUSSION

Whitney Baethke, Economic Development Coordinator, City of Des Moines, presented the staff report and recommendation for the Riverview Urban Renewal Plan.

Will Page commented on the complexity of the area, noting the mix of industrial, commercial, recreational, and residential uses within a small space. He asked how staff envisions these different elements working together.

Jason Van Essen explained that the area is likely to gradually shift away from industrial uses and evolve into a mixed-use district. While some light industrial activity will remain, the proximity to downtown, park improvements, and the trail system make the location ideal for denser urban development opportunities.

Jane Rongerude commended the goal of improving walkability and asked whether efforts had been made to support existing businesses in the area to encourage employees to live within the neighborhood. She also criticized the reliance on a 1995 neighborhood study as evidence of outreach, suggesting it was not an effective measure of current community engagement.

Jason Van Essen highlighted that improved walkability would be a positive outcome for the neighborhood.

Jane Rongerude questioned the objective of displacing current business out of the neighborhood and instead emphasized the importance of focusing on retaining employees and encouraging them to stay within the neighborhood.

Jason Van Essen clarified that the objective is not to displace existing businesses. He noted that there are several vacant and dilapidated buildings in the area, one of which was recently demolished. He described the changes as part of an organic transformation, with deteriorating building stock and the recent investments, such as the park, contributing to a natural transition for the neighborhood.

Jane Rongerude asked if there was a map that could show the vacant or dilapidated buildings.

Jason Van Essen stated that map data was not available at this time. Identified a large vacant track of land in the plan area where a dilapidated warehouse building was recently demolished as an example.

Whitney Baethke stated they studied building condition data from the Polk County Assessor as part of identifying boundaries. Reiterate the goal not to displace existing businesses. Seeing them expand is a desired outcome.

Jane Rongerude noted that she was now seeing the bullet point in the presentation that stated: "foster economic prosperity and stability by retaining existing businesses and recruiting new businesses."

Johnny Alcivar asked about the plan or vision for the single-family homes along the 6th Avenue corridor.

Whitney Baethke explained that the Urban Renewal Plan and Tax Increment Financing (TIF), designed in part by the State of Iowa and implemented by the City of Des Moines, are not typically used for single-family homes. While efforts are made to respect and avoid displacing single-family residences in the area, the primary focus of the Urban Renewal Plan is on fostering overall development within key nodes and corridors, where greater opportunities exist.

Jason Van Essen noted there are several vacant lots along the corridor where opportunities exist for infill projects.

Whitney Baethke explained the connection of the neighborhoods of Highland Park and Oak Park, noting how it had made sense to connect these boundaries. Highlighted the strong momentum and ongoing investments in the area, pointing to several success stories already taking place.

Will Page wondered if the neighborhood associations had been given a chance to give input on the plan.

Whitney Baethke mentioned that they had met with the Highland Park/Oak Park Steering Committee last week and had a productive conversation. They were able to address their questions regarding residential uses and listen to their items of concern. Overall, they felt it would be “a positive” for the area.

Johnny Alcivar asked whether an analysis had been conducted to determine if the residential properties in the area are owner-occupied or rentals. He expressed concern that plans like this could incentivize property owners to sell, potentially leading to the displacement of rental properties.

Whitney Baethke responded that no study was conducted on owner-occupied versus rental properties. Clarified that the intent of the Urban Renewal Plan is not focused on residential properties and does not aim to incentivize businesses to buy up land or displace residents.

Chris Draper asked whether a census had been conducted on the current viable businesses in the area and how many might be affected if rising costs made the area more expensive.

Whitney Baethke explained that a direct analysis of viable businesses was not conducted. Instead, they monitor the Polk County property assessments, which help indicate market health and whether buildings are occupied or vacant. She cited Des Moines Cold Storage as an example of a building recently removed in the area, reflecting ongoing momentum but without guarantees or automatic triggers for change. She emphasized that the intention is not to push businesses out but rather to create conversations for succession planning or potentially partnering with expansions if deemed advantageous by the City Council.

Chris Draper Noting that while the intention may not be to displace businesses, without conducting an analysis, there is no clear understanding of which businesses are currently operating in the area or how they might be affected.

Whitney Baethke asked Chris for clarification on his statement.

Chris Draper explained that if a business is operating out of a building at a price point they can afford, then the area increases in cost, then the business could be displaced or have to close.

Whitney Baethke questioned why the cost would go up due to investment.

Chris Draper explained it is typical with gentrification that current residents don't have the same opportunity to invest in the area. It goes the same with businesses.

Whitney Baethke emphasized the thoughtfulness and consideration that goes into the process, noting that any significant changes would come before the public through commission, council, and neighborhood involvement. She reiterated that the intent is not to harm the current neighborhood or displace existing businesses.

Jane Rongerude expressed concern that the plan lacks critical data, including the percentage of rental properties in the area. Rongerude emphasized that rental property owners should also be considered businesses and questioned how many rental units and property owners exist, whether consolidation is likely, and whether current tenants would benefit. She also asked if conversations have been held with rental property owners and business owners. Additionally, she requested a map identifying blighted properties and noted frustration that staff is presenting the plan without providing supporting data for the Commission to review, relying heavily on referencing information that hasn't been provided to the Commission.

Whitney Baethke noted that they had been having conversations with the neighborhood and just had the meeting last week. Many of them would have liked to attend, but they also had their own meeting going on tonight.

Jane Rongerude emphasized the importance of long-term, meaningful conversations with the community, noting that the Commission has a duty to safeguard future tax revenues—a responsibility she fears the city sometimes overlooks. She made it clear that she is not against redevelopment, but insists it must be done thoughtfully and responsibly, in a way that uplifts existing neighborhoods and protects residents from displacement. She advocated for engagement with people who live and work there today.

Whitney Baethke stated those things are considered.

Chris Draper requested clarification on whether Tax Increment Financing (TIF) would be a possibility for this area.

Whitney Baethke explained that, under Iowa Code, an area must first be included in an Urban Renewal Plan before Tax Increment Financing (TIF) can be considered. She clarified that this plan is a high-level framework and does not involve a specific TIF request but would allow for the option in the future. She emphasized that this is only the first step in a multi-step process before any developer agreements could be made.

Chris Draper acknowledged his familiarity with the process but criticized the current approach, expressed concern that the plans appear to reuse “cut-and-paste” information from one project to another. Questioned whether the process could be improved to better reflect the unique needs and circumstances of each neighborhood.

Whitney Baethke explained that the goal is to maintain consistency in planning by building on prior frameworks developed collaboratively by the city and the community. These frameworks establish broad goals without being overly prescriptive. Emphasized that the plan serves as a flexible, guiding framework designed to support future investments and development opportunities when the time is right.

Chris Draper expressed strong concerns about the equity of Tax Increment Financing (TIF) investments compared to the benefits returned to the community. He highlighted that while TIF can be a useful tool, it often favors developers and outside companies rather than the residents who live in the neighborhood. He referenced research, including work by Iowa State professors, suggesting that in some states, such as California where TIF was first created, it is now primarily used for infrastructure projects rather than broad redevelopment efforts. Draper emphasized the need for a more thoughtful and community-focused approach, ensuring that any TIF plan prioritizes raising the local tax base in a way that benefits residents, supports long-term stability, and protects the existing community—rather than disproportionately benefiting developers who may not live in or contribute directly to the neighborhood. He further asked how sustainability would be measured.

Whitney Baethke responded that sustainability is a vague question.

Chris Draper pointed out that it has been listed as part of the plan and should be a specific item that is measured.

Jason Van Essen explained that this is a general document with general goals. It does not go into specifics.

Chris Draper expressed concern that the same information is being presented repeatedly for each plan without deeper analysis. He further questioned how the city defines equity, noting that it is listed as a goal in the plan and should be clearly explained and measured to ensure accountability and vision for the area.

Jason Van Essen stated that the goals and statements included in the plan are derived from the city’s Comprehensive Plan and are intentionally broad in nature.

Chris Draper stated that the Urban Renewal Plan should serve as the next step in narrowing and refining the broad goals outlined in the Comprehensive Plan. However, he expressed concern that this particular plan does not effectively narrow those goals or provide the level of specificity needed to guide development and community priorities.

Jason Van Essen explained that the Urban Renewal Plan narrows the geographic focus and selects specific goals from the Comprehensive Plan, but it is not intended to resolve all details or establish formal policy.

Chris Draper asked how this area was selected and how the boundaries were chosen.

Whitney Baethke explained that the area was selected based on a combination of studies and discussions at both the state and city levels. She noted that multiple factors were considered, including the availability of public land and areas where some parcels, such as school properties, were not entirely suitable for redevelopment. The focus was placed on this concentration of older commercial and industrial properties and the corridor along 6th Avenue, connecting the Oak Park and Highland Park neighborhoods

Chris Draper asked why 1st Street and Oxford Street are out of the boundaries of the plan.

Whitney Baethke stated that the 2nd Avenue corridor was considered an appropriate boundary for the area but emphasized that amending boundaries is both possible and a routine practice.

Chris Draper expressed concern about the use of the phrase “feels like an appropriate area,” emphasizing that decisions should be based on data and analysis rather than subjective judgment when determining whether an area should be included in the plan.

Whitney Baethke stated that 2nd Avenue was chosen as the boundary.

Chris Draper questioned why this area would be called a destination area.

Whitney Baethke stated the Riverview Park area is drawing people several times a year in the summer.

Chris Draper raised questions about the intended beneficiaries of the investment, emphasizing the need to understand who truly gains from economic development. He asked how staff evaluates the balance between the returns to those who already live and pay taxes in the area versus outside parties. He highlighted the importance of considering the type of destination the development creates, who is drawn to it, and how far visitors or users are coming from to assess whether the investment equitably benefits the local community.

Leah Rudolphi pointed out that Chris is asking for data that it has already been mentioned that Whitney does not have.

Chris Draper stated that this is the problem every time this comes up and the city is not doing any better with gathering supporting data.

Jason Van Essen stated this is about a difference in philosophy. He suggested moving on with comments and opening the public hearing.

CHAIRPERSON OPENED PUBLIC HEARING

Carol Maher, representing Downtown Des Moines Ward 3, discussed current challenges in the area related to bike and pedestrian accessibility, while noting planned improvements in the coming years. She expressed concern about Invest DSM acquiring properties for development, highlighting potential impacts on existing residents and naturally occurring affordable housing. Despite these concerns, she supports improvements in the North High area, believing they will enhance residents' sense of pride and quality of life. Maher also

noted that the area can continue to incorporate industrial uses, emphasizing that Des Moines has a unique capacity to blend these types of businesses within the neighborhood.

CHAIRPERSON CLOSED PUBLIC HEARING

COMMISSION ACTION

Jane Rongerude stated that she is not opposed to redevelopment or creating new opportunities but expressed concern that the process appears disingenuous and ideologically driven, with incomplete work and unclear answers. She questioned the intent of the project, noting that while it has been in development for several years, community involvement seemed to begin only recently. She emphasized the importance of transparency about who the project is intended to benefit and how it is being carried out. She referenced UCLA research and stressed that there are evidence-based approaches to responsible development that should guide such projects. While she supports neighborhoods that are walkable, provide stable housing, employment, and community benefits, she noted that the current presentation lacks sufficient data or evidence to demonstrate that these outcomes are being achieved. She concluded that the lack of visible intentions and accountability makes it impossible for her to support the project as presented.

Will Page noted that he lives near this area and attended North High School. He believes this to be positive for the area.

Will Page made a motion that the Commission find the proposed Riverview Urban Renewal Plan in conformance with the *PlanDSM: Creating Our Tomorrow Plan*.

Chris Draper stated that while he agrees more care, attention, and intentionality are needed in this area, he also sees this project as a significant opportunity—comparable to Vancouver in its potential to integrate industrial uses into a neighborhood effectively. However, he expressed frustration that repeated requests for clearer answers and measurable standards, especially regarding equity and sustainability, have not been addressed. He criticized the lack of concrete definitions, noting that terms like “equity” and “sustainability” are meaningless without clear metrics or evidence. He emphasized that while TIF and other tools could be valuable, current applications do not adequately protect local taxpayers or ensure community benefits. Ultimately, he stated that he cannot support the motion—not because he opposes development—but because he believes the plan is incomplete, lacks appropriate detail, and fails to provide accountability or measurable outcomes for the community.

Johnny Alcivar asked about a previous comment regarding Invest DSM, questioning whether the organization is acquiring properties within the boundaries of this area. He requested clarification on whether it is true that Invest DSM is amassing properties in this neighborhood.

Jason Van Essen responded that based on looking at GIS map information, it does look like Invest DSM owns some property in this area along 6th Avenue.

Rick Trower commented that he agrees this neighborhood could benefit from assistance. Noted the lack of detailed data. While he respects the concerns raised by fellow

Commissioners, he believes the city is acting with good intentions for the community. Stated that he would support the plan if it is followed responsibly and does not ignore or disadvantage current residents.

Chris Draper responded that the plan relies too heavily on “ifs” and intentions, creating uncertainty about what will actually be achieved. He contrasted this with past plans, like the Carpenter Plan, which presented clear, specific goals—such as using TIF to fund a particular building—making it easier to evaluate outcomes. He expressed concern that when intentions are broad, undefined, or overly flexible, it becomes difficult to ensure they are realized, and the plan risks failing. While he agrees the area has potential to become a well-planned, vibrant district, he emphasized the need for clarity, measurable objectives, and accountability to make that vision achievable.

Rick Trower asked how we can hold the city accountable or assist.

Chris Draper stated to vote this down and ask for a new one where the city has put the work in.

Johnny Alcivar stated that he would support the plan, despite noting that clear information has not been provided. He expressed concern about Invest DSM acquiring properties in the area but emphasized that this neighborhood needs significant assistance and hopes this plan will create an opportunity for improvement. He suggested that, in the future, staff should address the lack of data when providing information to the Commission, as this is essential for informed decision-making, and noted that this has been a recurring issue.

Rick Trower asked whether the plan would have another opportunity to be considered if it were voted down.

Jason Van Essen explained that the Commission is making a recommendation to the City Council for their consideration and is not the decision maker.

Rick Trower asked if there was a possibility of continuation.

Jason Van Essen said he did not believe so.

Chris Draper asked if he could make a friendly amendment to the motion.

Will Page did not accept an amendment but expressed hope for a path forward to obtaining better data. He recalled in the past, the Plan and Zoning Commission had subcommittees to assist with projects like this and believes such an approach would be beneficial in the future. However, he did not want to delay this plan, in this area, due to ongoing issues in the perceived flaws of its development.

Jane Rongerude asked whether it would be possible to vote for a continuation. She acknowledged that other Commissioners see this as a good project that needs to move forward and stated she does not feel comfortable voting it down solely because the process to get here was flawed. She suggested a two-week continuation, allowing Whitney to return with additional answers and information, which would help her feel less trapped in making a decision.

Jason Van Essen stated that he did not believe staff would be able to provide satisfactory answers to their questions.

Chris Draper asked what a reasonable timeframe would be and noted that he had been asking for this information for two years.

Jason Van Essen stated economic development policy is established by the City Council and staff follows those policies. If any changes are needed, they must come through the Council. Staff is not going to change course at this stage without the Council's involvement.

Jane Rongerude suggested compiling a short list of items that could reasonably be gathered within the next two weeks to provide more clarity for the Commission. These include: a map showing vacant properties, a map and count of rental properties, a productivity report of existing small businesses in the area, clarification from Plan DSM on what "sustainability" means to the city, and lastly, inviting members of the neighborhood who were unable to attend tonight's meeting to share their perspectives on what this plan would mean for them. She stated that gathering these five items should be manageable and would help provide a clearer understanding of the plan's goals.

Leah Rudolphi called for a vote on the motion on the floor.

THE VOTE: 7-2 (Chris Draper and Jane Rongerude voted in opposition)

Respectfully submitted,

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

Jason Van Essen, AICP
Planning & Urban Design Administrator

JMV:mrw

Prepared by: Whitney L. Baethke, 400 Robert D. Ray Drive, Des Moines, IA 50309
Phone: 515-283-4019
Return Address: City Clerk – City Hall, 400 Robert D. Ray Drive, Des Moines, IA 50309
Taxpayer: No change
Title of Document: Riverview Urban Renewal Plan
Grantor/Grantee: City of Des Moines, Iowa
Legal Description: See Appendix "A" at page -, below

RIVERVIEW URBAN RENEWAL PLAN

City of Des Moines, Iowa

Urban Design Review Board Action:	8/19/2025
Taxing Entities Consultation:	8/21/2025
Plan and Zoning Commission Action:	8/21/2025
City Council Approval:	9/8/2025

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I. INTRODUCTION

A. General Description of the Riverview Urban Renewal Area

The general location and boundary of the Riverview Urban Renewal Area is shown on *Map 1 – Boundary Map*.

This Urban Renewal Area consists of 101 parcels, equating to approximately 59 acres, and is generally east of Riverview Park and the Des Moines River, extending to 2nd Avenue south of Corning Avenue and north of Sheridan Avenue and also extending north to Ovid Avenue along the 6th Avenue corridor.

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 Riverview 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 to increase the overall tax base. This Plan is intended to guide the development and redevelopment of the Urban Renewal Area and to activate new economic investment leading to increased taxable valuation.

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 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. Support Riverview Park programming and augment community benefit of public space amenity by stimulating neighborhood and community mixed use development.
4. Creating financial incentives as necessary to encourage new and existing businesses to invest in the Urban Renewal Area.
5. Retaining and creating a diversity of housing options. Preserving, maintaining and improving existing housing inventories where feasible.
6. Expanding the property tax base of the Urban Renewal Area and subsequently contributing to the economic betterment of the full 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.

A municipality may make a determination that a proposed urban renewal area is a blighted area if the area contains a substantial number of slum, deteriorated, or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility or usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; or the existence of conditions which endanger life or property by fire and other causes; or any combination of these factors, substantially impairs or arrests the sound growth of the municipality, hinders the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.

For the reasons set forth below, the proposed Riverview Urban Renewal Area qualifies for designation as an urban renewal area on the basis that the Area is a blighted area.

II. BACKGROUND INFORMATION

A. General Information

The area within and around the Riverview Urban Renewal Area is characterized by industrial, commercial, single family residential, public, civic and office uses.

B. Existing Land Use

The Riverview Urban Renewal Area includes a mix of existing land uses including low density residential, public use/parkland and commercial.

Existing land uses are shown in *Map 2 – Plan DSM Existing Land Use Map*

C. Conformance with the City's Comprehensive Land Use Plan

A prerequisite for an urban renewal plan is a comprehensive land use 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.

All goals and objectives of the Riverview Urban Renewal Plan are in conformance with the City's Comprehensive Plan, *PlanDSM*, which was adopted by the City Council on April 25, 2016, by Roll Call No. 16-0717.

Plan DSM shows the land outside the street rights-of-way as largely industrial, with small segments of parks and open space, and low density residential.

Land use goals identified in *PlanDSM* that are 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 4: Continue to embrace the distinct character of Des Moines' neighborhoods while allowing for new development and redevelopment.

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

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 bikeable neighborhoods; and Goal 4: Support development of and access to quality housing affordable to all income level households.

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 Goal 5: Enhance the bicycle network by expanding bicycle facilities that are safe, comfortable, and easily accessible.

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; and Goal 2: Evaluate capacity for implementation of and adaptation to green infrastructure in the city.

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 5: Expand opportunities for healthy and active living for all residents; and Goal 6: Strengthen the walkability and connectivity within and between neighborhoods.

D. Conformance with the City's Zoning Requirements

Existing zoning in the urban renewal area (exclusive of the street rights-of-way) as shown on *Map 4 - Existing Zoning*, include:

- I1: Intended for general industrial use, warehousing and transportation terminals.

- MX1: Intended for a mix of single- and smaller-scaled multiple-household uses and building forms to preserve the scale and character of the existing neighborhood while allowing for new infill housing
- NX1: Intended for a mix of single- and smaller-scaled multiple-household uses and building forms to preserve the scale and character of the existing neighborhood while allowing for new infill housing

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

E. Recognized Neighborhood Organizations

The Riverview Urban Renewal Area is geographically part of the Highland Park/Oak Park neighborhood, 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. Recognition of Blight Conditions

The area qualifies for designation as an urban renewal area on the basis of blight due to existing conditions. Generally, the urban renewal area is characterized by having mixed economic conditions and building market viability; some properties are doing well, others have significant negative impact on the overall health of the area. The age of the building stock in the area requires significant maintenance and reinvestment for it not to be considered obsolete for today’s standards. 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 whole. As demonstrated, a predominance of the buildings within the Riverside Urban Renewal Area show signs of dilapidation, deterioration and obsolescence due to the age and current conditions of the properties. Of the 76 parcels that contain structures, one-third of those are listed as ‘below normal’, ‘poor’ or ‘very poor’ condition and represent over 379,000 square feet of blighted or underutilized space (approximately 65% of the assessed square footage). These conditions have the impact of pulling down the economic viability of the Area and create a need for revitalization.

There has been limited new investment in the area, a majority of the such being public, with the rehabilitation of the Riverview Park.

III. Urban Renewal Plan Elements

A. Plan Goals and Objectives

The Riverview Urban Renewal Area has goals and objectives that are intended to improve the blighted conditions existing in the Area and to develop quality housing, mixed-use and industrial developments that enhance the neighborhood.

The goals and objectives of the Riverview Urban Renewal Area are as follows:

- Improve the existing commercial stock by removing blighted properties and/or redeveloping them into engaging mixed-use developments.
- Expand housing opportunities for residents and commercial service opportunities to support the neighborhood.

- Ensure new development is of high quality, sustainable and provides adequate parking solutions and pedestrian connections and access.
- Promote sustainable development that utilizes existing resources and supports compact, walkable, and bike-able neighborhoods.
- Provide an attractive and appealing physical environment for residents to improve the livability of the Urban Renewal Area.
- Provide safe and reliable public infrastructure, transportation and utilities for current residents as well as future development needs.
- 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.

This Urban Renewal Plan is also specifically intended to support implementation of the neighborhood and organization plans listed below. Each plan includes goals and objectives identified through a planning process involving neighborhood residents, stakeholders, and public officials.

- *Oak Park Highland Park Area Neighborhood Revitalization Plan* as an element of the *PlanDSM: Creating Our Tomorrow Plan*, approved July 2019
- Highland Park Community Action Plan, adopted November 1995
- LiveDSM: Parks and Recreation Comprehensive Plan

The City Council adopted the *Oak Park Highland Park Area Neighborhood Revitalization Plan* as an element of the *PlanDSM: Creating Our Tomorrow Plan* on July 15, 2019, by Roll Call 19-1143. The Urban Renewal Plan will directly address the goals and strategies of this plan:

- Make blighted nuisance properties a priority for rehabilitation
- Stimulate housing improvements that enhance marketability and property values Create new tools to support improvements to commercial properties within and adjacent to the Oak Park – Highland Park
- Stimulate underperforming business district that is less reliant on retail
- Meet the need for a clear “third place”, a business or public space that serves as a living room for the neighborhood. Such a place should be immediately clear to locals and visitors alike as a welcoming entry point and gathering spot (page 24).

The following goals and strategies from the *Highland Park Community Action Plan* are specifically addressed by the Urban Renewal Plan:

- Explore economic redevelopment in Highland Park
- Study feasibility of redevelopment that would until an Urban Renewal Plan including parts of Highland Park.
- Assess vacant lots for development potential

The Riverview Urban Renewal Area is directly east of Riverview Park, the site of a recently completed three-phase renovation project spurred by the public-private partnership between the City and Parks Area Foundation. The park, which celebrated its 100-year anniversary in 2015, includes an outdoor concert stage, playground, history plaza and walking loop. The Urban Renewal Plan provides value and addresses the following goals of the *LiveDSM: Parks and Recreation Comprehensive Plan*:

- Attraction Goal 2: Support Year-Round Programming that Attracts People to Parks. Park programs and special events must deliver exceptional service and highly attractive programs year-round to current and yet to-be-reached park users, while promoting personal and public health, equity, social connections, learning and play
- Heart Goal 3: Make Parks and Trails the Heart of the Community. Neither health nor equity outcomes can advance without a concerted effort to understand the needs and wants of the neighbors of parks and trails, the neighborhoods themselves and the neighborhood system gaps. These neighborhood investments require acknowledging the character and identity of the individual neighborhoods, while being nimble enough to accommodate changing conditions and public interests.

Revitalization of blighted properties, stimulation of redevelopment and augmented private investment in the Urban Renewal Area proximate to Riverview Park will have a synergetic impact on the neighborhood, business district and parkland amenities.

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 Riverview 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 the potential for land and building development and redevelopment purposes, including but not limited to activities such as appraisals and architectural, engineering and environmental studies;
3. Improvement, installation, construction and reconstruction of streets, utilities, and other public improvements and rights-of-way;
4. Improvement, installation, construction and reconstruction of streets, utilities, 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 Area by this Plan.

C. Land and Development Requirements

The physical development of the Area will be regulated through the standards and guidelines contained within the City of Des Moines' Zoning Ordinance, the Des Moines Site Plan Regulations, 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, green infrastructure, and on-site stormwater management best practices in the Area, and coordinate the evaluation and assessment of natural resources proactively.

D. Financial Condition Report

The urban renewal area will designate tax increment districts as projects are approved into the Plan. A financial condition report will be updated as projects are approved into the Plan (see *Appendix B-Financial Condition Report*). Property tax revenues anticipated to result from creation of the district would be available to service any indebtedness incurred in financing actions pursuant to this Plan

IV. URBAN RENEWAL PLAN IMPLEMENTATION

The City of Des Moines will take necessary action to achieve the goals and objectives of the Riverview 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 Area, identifying issues and coordinating a response to these issues. A comprehensive approach will be taken to gathering 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 or redevelopment in the Riverview 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. 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 Area;
- c. Acquisition, installation, maintenance and replacement of public investments throughout the Area;
- d. Loans or grants to qualified businesses for redevelopment of property within the Riverview Urban Renewal Area in conformance with this Plan.

D. Responsibility of Developer

The City will work with property owners, developers and neighborhood organizations and their designees to implement this Plan. City expects to provide financial incentives for projects consisting of economic development grants payable in installments equal to a percentage of the incremental tax revenues generated by each project, as more specifically shown in the Financial Conditions report. The City reserves the ability to negotiate what will be in the best interest of the community and in furtherance of this Plan, while working with property owners, developers, neighborhood organizations or their designees to facilitate development and redevelopment projects.

V. DURATION OF URBAN RENEWAL PLAN

The Plan for the Riverview 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, but not limited to designated neighborhood group(s) and City appointed committees as appropriate upon any proposed amendment to this Plan.

Appendix A
Legal Description – Riverview
Urban Renewal Area

Riverview Urban Renewal Area

Beginning at the intersection of the West Right of Way line of 6th Avenue and the North Right of Way line of Corning Avenue; Thence North along said West Right of Way line of 6th Avenue to the South Right of Way line of Boston Avenue; Thence West along said South Right of Way line of Boston Avenue to the Southerly Extension of the West Right of Way line of the North/South alley lying East of and adjoining Lots 246 through 256 in Mann's Second Addition to Lake Park, an Official Plat; Thence North along said Southerly Extension and along said West Right of Way line of the North/South alley adjoining said Lots 246 through 256 to the Northeast corner of said Lot 256; Thence continuing North along a straight line to the Southeast corner of Lot 277 in said Mann's Second Addition to Lake Park, said corner also being on the West Right of Way line of the North/South alley lying East of said Lot 277; Thence continuing North along the West Right of Way line of the North/South alley lying East of and adjoining Lots 277 through 284 and along the Northerly extension of the East line of said Lot 284 to the South Right of Way line of Ovid Avenue; Thence East along said South Right of Way line of Ovid Avenue and along the Easterly extension of said South Right of Way line of Ovid Avenue to the East Right of Way line of 6th Avenue; Thence North along said East Right of Way line of 6th Avenue to the North Right of Way line of Ovid Avenue; Thence East along said North Right of Way line of Ovid Avenue to the Northerly extension of the East Right of Way line of the North/South alley lying West of and adjoining Lots 20 through 24 in Tremont Place, an Official Plat; Thence South along said Northerly extension of the East Right of Way line of the North/South alley lying West of and adjoining said Lots 20 through 24 and along said East Right of Way line of the North/South alley lying West of and adjoining said Lots 20 through 24 to the Southwest corner of said Lot 24; Thence continuing South along a straight line to the Northwest corner of Lot 25 in said Tremont Place, said Northwest corner also being on the East Right of Way line of the North/South alley lying West of and adjoining Lots 25 through 30 in said Tremont Place; Thence continuing South along said East Right of Way line of the North/South alley lying West of and adjoining said Lots 25 through 30 to the Southwest corner of said Lot 30; Thence continuing South along a straight line to the Northwest corner of Lot 31 in said Tremont Place, said Northwest corner also being on the East Right of Way line of the North/South alley lying West of and adjoining Lots 31 through 38 in said Tremont Place; Thence continuing South along said East Right of Way line of the North/South alley lying West of and adjoining said Lots 31 through 38 to the Southwest corner of said Lot 38; Thence continuing South along a straight line to the Northwest corner of Lot 167 in Block 7 of Lake Park, an Official Plat, said Northwest corner also being on the East Right of Way line of the North/South alley lying West of and adjoining Lots 158 through 167 in said Block 7; Thence continuing South along said East Right of Way line of the North/South alley lying West of and adjoining said Lots 158 through 167 to the North Right of Way line of Corning Avenue; Thence East along said North Right of Way line of Corning Avenue and its Easterly extension to the East Right of Way line of 2nd Avenue; Thence South along said East Right of Way line of 2nd Avenue to the Easterly "of the north line of Lot 1 of J. F. Kennedy's Second Addition to Lake Park; thence westerly along said easterly extension of the north line of Lot 1 to the northeast corner of lot 1; thence west along the north lines of lots 2 and 3 of said J. F. Kennedy's Second Addition to Lake Park, to the northwest corner of said lot 3, also

being a point on the southerly right of way line of Sheridan Avenue; Thence Westerly along said Southerly Right of Way line of Sheridan Avenue to the East Right of Way line of 6th Avenue; Thence South along said East Right of Way line of 6th Avenue to the Easterly extension of the South line of Lot 10 in Block 1 of Home Park, an Official Plat; Thence West along said Easterly extension of the South line of Said Lot 10 and along the South line of said Lot 10 and along the Westerly extension of the South line of said Lot 10 to the Easterly line of Lot 5 in Lagoon Park, an Official Plat; Thence Northerly along the Easterly line of said Lot 5 to the South line of Lot 1 in said Lagoon Park; Thence East along the South line of said Lot 1 to the Southwest corner of Lot 3 in said Lagoon Park; Thence Northerly along the West line of said Lot 3 to the North line of said Lot 3; Thence East along the North line of said Lot 3 to the Northeast corner of said Lot 3; Thence Northeast along a straight line to the Southwest corner of Lot 226 in said Mann's Second Addition to Lake Park, said Southwest corner also being on said North Right of Way line of Corning Avenue; Thence East along said North Right of Way line of Corning Avenue to the Point of Beginning.

Riverview TIF District(s)

(Note – no TIF districts are being proposed or created with the initial approval and implementation of this Plan. TIF district(s) are anticipated to be added to this Plan with future amendment(s) to Riverview Urban Renewal Area)

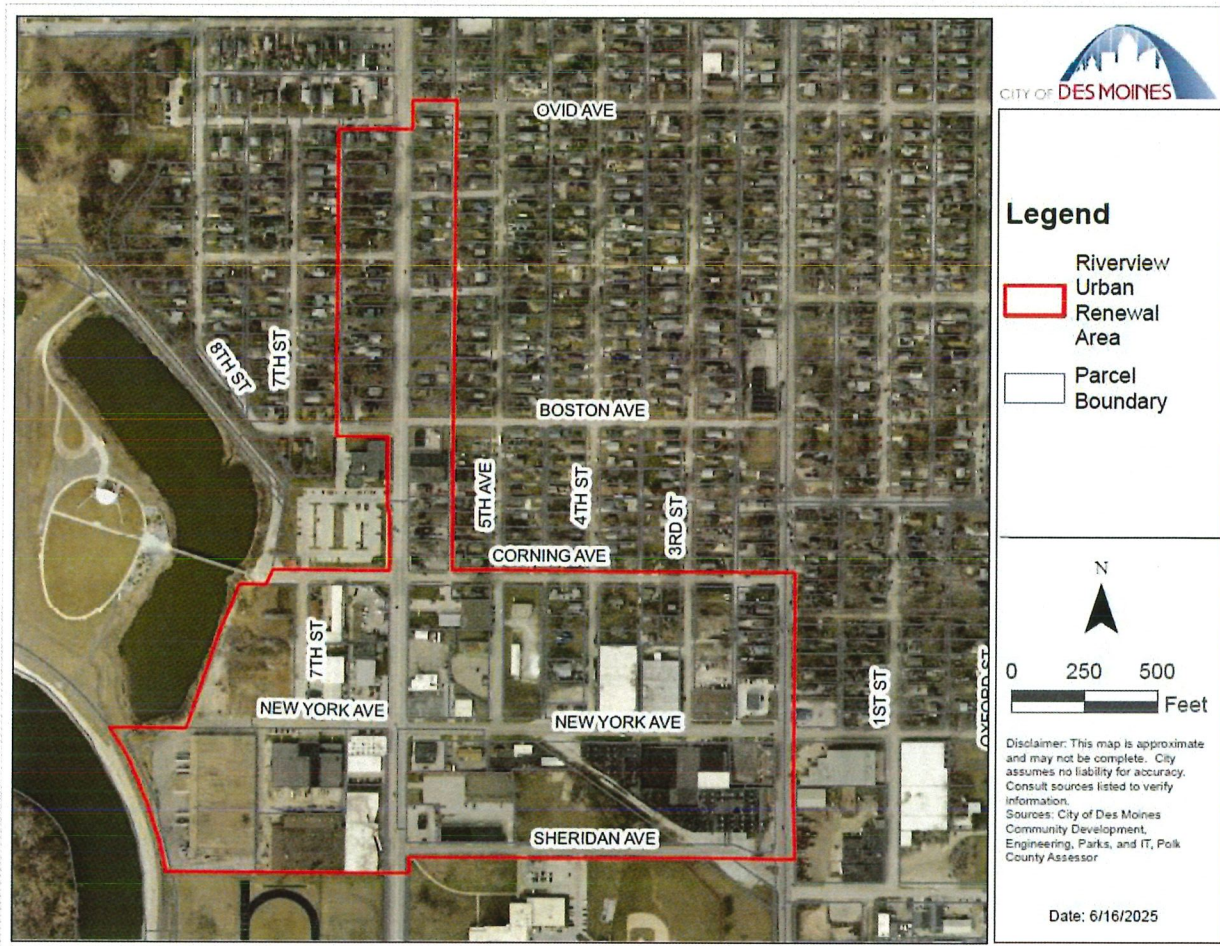
Appendix B
Financial Condition Report
Riverview Urban Renewal Area

(Note – to be added with future amendment to **Riverview Urban Renewal Area**)

Map 1

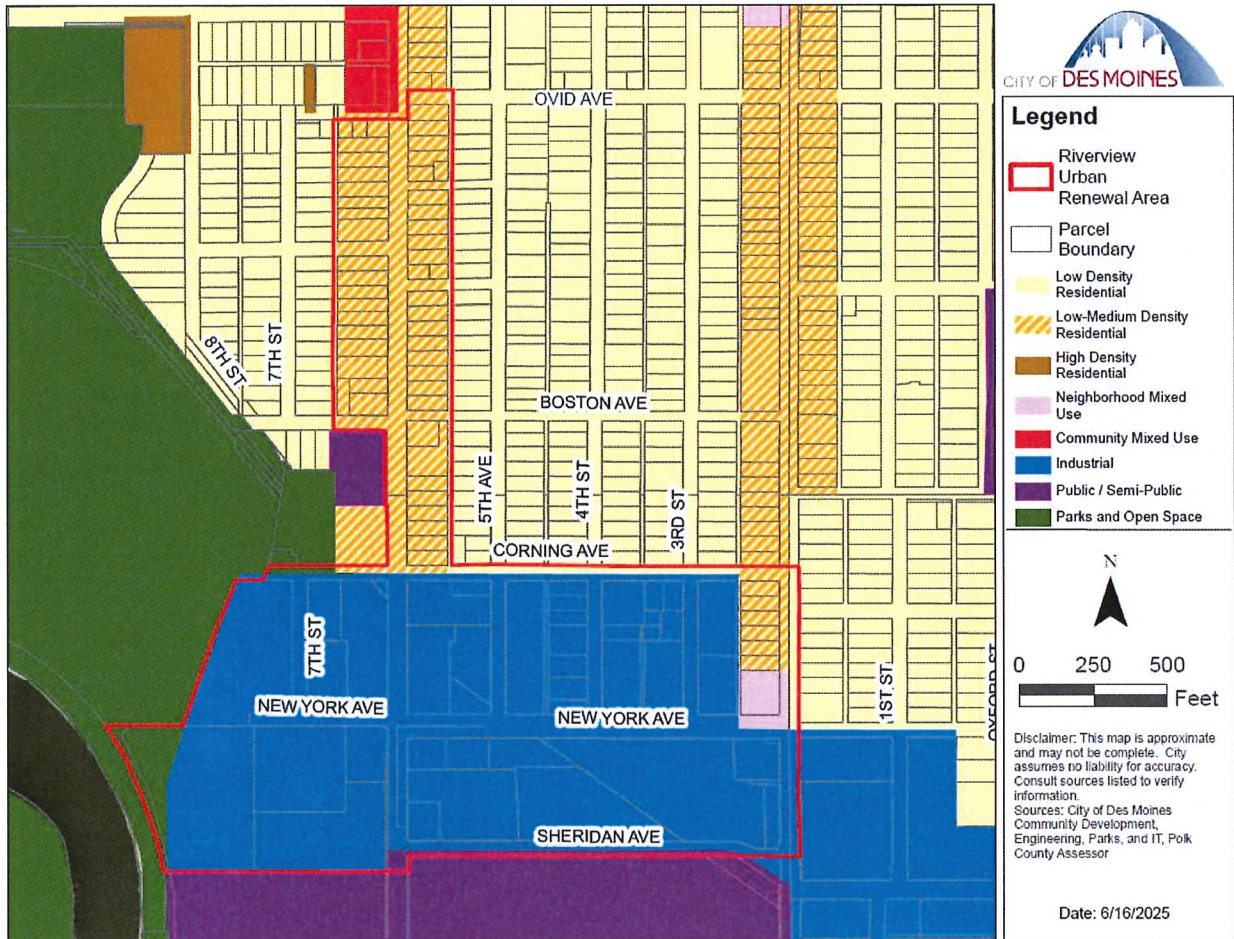
Boundary Map

Riverview Urban Renewal Area



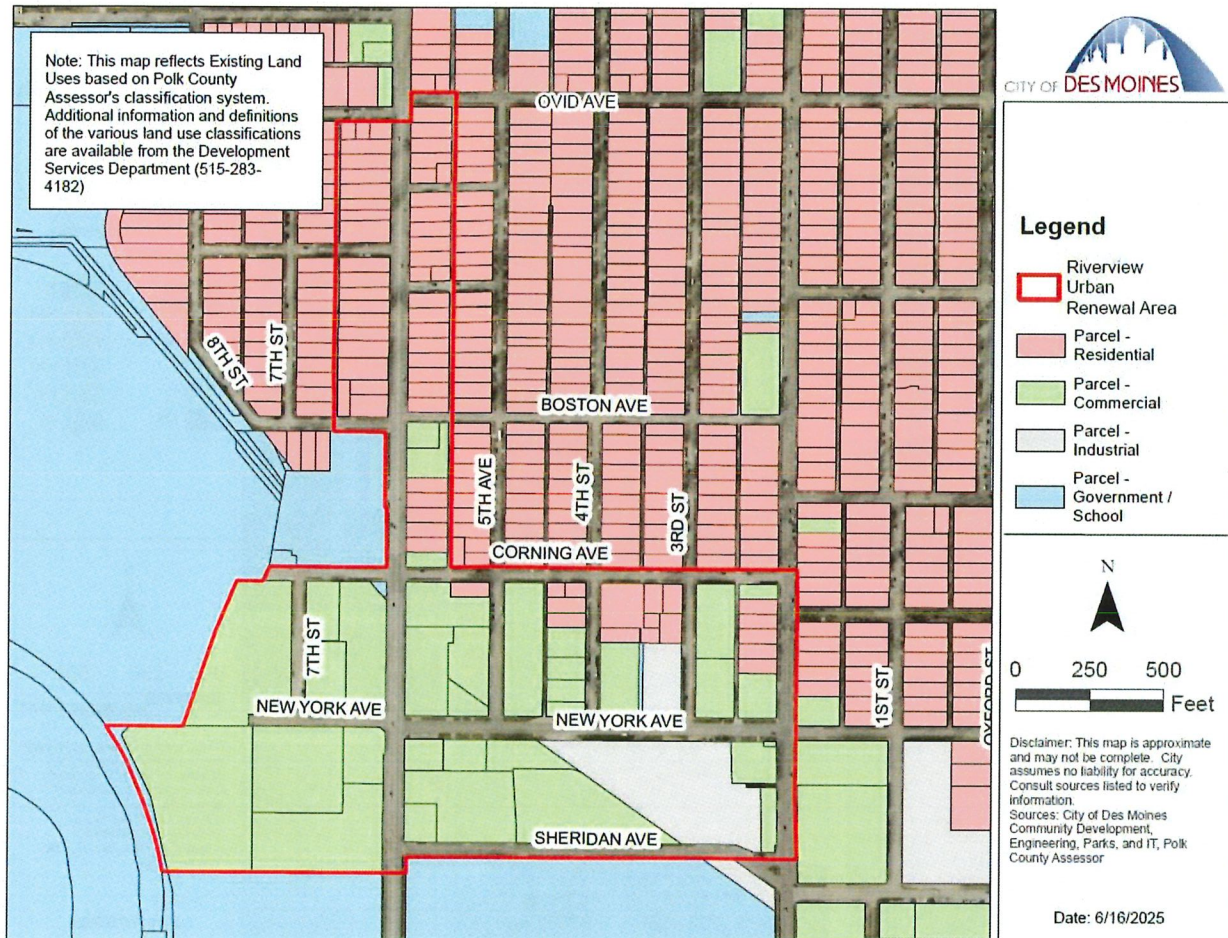
Map 2

Plan DSM Future Land Use Map Riverview Urban Renewal Area



Map 3

Existing Land Use Map Riverview Urban Renewal Area



Map 4

Existing Zoning Map

Riverview Urban Renewal Area

