

★ Roll Call Number  
15-0043

Agenda Item Number

30

Date January 12, 2015

**RESOLUTION APPROVING THE BIRDLAND AREA REDEVELOPMENT PLAN,  
ADOPTING THE PLAN AS AN ELEMENT OF AND AMENDMENT TO THE DES MOINES  
2020 COMMUNITY CHARACTER LAND USE PLAN, AND AUTHORIZING STAFF TO  
INITIATE A REQUEST FOR PROPOSAL (RFP) PROCESS TO DISPOSE OF SELECT  
CITY-OWNED LOTS IN THE BIRDLAND PROJECT AREA**

**WHEREAS**, on August 7, 2000, by Roll Call No. 00-3381, the Des Moines City Council adopted the Des Moines 2020 Community Character Land Use Plan; and

**WHEREAS**, the Community Development Department staff has worked with the Union Park Neighborhood Association and the Parks Area Foundation to develop and prepare the Birdland Area Redevelopment Plan, a copy of which is on file in the office of the City Clerk; and

**WHEREAS**, on November 4, 2014, the Board of Directors of the Parks Area Foundation approved said Plan during a meeting open to neighborhood members and the public; and

**WHEREAS**, on November 11, 2014, the Board of Directors of the Union Park Neighborhood Association approved said Plan during a meeting open to neighborhood members and the public; and

**WHEREAS**, on December 3, 2014, the Neighborhood Revitalization Board reviewed the Plan and voted to recommend approval of said Plan to City Council, as described in the attached communication from the Board; and

**WHEREAS**, on December 18, 2014, following notice and opportunity for public hearing, the City Plan and Zoning Commission voted 11-0 to recommend APPROVAL of a City-initiated and Neighborhood Association-initiated request to amend the Des Moines 2020 Community Character Land Use Plan to adopt the Birdland Area Redevelopment Plan as an element, as described in the attached communication from the Commission; and

**WHEREAS**, a number of voluntary residential property buyouts occurred following the floods of 1993 and 2008, leaving a number of vacant City-owned lots scattered throughout the Birdland area; and

**WHEREAS**, the Birdland Area Redevelopment Plan calls for the strategic redevelopment of these vacant City-owned lots for residential use; and

**WHEREAS**, staff recommends that a Request for Proposal (RFP) process be initiated in the Spring of 2015 to identify qualified developers to undertake the residential redevelopment provided for in the Plan.

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**NOW, THEREFORE BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, that:

1. The attached communications from the Neighborhood Revitalization Board and the Plan and Zoning Commission are hereby received and filed.
2. The Birdland Area Redevelopment Plan, as on file in the office of the City Clerk, is hereby approved and adopted as an element of the Des Moines 2020 Community Character Land Use Plan.
3. The Community Development Director is directed to prepare, and to distribute to interested developers, a Request for Proposals for the sale and residential development of select City-owned properties in the Birdland project area, which properties are to be identified by said Director and the City's Real Estate Division; and to identify a developer(s) to acquire and redevelop the properties based on an approved redevelopment plan, including but not limited to evidence of financing, examples of similar work completed in the Des Moines area, and a binding agreement in a form satisfactory to the Legal Department for use as single family owner-occupied housing.

(Council Communication No. 15-015)

APPROVED AS TO FORM:

Glenna K. Frank  
 Glenna K. Frank, Assistant City Attorney

Moved by Mahaffey to approve.

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MAHAFFEY	✓			
MOORE	✓			
TOTAL	7			

T. M. Franklin Mayor  
 MOTION CARRIES APPROVED

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Diane Rauh City Clerk