

Date September 11, 2006

RESOLUTION CLOSING HEARING ON THE PROPOSED AMENDED FOREST AVENUE URBAN RENEWAL PLAN, AND ADOPTING SAME.

WHEREAS, on October 24, 2005, by Roll Call No. 05-2584, the City Council adopted the Forest Avenue Urban Renewal Plan for the Forest Avenue Urban Renewal Area; and,

WHEREAS, the Forest Avenue Urban Renewal Area is generally bounded by Carpenter Avenue on the south, Jefferson Avenue on the north, 23rd Street on the west, and the back of the parcels fronting upon the east side of 10th Street; and,

WHEREAS, the purpose of the proposed Amended Forest Avenue Urban Renewal Plan, attached hereto as Exhibit "A", is to improve housing conditions within the boundaries of the Urban Renewal Area by rehabilitating homes in substandard condition and purchasing blighted, obsolete or underutilized property for redevelopment of low and medium-density housing and for services supportive of that housing; and,

WHEREAS, on August 7, 2006, by Roll Call No. 06-1573, the City Council resolved that a public hearing on the proposed Amended Forest Avenue Urban Renewal Plan be held on September 11, 2006, in the City Council Chambers; and,

WHEREAS, notice of this public hearing, attached hereto as Exhibit "B", was published as required by law by publication in the Des Moines Register on August 24, 2006; and,

WHEREAS, the Urban Design Review Board reviewed the proposed Amended Plan at its meeting on September 5, 2006, and recommended approval of the Plan; and,

WHEREAS, the City Plan and Zoning Commission reviewed the Amended Plan for conformity with the Des Moines 2020 Community Character Land Use Plan, as revised, for the development of the City as a whole, at its meeting on September 7, 2006, and made recommendations which were received and filed under a separate resolution; and,

WHEREAS, the public hearing has now been opened and all persons or organizations desiring to be heard regarding the proposed Amended Forest Avenue 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:

(continued on page 2)

61

Date September 11, 2006

1. The public hearing on the proposed Amended Forest Avenue Urban Renewal Plan is hereby closed.

2. Upon consideration of the recommendation of the Plan and Zoning Commission and the recommendations and statements from all other interested parties and organizations, the City Council finds that the Amended Plan conforms to the Des Moines 2020 Community Character Land Use Plan, as amended, for the development of the City as a whole.

3. The Amended Forest Avenue Urban Renewal Plan is hereby approved and adopted, and shall hereafter be in full force and effect.

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

(Council Communication No. 06-580)

MOVED by _____ to adopt.

FORM APPROVED:



Roger K. Brown
Assistant City Attorney

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Attachments:

- Exhibit "A" - Amended Plan
- Exhibit "B" - Notice

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
VLISSIS				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

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.

City Clerk

Date SEP 11 2006

Agenda Item 61

Roll Call #

**AMENDED
Forest Avenue**

Urban Renewal Plan

Des Moines, Iowa

September 2006

TABLE of CONTENTS

I. PROJECT DESCRIPTION

- A. Background
- B. General Boundaries of Urban Renewal Area
- C. Recognized Neighborhood Organizations
- D. Eligibility under Iowa Law

II. LAND USE AND REDEVELOPMENT

- A. Conformance with the City's Comprehensive Land Use Plan
- B. Conformance with Zoning
- C. General Development Requirements

III. PROJECT OBJECTIVES

- A. Plan Goals and Objectives
- B. Description of Activities to be Undertaken
- C. Description of Implementation Steps to Support Activities

IV. DURATION OF REDEVELOPMENT CONTROLS

V. PROCEDURE FOR AMENDMENTS TO THE URBAN RENEWAL PLAN

Appendices

Appendix A: Legal Description

Maps

Map No. 1: Location within the City of Des Moines
Map No. 2: Project Boundary
Map No. 3: Neighborhood Map
Map No. 4: 2020 Land Use Map
Map No. 5: Existing Zoning
Map No. 6: Proposed Zoning
Map No. 7: Acquisition/Disposition Map
Map No. 8: Development Activities

I. PROJECT DESCRIPTION

The purpose of the Amended Forest Avenue Urban Renewal Plan is to improve housing conditions within the boundaries of the Urban Renewal Area by rehabilitating homes in substandard condition and purchasing blighted, obsolete, or underutilized property for redevelopment of low and medium-density housing and for services supportive of that housing.

A. Background

Forest Avenue Urban Renewal Area was platted and developed between 1900 to 1920 with the small lot frontage and small lot area common to that time period. The area east of Martin Luther King Jr. Parkway (MLK Jr. Parkway) in the King Irving and Mondamin Neighborhoods was built with single-family houses and a small number of duplexes and multi-family buildings. The area west of MLK Jr. Parkway in the Drake and Carpenter Neighborhoods was developed with commercial uses including retail, restaurant, and service oriented uses. Gasoline and service stations were a common use at the intersections along Forest between 19th Street and 24th Street. However, by mid-century the housing and commercial buildings had begun to deteriorate and the neighborhoods began to lose population.

Over the past ten years, the neighborhood organizations, City of Des Moines and Polk County have made steps toward improving the physical and social conditions within the Forest Avenue Urban Renewal Area. A new Senior Center, a renovated Community Services Site Office and renovated Citizens for Community Improvement building have breathed new life into neighborhood services and the buildings along the corridor west of MLK Jr. Parkway. To the east, a vibrant neighborhood park, new construction of single-family homes and town homes, and new sidewalks and curbs has helped make the neighborhood more attractive and safe. In addition, the Iowa Department of Natural Resources funded a survey of petroleum-based pollution along the corridor. An abatement plan has been developed and efforts are now underway to abate any remaining petroleum based problems.

B. General Boundaries of Urban Renewal Area.

The general location of the Forest Avenue Urban Renewal Area within Des Moines is shown on Map No. 1: Location within the City of Des Moines.

The boundary of the Forest Avenue Urban Renewal Area is shown on Map No. 2: Project Boundary. This Urban Renewal Area has irregular boundaries and is generally located on Forest Avenue between 9th and 23rd Streets.

The Urban Renewal Area is more specifically described in the accompanying “Exhibit A, Legal Description.”

The Forest Avenue Urban Renewal Area includes a portion of the areas formerly within the “Forest Avenue/M. L. King Parkway Urban Renewal Project Plan” which was adopted by City Council on April 28, 1997 by Roll Call No. 97-1536. That plan included the commercially zoned

area along MLK Jr. Parkway and 19th Street near Forest Avenue and a portion of the adjoining residential area necessary to provide developable parcels.

The “Forest Avenue/M. L. King Parkway Urban Renewal Project Plan” was terminated concurrently with the designation of the Forest Avenue Urban Renewal Area.

C. Recognized Neighborhood Organizations

There are portions of four “Recognized” residential neighborhoods within the Forest Avenue Urban Renewal Area as shown on Map No. 3: Neighborhood Map. Each of these neighborhoods is “Recognized” by the City Council as having met specified minimum standards of a neighborhood organization and communicates regularly with the City of Des Moines. These four neighborhoods are the King Irving, Mondamin Presidential, Carpenter, and Drake Neighborhoods.

In addition, the King Irving Neighborhood is a “Designated” neighborhood with an adopted Action Plan that addresses neighborhood issues and plans for the future. Carpenter is a “Chartered Neighborhood”, a neighborhood with an adopted plan that met many of the goals addressed in the Drake Park/Carpenter Action Plan.

D. Eligibility under Iowa Law

Chapter 403, Code of Iowa (Urban Renewal Law) provides that a municipality may undertake an urban renewal project only in an area that the City Council has determined to be a slum area, a blighted area, an economic development area, or a combination of these areas. The Forest Avenue Urban Renewal Area qualifies as a blighted area for the reasons set forth below.

- The Forest Avenue Urban Renewal Area was identified as having poor housing and structural conditions as early as 1940 in the City’s Comprehensive Plan developed by Harland Bartholomew and Associates.
- In the late 1960’s a portion of the Forest Avenue Urban Renewal Area was included in the Model Cities Neighborhood Urban Renewal Area following federal guidelines of that time.
- The City Council of the City of Des Moines Iowa, adopted a Resolution of Necessity pursuant to 403.17 of the Code of Iowa by Roll Call No. 469 on January 31, 1972, declaring the Model Cities Neighborhood Urban Renewal Area to be a slum or blighted area within the meaning of 403.17 of the Code of Iowa.
- The original declaration of the area as slum and blight was reaffirmed by the Council by Roll Call No. 2907 on June 25th 1979 by the adoption of the Omnibus Urban Renewal Plan Amendment.
- Most of the Model Cities Neighborhood Urban Renewal Area has been designated as a Targeted Residential Area under the City-wide Urban Revitalization Plan and has been

allowed a more beneficial tax abatement schedule than generally available City-wide in an attempt to encourage rehabilitation and construction of housing in the area.

Notwithstanding the efforts made to date, there are still dilapidated buildings and other hindrances to development in the Forest Avenue Urban Renewal Area that have a blighting influence on the Area and require the exercise of the City's urban renewal powers to address. The Planning Director's Report, dated September 2005, details slum and blighted conditions that continue to exist in this area. In summary, the Planning Director's Report found:

- The existing structural conditions within the Urban Renewal Area have had a negative impact on the schools, businesses, parks and residents in the area and surrounding neighborhoods. Over 45% of the homes in the King Irving Neighborhood are in below normal, poor, or very poor condition compared to just under 12% of the homes citywide. Additionally, King Irving has only 1% of the City's housing stock but it has almost 10% of the City's homes that are in very poor condition.

**Single-family Structure Condition Information
King Irving Neighborhood**

Condition	King Irving Neighborhood		City of Des Moines composite	
	Units	%	Units	%
Excellent	0	0.0%	778	1.4%
Very Good	18	3.2%	5645	9.9%
Above Normal	49	8.7%	21,518	37.7%
Normal	243	43.1%	22,288	39.1%
Below Normal	196	34.7%	5702	10.0%
Poor	44	7.8%	913	1.6%
Very Poor	14	2.5%	147	.3%
Total	564	100.0%	56,991	100.0%

Note: Includes residences only. A residence is defined by the Polk County Assessor as a structure containing 1 or 2 living units and not being a townhouse, condominium or mobile home. Source: King Irving Neighborhood Plan, 12/03.

- Of the commercial and residential structures within 300' of Forest Avenue west of MLK Jr. Parkway, 45% are in below normal, poor, or very poor condition. A building survey conducted in Fall 2004 found that over 60% of the commercial buildings within this section of Forest Avenue are vacant.

**Forest Avenue Corridor
Market Retail Inventory**

Sub Market	Occupied Space	Vacant Space	Total Space	Vacancy Rate
Forest Ave Between 19th and 25th Street	18,480 sq. ft.	14,736 sq. ft.	23,650 sq. ft.	62%

Source: ERA Analysis, Field Survey and Polk County Assessor's Office, Winter 2004

II. LAND USE AND REDEVELOPMENT

A. 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 urban renewal plan are in conformance with the City’s 2020 Community Character Plan.

On August 7, 2000, by Roll Call No. 00-3381, the City Council of the City of Des Moines adopted the Des Moines 2020 Community Character Plan as its comprehensive land use plan. In addition, on December 4, 2003, the Community Character Plan was amended for the King Irving Neighborhood to provide more detailed boundaries to guide future land use decisions. A significant portion of the proposed Urban Renewal Area is within the King Irving Neighborhood boundaries. The amended 2020 Community Character Plan designates the following land uses within the Forest Avenue Urban Renewal Area, shown on Map No. 4: 2020 Land Use Map and further described in the following chart:

<i>Use</i>	<i>Function in the Forest Ave. Urban Renewal Area</i>	<i>Permitted Uses</i>
<i>Residential</i>		
Low Density Residential	This land use category constitutes an area for single family and existing duplex development within the urban renewal area. The single-family development encourages reuse of lots of record and homeownership.	Residential uses as permitted in the R1 district regulations contained in the City of Des Moines Zoning Ordinance
Low/Medium Density Residential	This category constitutes development of single family as well as duplex, and multi-family units up to 12 units per acre. The goal is to encourage a higher density development for more efficient commercial and neighborhood services.	Residential uses as permitted in the R-1, R-2 and R-3 district regulations contained in the City of Des Moines Zoning Ordinance
<i>Commercial Pedestrian Oriented</i>		
Neighborhood Node	This category allows for small scale commercial serving primarily the adjacent neighborhood.	Commercial uses as permitted in the C-0 and C-1 zoning district including limited retail and service uses.

<i>Commercial Corridor</i>	This category encourages small-to-moderate commercial located in a linear pattern that services both the adjacent neighborhood and passing motorist.	Commercial and residential uses as permitted in the - Neighborhood Pedestrian Commercial district regulations contained in the City of Des Moines Zoning Ordinance
<i>Park/Open Space</i>	This category acknowledges large areas of parks, recreational spaces, and open space within Des Moines	Parks/Open space is the preferred land use.
<i>Public/Semi Public</i>	This category is used for uses that serve the public good such as government facilities, schools and hospitals	Uses include the Polk County service buildings and King Academy of Science in the urban renewal area.

There are no anticipated changes to the 2020 Community Character Plan adopted land use plan anticipated for implementation of the urban renewal plan.

B. Conformance with Zoning

Existing zoning in the urban renewal area is shown on Map No. 5: Existing Zoning. The proposed zoning in the urban renewal area is shown on Map No. 6: Proposed Zoning.

In order to implement the redevelopment proposed in the Forest Avenue Urban Renewal Plan, the land located on the north side of Forest Avenue between 22nd and 23rd Streets will be rezoned to the “NPC” Neighborhood Pedestrian District classification. Currently the "NPC" District extends only 165’ north of Forest Avenue. The Plan proposes extending the "NPC" District an additional 55 ft. north on 22nd and an additional 55’ north on 23rd in order have adequate area for redevelopment.

The Des Moines 2020 Community Character Land Use Plan, as amended by the Carpenter Drake Park Action Plan and the King Irving Neighborhood Plan, recommends the future rezoning of other properties within the boundaries of the Forest Avenue Urban Renewal Plan that are desirable for the neighborhoods, but are not necessary for the implementation of this Plan. These include the following:

- Rezone the parcels south of the "NPC" Neighborhood Pedestrian Commercial District on Forest Avenue and west of and adjacent to 21st Street, from the “C-2” General Commercial and Highway Oriented Commercial District to the “R-3” Multiple Family Residential District per the Carpenter/Drake Park Action Plan.
- Rezone 1416 and 1420 22nd Street from “R1-60” One-Family Low-Density Residential to “NPC” Neighborhood Pedestrian Commercial. This will be contingent upon the redevelopment of the 2200 block of Forest Avenue.

- Rezone parcels within 200 feet of Forest Avenue between 19th Street and Martin Luther King Jr. Parkway, and the parcels at the southeast corner of Forest Avenue and 19th Street from the “C-2” General Retail and Highway Oriented Commercial District to the “NPC” Neighborhood Pedestrian Commercial District, per the King Irving Neighborhood Plan.
- Rezone parcels between 19th Street and Martin Luther King, Jr. Parkway north of Forest Avenue from the “C-0” Commercial-Residential District, “C-1” Neighborhood Retail Commercial District and "R1-60" One-Family Low-Density Residential District to the “R-3” Multiple Family Residential District, except for parcels within 200 Feet of Forest Avenue.
- Rezone parcels on the north side of Forest Avenue from 1325 Forest Avenue to 1419 Forest Avenue from the “C-1” Neighborhood Retail Commercial District and “C-2” General Retail and Highway Oriented Commercial District to the “R-3” Multiple-Family Residential District.
- Upon adoption of a new zoning ordinance, consider rezoning the “R-3” Multiple-Family Residential District between 9th Street and 13th Street to the “R-2” One and Two-Family Residential District.

C. General Development Requirements

All development within the urban renewal area is subject to the following requirements:

- All development is subject to the general zoning requirements under Chapter 134.
- All multiple-family, boarding house and roominghouse development is subject to the design guidelines in Section 82-214.5, Design Guidelines for Multiple Family Dwellings, Boardinghouses and Roominghouses.
- All development within the "NPC" Neighborhood Pedestrian Commercial District is subject to the design guidelines in Section 82-214, Design Guidelines Within NPC Districts.

Any development assisted by the City in the exercise of the City's urban renewal powers pursuant to this Plan is subject to the following additional requirements:

- All lots developed as single-family residential structures will be subject to the standards of the City's New Construction Program: Owner-Occupied Housing.
- The design of multiple-family and commercial structures is subject to review and approval of the City pursuant to Section 82-339 regarding the Urban Design Review Board.

III. PROJECT OBJECTIVES

A. Plan Goals and Objectives

The Amended Forest Avenue Urban Renewal Area is primarily a low and medium density residential neighborhood with supportive neighborhood services, such as Drake University, elementary school, senior citizen center, and churches. Accordingly, goals and objectives for this Urban Renewal Plan and its projects should be based on principles that acknowledge the fundamental function of a neighborhood is to provide a safe, attractive environment for residents with complementary commercial and governmental services that enhance the residential development. The Amended Forest Avenue Urban Renewal Area has goals and objectives that address the blighted housing and commercial uses and enhance the neighborhood by rehabilitating the existing housing stock and constructing new single-family and multi-family housing on cleared or vacant lots.

The goals and objectives of the Amended Forest Avenue Urban Renewal Area are as follows:

- Provide an attractive and appealing physical environment for residents to improve the livability of the Urban Renewal Area.
- Improve the existing housing stock by rehabilitating homes in substandard condition.
- Continue to support the construction of quality residential infill projects on cleared or vacant parcels.
- Expand housing opportunities for residents.
- Increase the percentage of owner-occupants in the King Irving Neighborhood.
- Target investment in the commercially zoned areas for renovation and new construction of mixed-use, medium-density residential, neighborhood service, and office projects.
- Relocate incompatible uses and ensure new uses are compatible with the *Des Moines' 2020 Community Character Plan*.
- Remove blighting physical conditions that cause or contribute to a shortage of decent, safe and sanitary housing and constitute a menace to the public health, safety, morals, and welfare.
- Extend community service and neighborhood businesses within the context of enhanced residential development.
- Ensure new development is of high quality, sustainable and provides adequate parking and pedestrian connections and access.

This Urban Renewal Plan is also specifically intended to support implementation of the following City Council initiated and previously approved plans that involve all or portions of this Urban Renewal Area. Each neighborhood plan includes goals and objectives identified through a planning process involving neighborhood residents, stakeholders, and public officials.

Carpenter/Drake Park Action Plan	Adopted September 18, 1995 - Roll Call No. 95-3594
King Irving Neighborhood Plan	Adopted December 22, 2003 - Roll Call No. 03-2900
Forest Avenue Corridor Strategy	Adopted August 23, 2004 - Roll Call No. 04-1786

B. Description of Activities to be Undertaken

The following activities will be undertaken by the City of Des Moines to implement the goals and objectives of this Urban Renewal Plan:

1. Rehabilitation of Single Family Housing. The City will work with property owners on a voluntary basis to assist them in improving the overall condition and livability of their homes. The home would be inspected to determine the level of rehabilitation necessary and if rehabilitation is even feasible. Income eligible residents would be offered rehabilitation assistance up to 150% of the after-rehab appraisal value of their property. In the case that a property is not feasible to rehab, the property owner would have the option to be voluntarily acquired and relocated, within the neighborhood if possible, according to established relocation practices or stay in the home if they prefer. Specific properties have been identified for voluntary rehabilitation assistance as indicated on Map No. 8: Development Activities. Owner-occupied properties not identified on this map may be considered for rehabilitation assistance if funding is available.
- 2a. Acquisition of Properties in the 2200 Block of Forest Avenue. The City may acquire property in the 2200 Block of Forest Avenue for the purpose of redevelopment. This location was identified in the *Forest Avenue Corridor Strategy* as the highest priority for redevelopment. There were many factors that lead to this site being identified including, poor property condition, obsolete and incompatible land use, and severe environment contamination issues. The City is willing to seek the appropriate corrective actions to address any and all existing environmental contamination issues prior to the site being redeveloped. The City will first attempt to negotiate the purchase of property on a voluntary basis, however in the case where there are title issues that cannot be resolved or if the property owner is unwilling to sell, the use of condemnation will be considered. The specific properties to be acquired in the 2200 Block of Forest Avenue are illustrated on Map No. 7: Acquisition/Disposition Map.
- 2b. Acquisition of Scattered Vacant Lots for Infill Housing. The City may also acquire scattered vacant lots throughout the Urban Renewal Area for infill housing development. The City will first attempt to negotiate the purchase of vacant lots on a voluntary basis. However in the case where there are title issues that cannot be resolved or if the property owner is unwilling to sell, the use of condemnation will be considered. The City will also continue to use the Tax Sale Certificate (Iowa Code Section 446.19A) process as a tool to

gain title to tax delinquent lots. The specific vacant lots to be acquired are illustrated on Map No. 7: Acquisition/Disposition Map.

Properties that have been identified to be acquired promote the goals and objectives of the Forest Avenue Urban Renewal Plan and satisfy at least one of the following criteria:

- To renovate existing deteriorated building(s) in compliance with Section 106 standards.
- To remove building(s) which is (are) structurally substandard or obsolete by virtue of location, size, design, damage, mechanical or electrical systems, or other features that inhibit their continued effective and economic use.
- To remove building(s), which is (are) exerting a blighting influence on the area because of an incompatible land use relationship or to remedy conditions of platting or land ownership that inhibit assembly and sound development.
- To assemble open, vacant or underutilized land to accommodate new development, to overcome problems of numerous owners, economic disuse, environmental contamination, or unsuitable topography and to achieve coordination in the development of the urban renewal area.
- To assemble sites for single-family housing that meet general residential requirements and complement existing neighborhood housing for sale to a developer.
- To assemble sites for townhomes, apartments, mixed-use or supportive service uses that meet existing market requirements and are complementary to existing neighborhood development, for sale to a developer.

The City may voluntarily acquire additional property not identified on Map 7: Acquisition/Disposition Map in order to achieve the goals and objectives of the Plan. Any acquisition that is not identified on Map 7 would be completely voluntary and would rely on available funding sources. The only properties proposed to be acquired under threat of condemnation or by condemnation are those vacant lots in the Urban Renewal Area and the properties in the 2200 block of Forest Avenue identified on Map 7.

3. Preparation of site for Development. The City may clear the property of structures and make other improvements in preparation for redevelopment. The City may also undertake related activities, such as environmental testing and remediation, to facilitate development.
4. Disposition of City Owned/Acquired Property. The City may advertise for and solicit development proposals, negotiate with prospective developers, and dispose of all or a portion of the rights to property to public or private agents for the purpose of redevelopment in accordance with the objectives of this Plan. Property rights to be disposed of may include those acquired under subsection B(2) described above and/or street rights-of-way and other lands in public ownership not needed for a public purpose. Specific properties to be disposed of, including dedicated rights-of-way, are identified on Map No. 8: Acquisition/Disposition Map. Any property not identified on this map but that is acquired by the City may be disposed of for the purpose of redevelopment in accordance with the objectives of this Plan.

5. Build Housing. Coordinate resources to build single-family and medium-density housing to provide additional affordable housing opportunities and prevent the continuance of blighted and underutilized parcels.
6. Education Institutions. Partner with Drake University and the Des Moines Public School system to enhance the educational institutions in the area and complement the surrounding neighborhoods.
7. Environmental Protection. Develop a sustainable approach for addressing any real or perceived environmental hazards.

C. Description of Implementation Steps to Support Activities

The goals, objectives and activities described above will be implemented by the City of Des Moines through a public process that involves neighborhood organizations, business associations, residents and City Boards and Commissions. Additional steps necessary to implement the Forest Avenue Urban Renewal Plan include:

1. Continued planning. The City will continue efforts to assess and respond to problems, needs and opportunities within the Urban Renewal Area through additional technical studies, preparation of streetscape or site plans, and discussions with property owners, prospective developers, citizens, and public officials. This effort may result in the publication of additional reports, regulations and guidelines, project plans or other documents that aid in refining the goals, objectives and activities of this Plan.

The City will also participate in planning efforts with other public and private interests that will help to accomplish the goals, objectives, and activities of this Plan. The City will be responsible for reviewing planning proposals and for coordinating such proposals so as to implement the objectives of this Plan. The City may take the initiative to bring zoning and other regulations into conformance with this Plan.

The City shall also continue to implement the goals and objectives of the Carpenter/Drake Park Action Plan, the King Irving Neighborhood Revitalization Plan, and the Forest Avenue Corridor Strategy.

2. Information and technical assistance. The City will prepare and distribute informational materials and provide technical assistance where appropriate to property owners, prospective developers, and citizens residing or doing business in the Urban Renewal Area. The City may cooperate in the preparation of development proposals, coordinate proposals for various parts of the area, obtain approvals and assistance from other levels of government, and prepare educational and informational documents which aid in the achievement of the objectives of the Urban Renewal Plan.
3. Provision of public services. The City will provide and coordinate appropriate levels of public services throughout the urban renewal area to support and encourage achievement of the objectives of this Plan. These services may include police, fire, recreation and

other types of services. The continuation of the Neighborhood Based Service Delivery Program, that provides enhanced police and code enforcement efforts, is particularly important to improving the neighborhood conditions and empowering neighborhood residents.

4. Funding.
 - a) The City will actively pursue sources of funding which will assist in the achievement of the goals and strategies of this Plan. This may include but is not limited to issuance of bonds, loans, grants, general fund expenditures, special assessments, participation in state or federal programs, joint exercises with other units of government, tax abatement, cooperation and coordination in joint development of mixed-use projects with private and public agents, sale of property or services, revenue funding, and solicitation of developer offerings.
 - b) As appropriate, the City will pursue appropriate agreements with Polk County, the State of Iowa and other governmental jurisdictions to provide funding and assistance for the planning and implementation of project proposals.
5. Rights-of-Way. The City will acquire and provide sites and rights-of-way required to accommodate needed public improvements or facilities and to assure adequate design of such facilities.
6. Agreements. In lieu of acquisition, the City may enter into agreements with property owners for rehabilitation or demolition of existing blighted or substandard structures where determined feasible in accordance with the goals and strategies of this Plan. Such an agreement shall include a conceptual site plan, an architectural sketch of the exterior, a schedule of the activities to be undertaken, evidence of sufficient financial capability to undertake the necessary improvements and other requirements the City deems appropriate and in general conformance with this Plan.
7. Property Subdivision The City may subdivide, vacate, re-subdivide or otherwise change the recorded arrangement of property under its control, including disposition parcels, to accomplish the objectives of this Plan.
8. Relocation. The City will assist in the relocation of residents and businesses displaced by public actions of this Plan. If the City provides relocation assistance, displaced residents and businesses will be provided with the opportunity of relocation to accommodations, which are decent, safe, and sanitary, and within their financial means in accordance with established relocation practices. Such assistance shall be in accordance with the City standard relocation policy unless otherwise required by funding source regulations and any other applicable requirements.
9. Establish requirements for redevelopers. Developers, rehabilitators, and redevelopers will be required to observe the requirements of this Urban Renewal Plan, as well as any and all established development regulations of the City of Des Moines. Where land or building acquisition, the public funds and/or the undertaking of public improvements are

involved in private development, the City will seek to assure compliance with the Forest Avenue Urban Renewal Plan and standards by contractual agreement.

Developers will be selected on the basis of the conformance of their proposals to this Urban Renewal Plan, a determination of their ability to implement such proposals, and other criteria as determined in the solicitation of offers. The design objectives of this Plan are to encourage attractive and functionally sound redevelopment through appropriate architectural design, construction techniques, and landscape principles in order to achieve an attractive and efficient building design that complements the adjacent neighborhoods and businesses. These objectives are clearly defined in the City's Zoning Ordinance, Site Plan Ordinance and Site Plan/Landscape Policies.

Redevelopers must commence construction in a timely manner after the Urban Renewal Contract has been executed by the City Council and project financing and architectural plans have been approved by the City Council.

The following redevelopment provisions shall be included in any Urban Renewal Contract:

- Reference to plans and schedules for the development and process for keeping the City informed regarding implementation of the plans.
- Land purchased from the City cannot be used for speculation, (defined as the re-selling of the property at a price greater than the City's sale price) without receiving the City Council's approval and or/completing improvements or new development.
- Provisions of the Urban Renewal Plan extend to an entire parcel of land when it is a parcel that is privately owned but combined with a redevelopment parcel conveyed by the city. This provision may be waived if a property is conveyed solely for right-of-way purposes.
- Construction of private improvements will be initiated and completed within a reasonable time as specified by contractual agreement.
- Redevelopers will comply with the City's Non-Discrimination Policy set forth in Section 62-169 of the Des Moines Municipal Code, as amended.

10. Utilities. Insure that the Urban Renewal Area is adequately serviced with public utilities and other site improvements necessary to support redevelopment requirements.

11. Specified public improvements. An intent of this Plan is to provide, maintain, improve and repair public improvements. These improvements include street modifications, open spaces, streetscape, landscaping, sidewalks, and curbs, in addition to other facilities and features needed to help achieve the objectives of this Plan.

IV. DURATION OF REDEVELOPMENT CONTROLS

The Plan for the Forest Avenue Urban Renewal Area shall expire on January 1, 2016.

V. PROCEDURE FOR AMENDMENTS TO THE 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
Forest Avenue Urban Renewal Area

Beginning at a point at the intersection of the North right-of-way line of College Avenue and the northern extension of the East right-of-way line of the North/South alley extending South from College Avenue between 9th and 10th Streets;

thence West along the North right-of-way of College Avenue to the East right-of-way line of 11th Street;

thence North along the East right-of-way line of 11th Street to the North right-of-way line of Jefferson Avenue;

thence West along the North right-of-way line of Jefferson Avenue and the western extension of said North right-of-way line to the West right-of-way line of 13th Street;

thence South along the West right-of-way line of 13th Street to the North right-of-way line of College Avenue;

thence West along the North right-of-way line of College Avenue to the northern extension of the West right-of-way line of 14th Street;

thence South along such northern extension and along the West right-of-way line of 14th Street to the North right-of-way line of Clark Street;

thence West along the North right-of-way line of Clark Street to the West right-of-way line of Martin Luther King Jr. Parkway;

thence South along the West right-of-way line of Martin Luther King, Jr. Parkway to the Northeast corner of Lot 20, Williams 2nd Addition to North Des Moines, an Official Plat;

thence West along the North line of said Lot 20 to the northwest corner of said Lot 20;

thence westerly to the Northeast corner of Lot 8, of said Williams 2nd Addition to North Des Moines;

thence West along the North line of said Lot 8 to the northwest corner of said Lot 8; thence westerly to the Northeast corner of the South 10.0 feet of Lot 9, Official Plat of Lot 46 of the Official Plat of Section 33, Township 79 North, Range 24 West of the 5th P.M.;

thence West along the North line of the South 10.0 feet of said Lot 9 to the Northwest corner of the South 10.0 feet of said Lot 9;

thence westerly to the Southeast corner of Lot 9, Block 3, Marquardt Addition, an Official Plat;

thence North along the East line of said Lot 9 and Lot 10, Block 3, Marquardt Addition to the Northeast Corner of said Lot 10, Block 3;

thence West along the North line of said Lot 10, Block 3 and along the North line of Lot 6, Block 2, of said Marquardt Addition, and the western extension of such lines to the Southeast corner of Lot 18, Block 2, said Marquardt Addition;

thence North along the East lines of said Lots 18, 19, and 20 to the Northeast corner of said Lot 20, block 2, Marquardt Addition;

thence West along the North line of said Lot 20, Block 2 and the western extension of said North line of said Lot 20, Block 2, Marquardt Addition to the Northern extension of the West right-of-way line of 23rd Street;

thence South along the West right-of-way line of 23rd Street to the western extension of the South line of the North 40.0 feet of Lot 387, University Land Company's 2nd Addition, an Official Plat;

thence East along the western extension of the South line of the North 40.0 feet of said Lot 387, and along such South line to the Southeast corner of the North 40.0 feet of said Lot 387;

thence easterly to the Southwest corner of the North 24.0 feet of Lot 378 of said University Land Companys 2nd Addition;

thence East along the South line of the North 24.0 feet of said Lot 378 to the Southeast corner of the North 24.0 feet of said Lot 378;

thence easterly to the Southwest corner of Lot 353 of said University Land Companys 2nd Addition;

thence East along the South line of said Lot 353 and along the eastern extension of said South line and along the South line of Lot 346 of said University Land Companys 2nd Addition to the Southeast corner of said Lot 346, being the West right-of-way line of 21st Street;

thence South along the West right-of-way line of 21st Street to the western extension of the South right-of-way line of Carpenter Avenue;

thence East along the said western extension and along the South right-of-way line of Carpenter Avenue to the East right-of-way line of 11th Street;

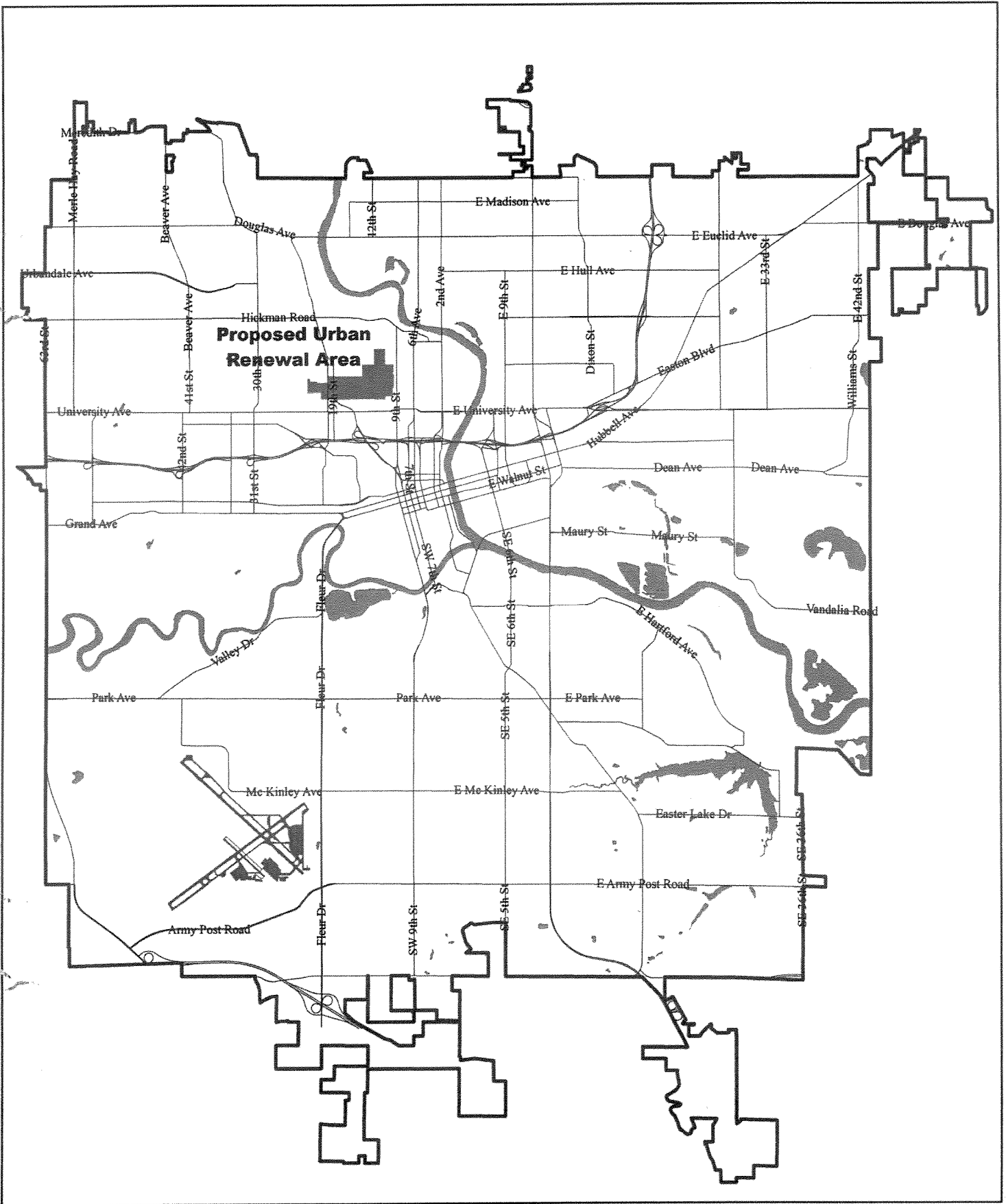
thence North along the East right-of-way line of 11th Street the South right-of-way line of Mary Avenue;

thence East along the South right-of-way line of Mary Avenue to the southern extension of the East right-of-way line of the North/South alley between 9th and 10th Streets;

thence North along the said southern extension and along the East right-of-way line of the said North/South alley to the South right-of-way line of Forest Avenue;

thence East along the South right-of-way line of Forest Avenue to the southern extension of the East right-of-way line of the North/South alley between 9th and 10th Streets lying North of Forest Avenue;

thence North along such southern extension and along the East right-of-way line of said North/South alley and the northern extension of said North/South alley to the Point of Beginning.




Forest Avenue Urban Renewal Plan
Map No. 1: Location within the City of Des Moines

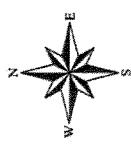
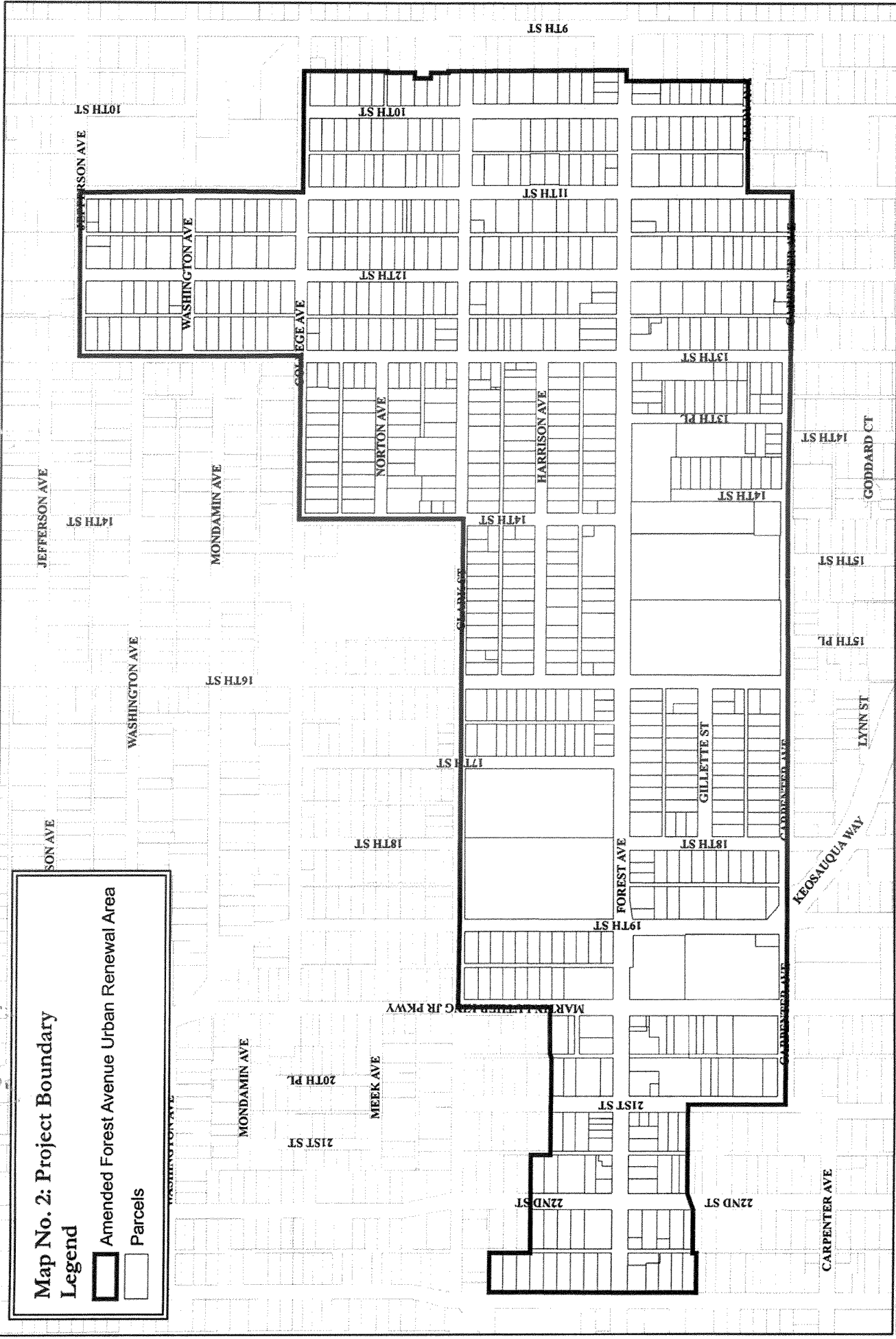


Map No. 2: Project Boundary

Legend

 Amended Forest Avenue Urban Renewal Area

 Parcels




Amended Forest Avenue Urban Renewal Area Map No. 2: Project Boundary

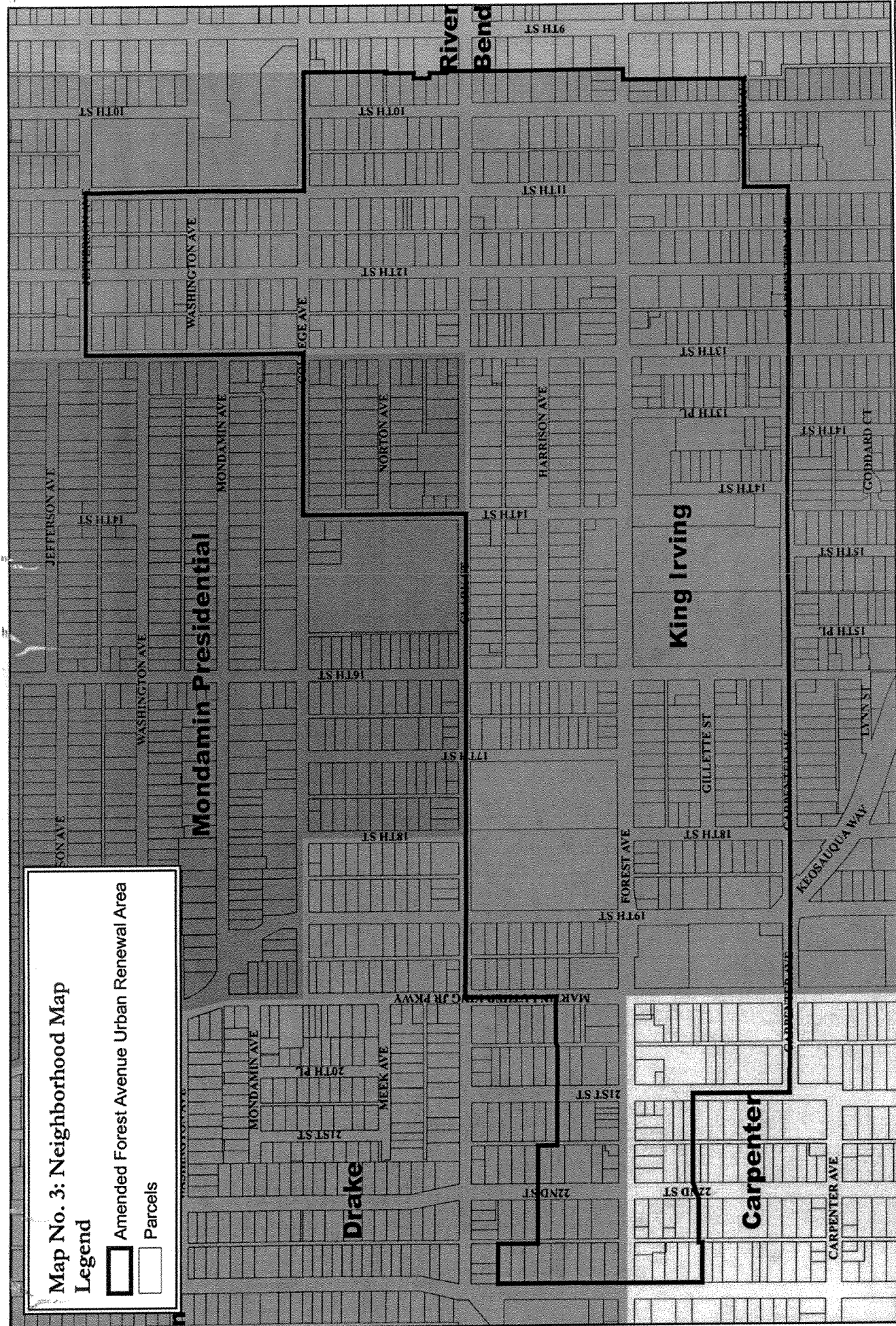


Map No. 3: Neighborhood Map

Legend

 Amended Forest Avenue Urban Renewal Area

 Parcels



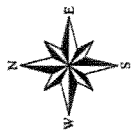
Amended Forest Avenue Urban Renewal Area
Map No. 3: Neighborhood Map



Map No. 4: 2020 Land Use Map

Legend

-  Amended Forest Avenue Urban Renewal Area
-  Low Density Residential
-  Low/Medium Density Residential
-  Medium Density Residential
-  Public/Semi Public
-  Neighborhood Node
-  Commercial Corridor
-  Park/Open Space



Amended Forest Avenue Urban Renewal Area
Map No. 4: 2020 Land Use Map



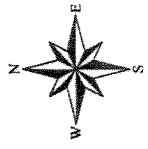
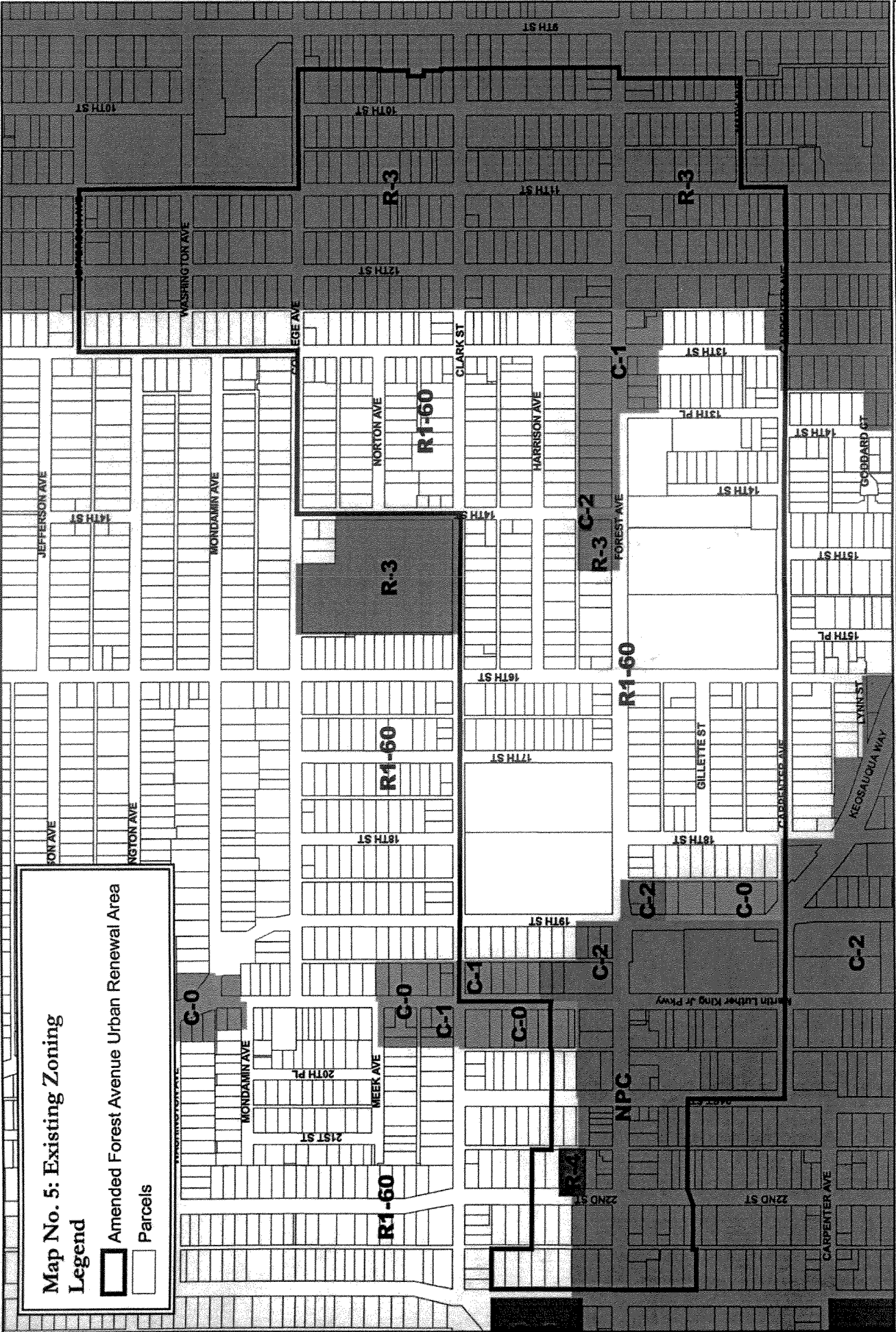
COMMUNITY
DEVELOPMENT
DEPARTMENT

Map No. 5: Existing Zoning

Legend

 Amended Forest Avenue Urban Renewal Area

 Parcels




Amended Forest Avenue Urban Renewal Area
Map No. 5: Existing Zoning

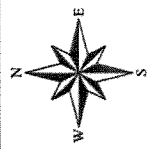
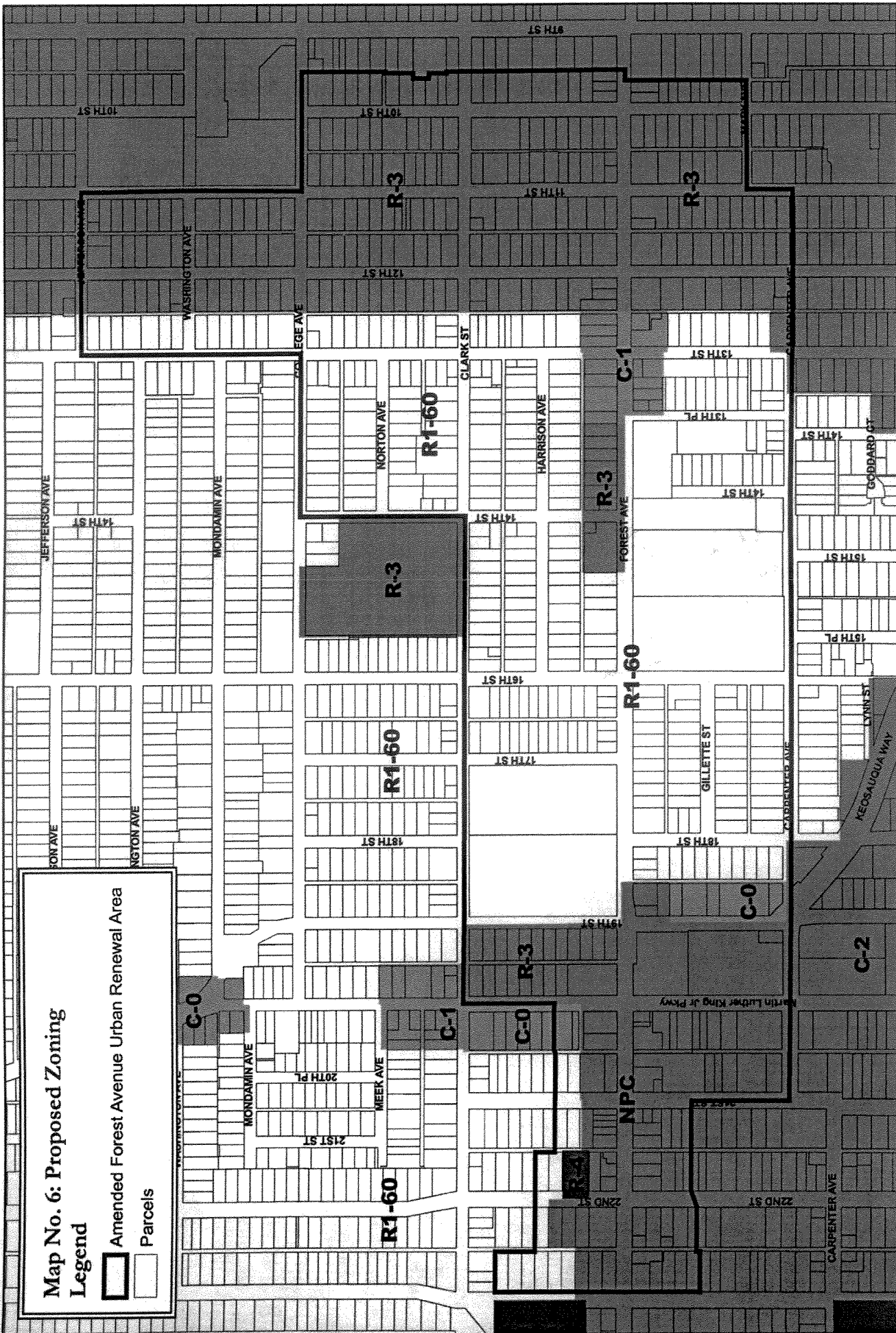


Map No. 6: Proposed Zoning

Legend

 Amended Forest Avenue Urban Renewal Area

 Parcels







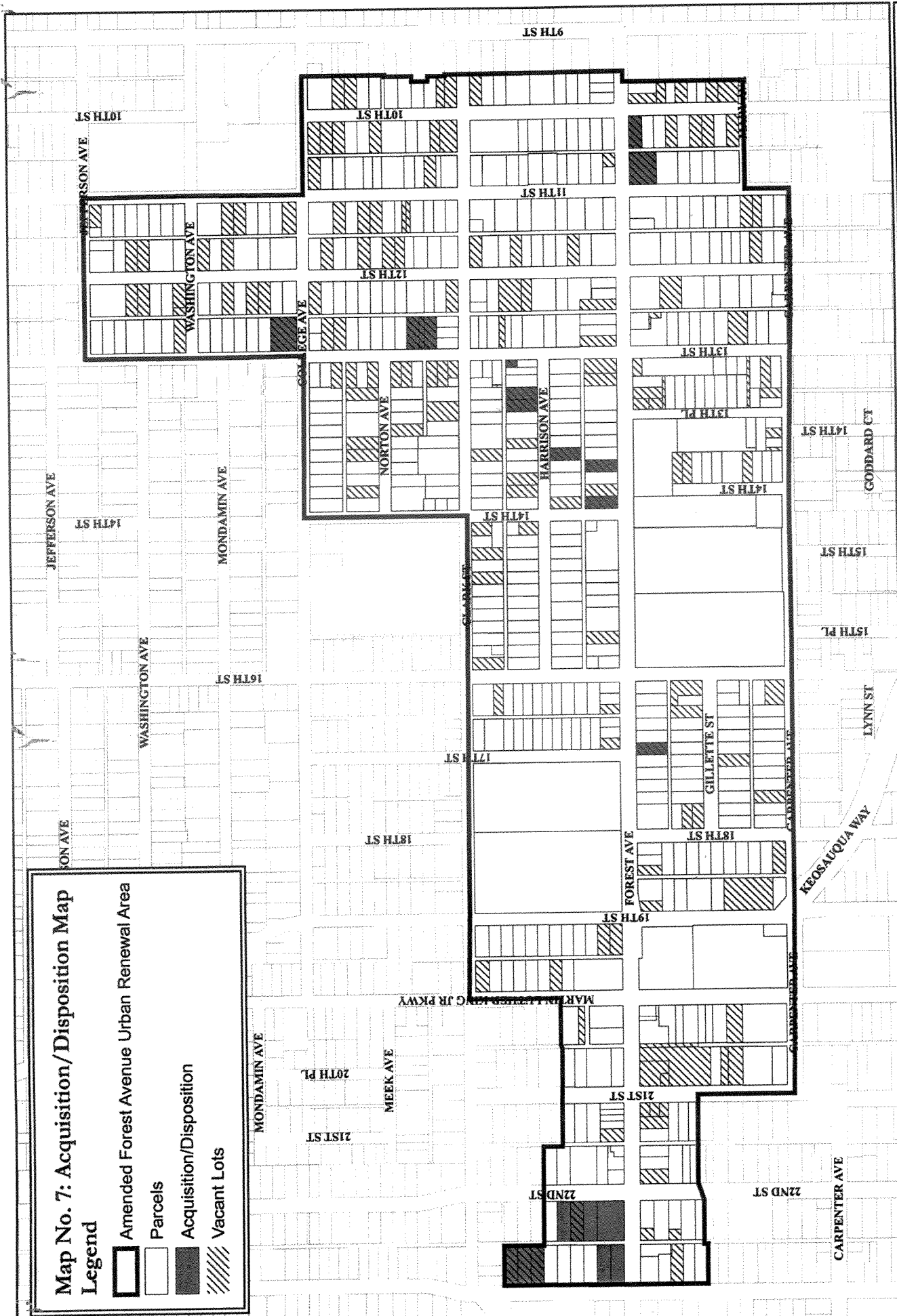
**Amended Forest Avenue Urban Renewal Area
Map No. 6: Proposed Zoning**



Map No. 7: Acquisition/Disposition Map

Legend

-  Amended Forest Avenue Urban Renewal Area
-  Parcels
-  Acquisition/Disposition
-  Vacant Lots











Amended Forest Avenue Urban Renewal Area Map No. 7: Acquisition/Disposition Map

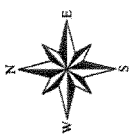
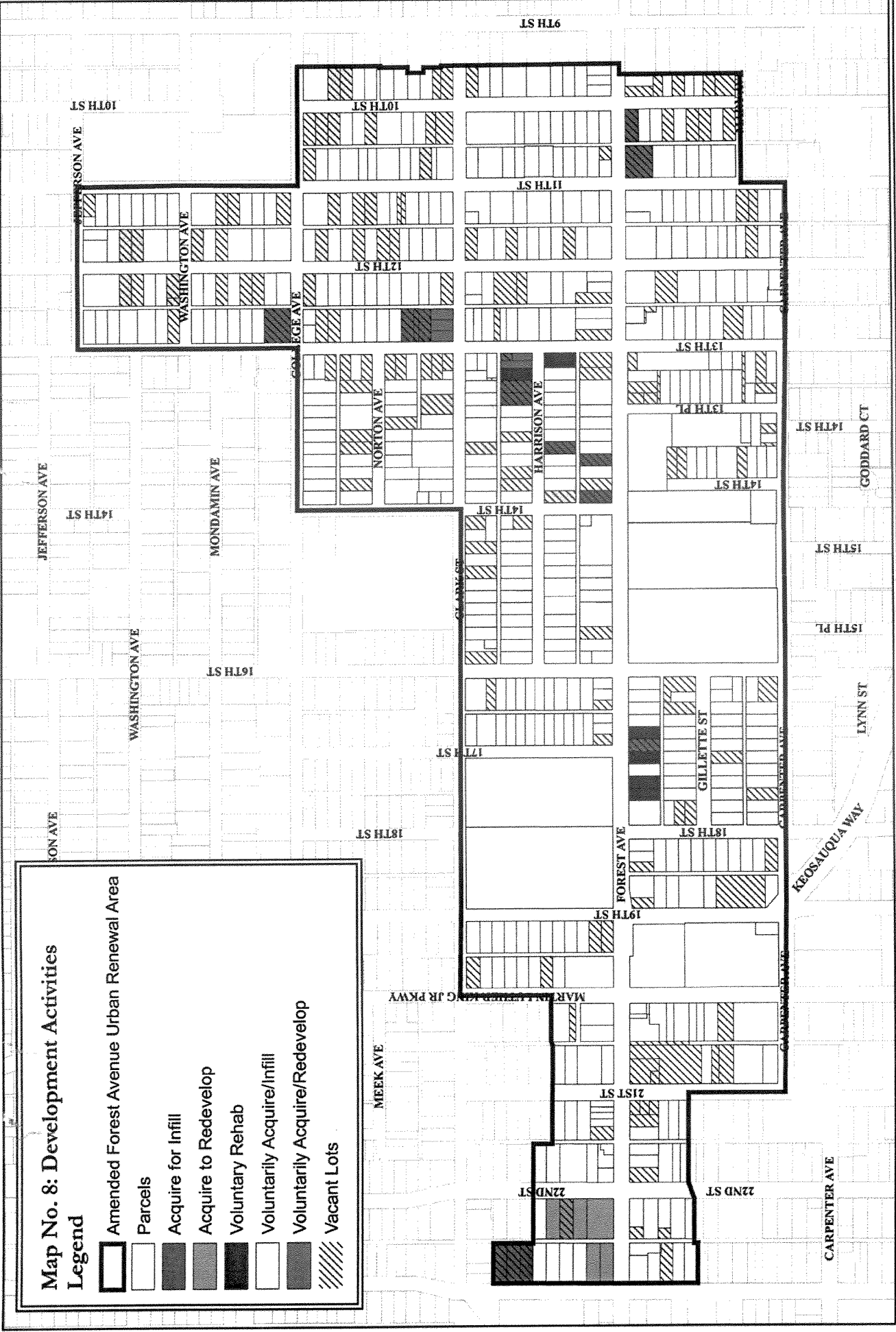


CITY OF ST. LOUIS
COMMUNITY DEVELOPMENT DEPARTMENT

Map No. 8: Development Activities

Legend

-  Amended Forest Avenue Urban Renewal Area
-  Parcels
-  Acquire for Infill
-  Acquire to Redevelop
-  Voluntary Rehab
-  Voluntarily Acquire/Infill
-  Voluntarily Acquire/Redevelop
-  Vacant Lots



Amended Forest Avenue Urban Renewal Area
Map No. 8: Development Activities

