

**COUNCIL ACTION FORM**

**SUBJECT: URBAN REVITALIZATION PLAN FOR ROOSEVELT SCHOOL SITE**

**BACKGROUND:**

In order to proceed with urban revitalization of the Roosevelt School site, the City Council must follow the statutory procedure established in the Code of Iowa for creating an Urban Revitalization Area. At this time, **the City Council is asked to take three actions:**

- 1.) Determine whether the proposed project meets the qualifying criteria established by the City Council, as described below;**
- 2.) Direct staff to prepare the Urban Revitalization Plan; and**
- 3.) Set the date of public hearing to consider an ordinance to designate the Roosevelt School site as an Urban Revitalization Area.**

On June 11, 2013, the City Council determined that the Roosevelt School site at 921 9<sup>th</sup> Street is eligible for designation as an Urban Revitalization Area (URA), under *Section 404.1 of the Code of Iowa*, in that this is “An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.” Establishing the policy for the school site provides for an individual to apply for approval of a URA Plan with specific project details and to be eligible for property tax abatement if the project is built to the specifications of an approved plan. The City Council also decided upon a policy establishing qualifying criteria for the proposed URA. The criteria established by the City Council are described as follows:

- 1. *The property includes a former public school building that is no longer used as a school; and,***
- 2. *The National Park Service has determined that one or more of the properties has a structure that meets the National Register Evaluation Criteria; and,***
- 3. *The renovation and remodeling of structures will not destroy or obscure essential architectural features. In addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so.***

On August 2, 2013, applicant Dean Jensen of RES Development, Inc. submitted a complete application requesting “Designation of an Urban Revitalization Area” for the former Roosevelt School site. Mr. Jensen proposes to convert the former elementary school building to 23 multi-family residential units (*see Applicant’s Narrative in Attachment C*).

An application for approval of an Adaptive Reuse Plan (ARP) was also submitted on

August 2, 2013. This ARP is a Major Site Development Plan that details the building and site improvements for the project site. In this circumstance, an approved ARP would also serve as the basis for preparation of a URA Plan. The applicant's ARP requirements in *Section 29.306(3) of the Municipal Code* are the same as the criteria listed above as Council Policy #3 for the URA in regards to historic evaluation and review.

The ARP has been reviewed by City staff for compliance with the adopted City codes and policies. It was also reviewed by the Historic Preservation Commission on August 12, which found the plan to be an excellent example of historic preservation while allowing for a new use and life for the building. The Commission recommended approval of the plan by the City Council. Likewise, the Planning and Zoning Commission also endorsed approval of the plan at their meeting on August 21.

The attached addendum provides background and analysis of the proposal and the requested action.

**ALTERNATIVES:**

1. The City Council can take the following actions:
  - A. Determine that the proposed Adaptive Reuse project meets the criteria for designating the Roosevelt School site as an Urban Revitalization Area;
  - B. Direct staff to prepare the Urban Revitalization Plan for the Roosevelt School site; and,
  - C. Set the date of public hearing as October 8, 2013, to consider an ordinance to designate the Roosevelt School site as an Urban Revitalization Area.
2. The City Council can determine that the proposed Adaptive Reuse project does not meet the criteria for designation as an Urban Revitalization Area.
3. The City Council can defer action on this request and refer it back to City staff and/or the applicant for additional information.

**MANAGER'S RECOMMENDED ACTION:**

The Roosevelt School site was sold to a private developer by the Ames Community School District. The building was listed in the National Register of Historic Places on March 2, 2010. The applicant has demonstrated in the attached site plans, building plans and narrative that the renovation and remodeling of the structure will not destroy or obscure essential architectural features, and will enhance such features as are feasible and prudent to do. The proposal by RES Development, Inc. clearly meets the three qualifying criteria, as established by the City Council, for designating the Roosevelt School site as an Urban Revitalization Area.

**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1,** determining that the proposed Adaptive Reuse Plan project meets the qualifying criteria for designating the Roosevelt School site as an Urban Revitalization Area, directing staff to prepare the Urban Revitalization Plan, and setting the date of public hearing as October 8, 2013.

## ADDENDUM

### Project Analysis:

Dean Jensen, RES Development, Inc., is seeking designation of the Roosevelt School site at 921 9<sup>th</sup> Street as an Urban Revitalization Area to receive an abatement of real estate taxes on the added value for a period of time ranging from three to ten years.

The legal descriptions for properties to be included in the Urban Revitalization Area (URA) are included in *Attachment B*. **More than one property must be included in an Urban Revitalization Area; and the applicant's application includes only the property that was purchased from the Ames School District and has been approved by the City Council as "Parcel A" through a Plat of Survey. Therefore, it is the City Manager's recommendation that the park land (under City ownership) adjacent to the Roosevelt School property to the east also be included in the proposed Urban Revitalization Area, as shown on *Attachment A*. No additional buildings are planned for the park land, and the URA designation will have no effect on the park, since it is under City ownership.**

The developer proposes to convert the former Roosevelt School building to a multiple-family residential dwelling with 23 individual condominium units for sale. Plans are to retain the former school building, including the original building, constructed in 1923, and the 1968 addition. A second addition to the original building is proposed on the north end of the building, which will include a glass atrium that houses the new elevator and north staircase, as well as a new 31-car garage for residents of the units.

The condominium units will be located in three levels of the building (*see proposed floor plans in Attachment E*). The lower level is partially above grade, and includes a one-bedroom unit, a two-bedroom unit, and a three-bedroom unit. The next level has nine units, including four one-bedroom units, one two-bedroom, and four three-bedroom units. The top level has eleven units, including two one-bedroom units, three two-bedroom units, and six three-bedroom units. The 23 units have a total of 50 bedrooms.

The applicant states that "Current building exterior brick and limestone will be preserved entirely on the south façade (*see proposed building elevations in Attachment F and also existing photos in Attachment H and historical photos in Attachment I*). Minimal intrusions for planned balconies on the east and west elevations. Period sensitive materials, as close as possible to original windows and doors will be installed. Parking garage and elevator/entry atrium will be integrated to existing materials (i.e. brick, glass and metal). Existing bronze metal roof and gutters remain with future trim to match." In addition, staff notes that the south façade is preserved under the applicant's proposal, which features two projecting bays that flank the monumental front entry, with the door centered on the façade and featuring a white stone cornice overhang and scrolled console bracket. The cornerstone inscribed with "1923" at the southeast corner of the building will also remain intact. The building has historic and architectural value to the City, as evidenced by listing of the property in the National Register of Historic Places, and as documented in the nomination for listing.

The City Council has established qualifying criteria for the proposed Urban Revitalization Area, one of which is that, "***The National Park Service has determined that one or more of the properties has a structure that meets the National Register Evaluation Criteria.***"

The National Register "Evaluation Criteria" includes properties:

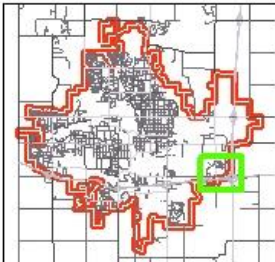
- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or***
- B. That are associated with the lives of persons significant in our past; or***
- C. That embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or***
- D. That have yielded, or may be likely to yield, information important in prehistory or history.'***

The Roosevelt School Site is significant under Criteria "A" and "C", as evidenced in the National Register nomination prepared for listing of the site. Roosevelt School was listed in the National Register of Historic Places effective March 2, 2010.

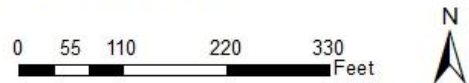
Public notice was mailed to property owners within 200 feet of the site and a sign was posted on the subject property. As of this writing, no comments have been received.

# Attachment A

## Location Map



### Location Map Roosevelt School Site Urban Revitalization Area



**Attachment B**  
***Legal Descriptions of***  
***Urban Revitalization Area Properties***

Roosevelt School Site: 2.21 Acres

Parcel 'A': Lots 5-9, Block 2 in Baird's Addition and Lots 9-13 and the North 55.00 feet of Lot 14, Block 26 in College Park Addition 2<sup>nd</sup> North, all in Ames, Story County, Iowa, and all being more particularly described as follows: Beginning at the Southeast Corner of said Lot 9, Block 26; thence N89°29'28"W, 299.91 feet along the South line of said Block 26 to the Southwest Corner of said Lot 13; thence N00°02'06"W, 110.08 feet along the West line thereof; thence N89°29'12"W, 61.00 feet along the South line of the North 55.00 feet of said Lot 14 to the East line of Northwestern Avenue; thence N04°48'22"W, 55.24 feet to the Northwest Corner of said Lot 14; thence S89°29'12"E, 109.57 feet along the North line of said Block 26 to the Southwest Corner of said Lot 9, Block 2; thence N00°03'21"W, 172.66 feet to the Northwest Corner of said Lot 9, Block 2; thence S89°30'23"E, 249.89 feet to the Northeast Corner of said Lot 5, Block 2; thence S00°03'32"E, 172.74 feet to the Southeast Corner of said Lot 5, Block 2; thence S89°29'12"E, 6.00 feet to the Northeast Corner of said Lot 9, Block 26; thence S00°02'49"E, 165.06 feet to the point of beginning, containing 2.21 acres

City Park: 1.30 Acres

Lots 1, 2, 3 and 4 in Block 2, Baird's Addition to the City of Ames, Story County, Iowa  
AND  
Lots 6, 7, and 8 in Block 26, College Park Addition North, City of Ames, Story County, Iowa

# Attachment C

## Applicant Narrative-Page 1

Adaptive Re-Use Narrative, Former Roosevelt School, 921 9th Street, Ames, Iowa

Prepared by RES Development Inc., 8-2-13.

Adaptive re-use exists on a continuum between demolition and restoration that allows a structure to reflect past use and harmonize with additions or modifications to satisfy new use. The former Roosevelt School represents a wonderful opportunity to "Re-imagine" new life in a property that can no longer serve as a school, but has the "bones" and structural integrity to be sustainable and useful for decades to come.

The structure is on the National Registry of Historic Places which calls the adaptive reuse to be especially sensitive toward preservation of critical architectural features. In 1968, the building was given a major north addition along with the removal of original doors and windows. The 1968 addition permanently altered the east, west, and north elevations. The south elevation contains the bulk of the original exterior features of decorative cornice work and original horizontal limestone banding. (See attached photos of existing. Photo group "A"). The current condition of the property is summarized in the following:

1. No original windows or doors. The voids are filled with commercial window and door frames along with metal and styrofoam in-fills. Window air conditioners and venting also fill the former openings.
2. The exterior brick and limestone are dirty but remain in relatively good shape. Some window air conditioners and venting do exist in the wall structure.
3. Due to the age and condition of the original masonry roof and parapet wall, a newer low-profile custom, bronze colored, ribbed metal roof has been installed.
4. Building site has asphalt parking area and pea gravel along west, north, and east portions.
5. Interior mechanicals of HVAC, and plumbing are not functional and are abandoned.
6. Some newer electric is salvageable and can be used as a part of the future "house meter".
7. Most of the interior was modified in the 1968 renovation. Some interior trim and moldings are still in good shape and can be re-used.

Proposed changes to the current exterior of the structure can be summarized in the following:

1. Window and Door replacement. (See attached photo group "B" of probable original design). Replacement formal description: (See attached photo group "C"), classic, divided light with fixed exterior and interior 12 over 12 grill pattern without an internal spacer, colonial wide profile, bronze, aluminum color. Double pane, insulated Low-E, clear. Operational single or double hung as available. Entry doors to be wood or fiberglass (wood grain), with matching divided lights. Vintage look (1920's) hardware as available. This window and door replacement proposal matches the 3"-5" frame molding as close to the original as possible. The biggest



# Attachment C

## *Applicant Narrative-Page 2*

change would be the new windows would be bronze aluminum frames (not white, painted wood) and the glass would be insulated, not single pane.

2. The exterior masonry of the building will be carefully cleaned and tuck-pointed throughout.

Limestone horizontal bands and cornice ridges will be cleaned and tuck-pointed as well. The south facade of the original will be restored as close to the original as possible while the west and east elevations will be repaired where required, with the addition of orderly balconies. The balcony doors will be “integrated to the window bays” and the black, metal balcony and rail design will serve to accent the orderly design of the Progressive Era, Neo Classical architectural design. The metal rail is reminiscent of past fire-escapes typical of this age building.

3. Continuity, unity, and simplicity of design will be achieved by repetition of window bays in the 60’s addition, along with new glass block window in-fills in the garden level. Light will be enhanced to the low level through window wells which will allow larger bodies of glass window panes to this area.

4. The new glass atrium entry houses the elevator and north staircase. A transparent approach is given to this area in order to maintain a light and airy entry that allows the original brick exterior to be emphasized and viewed from the interior of this space. Exposure to the park-like setting of the grounds is also achieved by using this transparent approach. The atrium also serves as a transition to the new, enclosed, garage structure to the north which is key to the new function of the project. The materials used on the garage are simply repeated from the existing structure. Composed of brick, limestone, vertical metal siding and doors/windows that are all proposed design elements of the structure.

5. The new site is designed to enhance the park-like setting that will emerge with the addition of the city park to the east of the building. Much of the existing asphalt will be replaced with grass, plantings, gardens, curving sidewalks, and patios. The facade of the structure will take on a new residential quality while maintaining a strong echo to its original use as a school. The simplicity and repetition of building ingredients will serve as an excellent backdrop for color that can be encouraged with flowers, sculpture, and the like.

6. Parking and traffic flow is minimized by restricting and simplifying the points of entry as well as providing for the new garage feature.

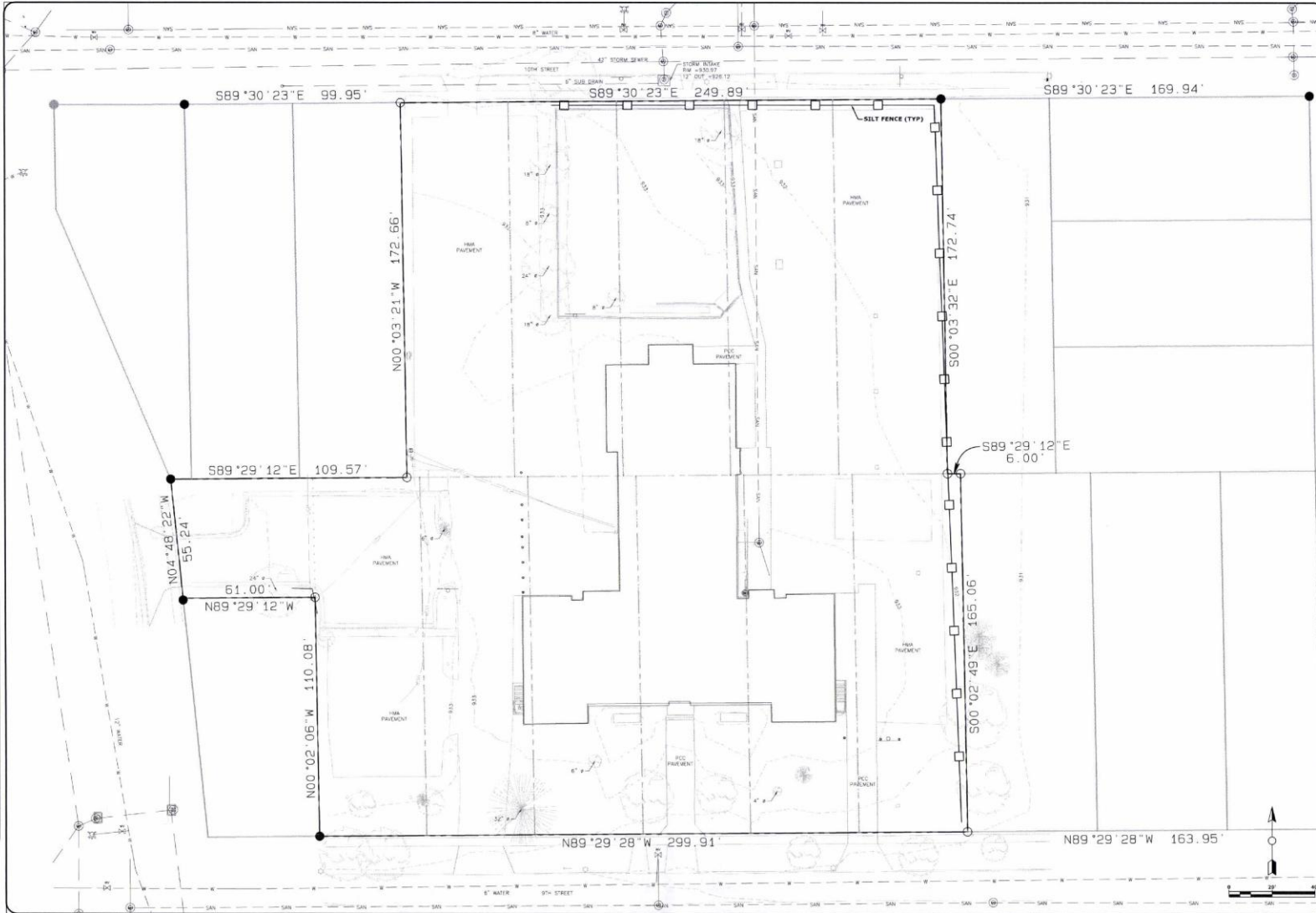
**Attachment C**  
**Applicant Narrative-Page 3**

**Roosevelt Adaptive Reuse**

UNIT	Bedrooms
101	3
102	2
103	1
201	1
202	1
203	1
205	2
206	1
207	3
208	3
210	3
211	3
301	1
302	1
303	2
304	2
305	3
306	3
307	3
308	3
309	2
310	3
311	3
<b>23 Units</b>	<b>50 Bedrooms</b>

# Attachment D

## Adaptive Reuse Plan (Existing Conditions)



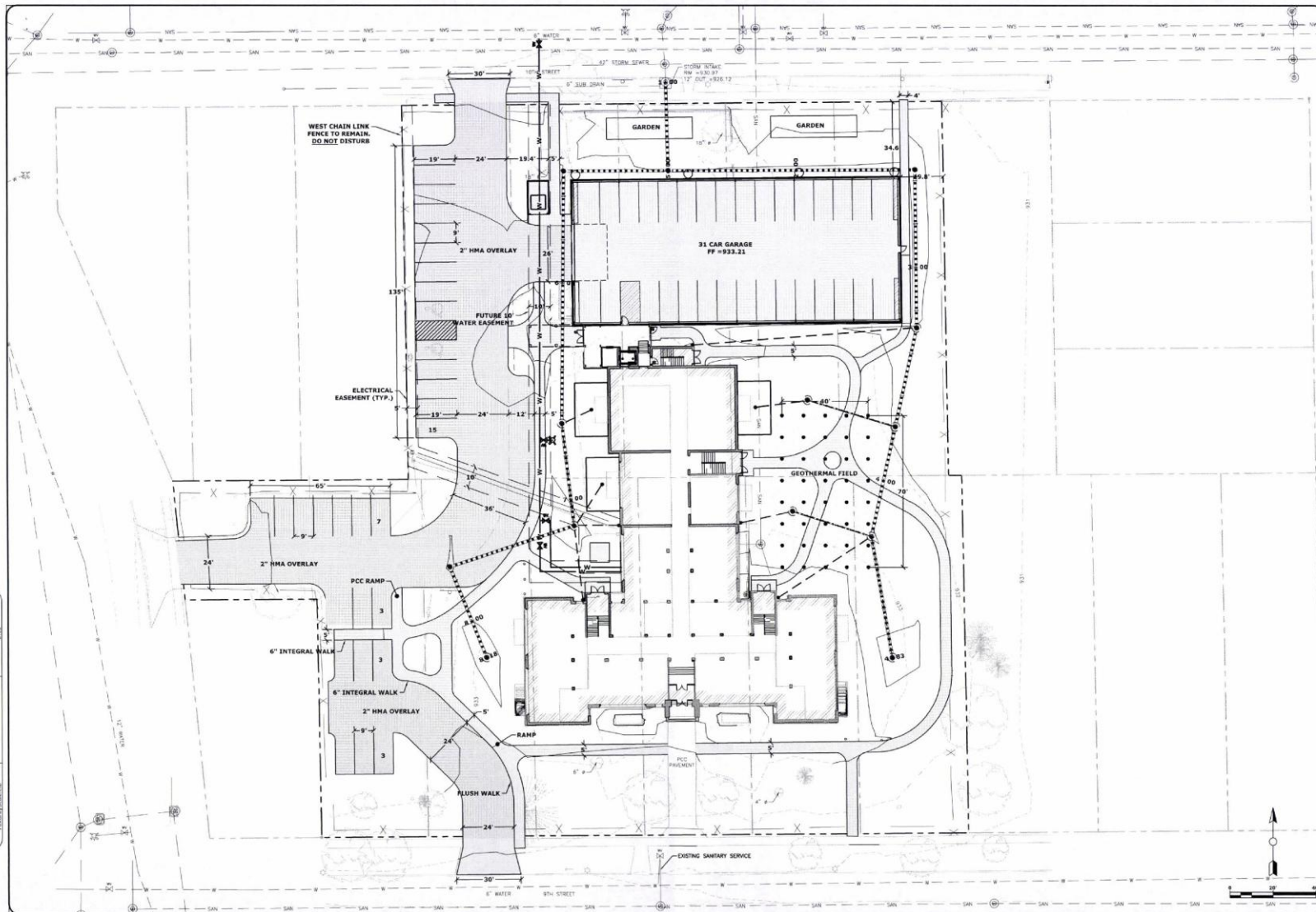
OWNER: FOX ENGINEERING ASSOCIATES, INC.
DESIGNER: FOX ENGINEERING ASSOCIATES, INC.
DATE: 07/11/17
PROJECT NAME: ADAPTIVE REUSE PLAN (EXISTING CONDITIONS)
PROJECT NUMBER: 5366-13A
SHEET: D.01

<p>FOX ENGINEERING ASSOCIATES, INC.          414 South 77th Avenue, Iowa 50010          Ames, Iowa 50010          PHONE: (515) 233-0103          FAX: (515) 233-0103</p> <p><b>FOX</b> engineering</p>	<p>EXISTING CONDITIONS          PROJECT: ADAPTIVE REUSE PLAN          AMES, IOWA          2013</p> <p>PROJECT NO: 5366-13A</p> <p>SHEET: D.01</p>
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# Attachment D

## Adaptive Reuse Plan (Dimension Plan)



1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
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 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.

NO.	DATE	BY	CHECKED	SCALE
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2				
3				
4				
5				
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10				

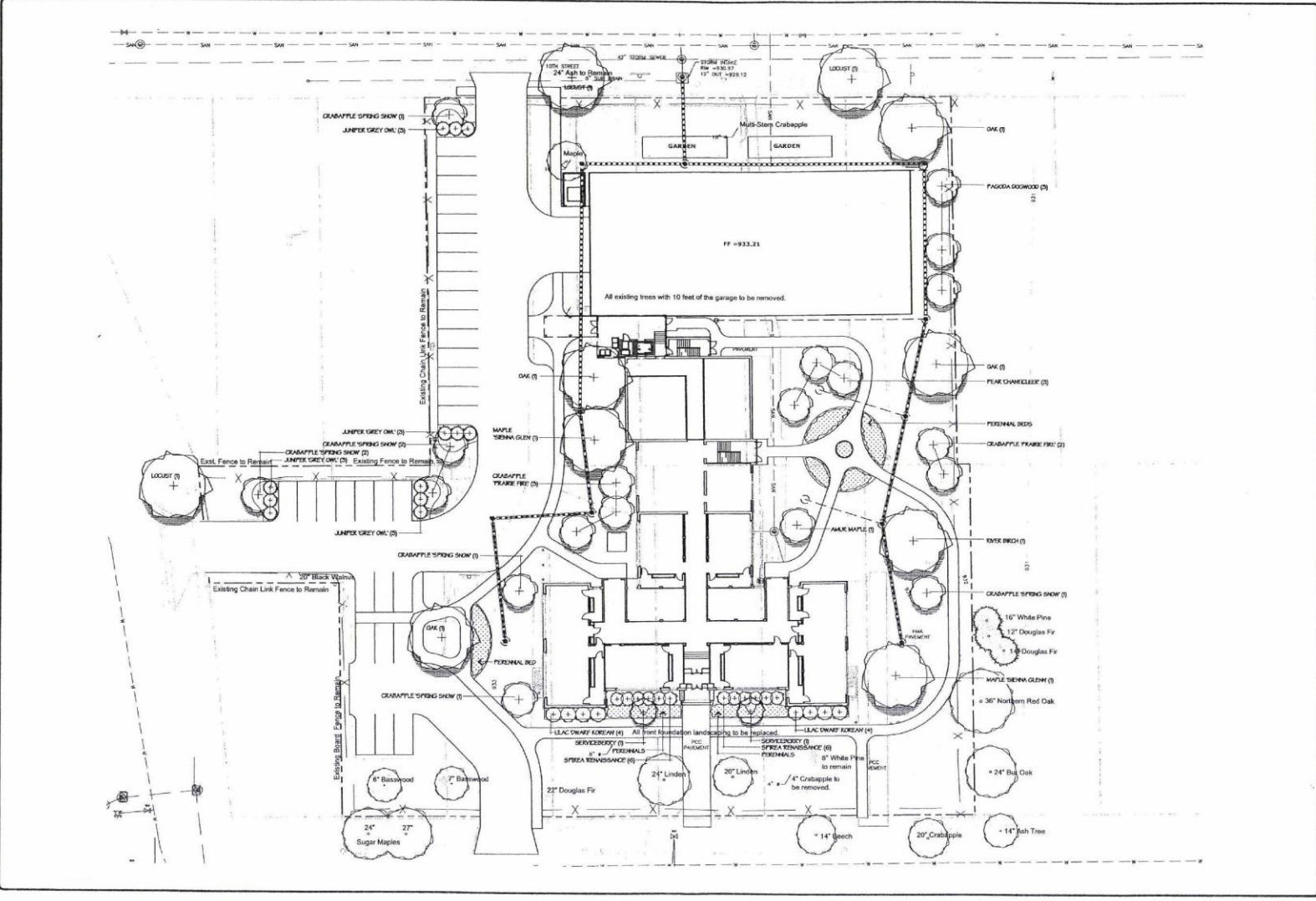
  

FOX ENGINEERING ASSOCIATES, INC. 414 SOUTH 17TH STREET, SUITE 107 ANNE HARBOR, OHIO 44010 PHONE: (419) 233-8100 FAX: (419) 233-8103
<b>FOX</b> engineering
DIMENSION PLAN HOODSVILLE DEVELOPMENT ANNE HARBOR, OHIO 2011
PROJECT NO. 5366-13A SHEET <b>D.03</b>

**Attachment D**  
*Adaptive Reuse Plan (Landscaping)*

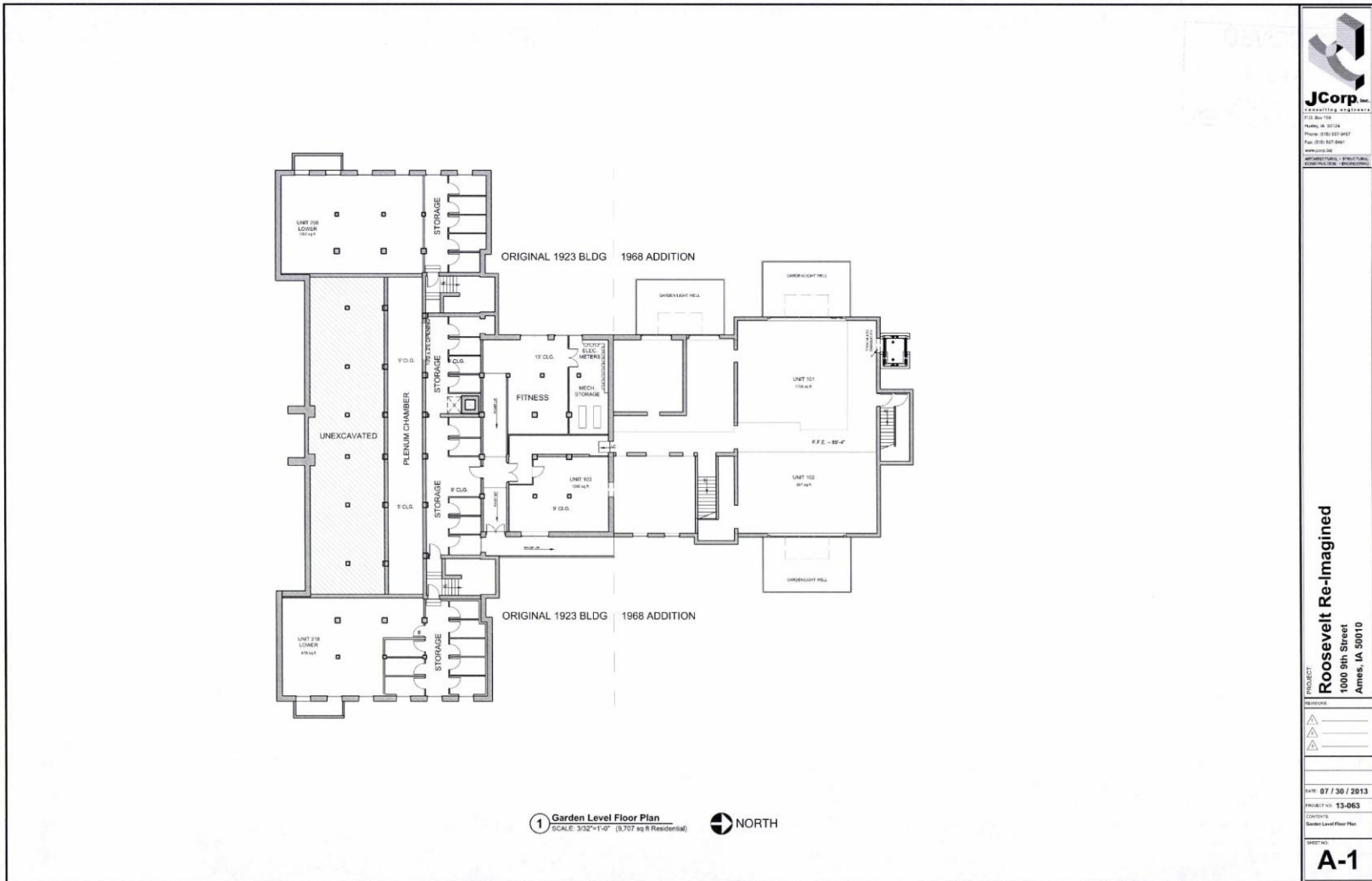


ROOSEVELT SCHOOL REDEVELOPMENT



# Attachment E

## Floor Plan-Garden Level



**JCorp**  
 1733 Bldg 118  
 Ames, IA 50010  
 Phone: 515.332.2222  
 Fax: 515.332.2427  
 www.jcorp.com  
 ARCHITECTURAL & STRUCTURAL  
 CONSULTING & DESIGN

PROJECT  
**Roosevelt Re-Imagined**  
 1000 8th Street  
 Ames, IA 50010

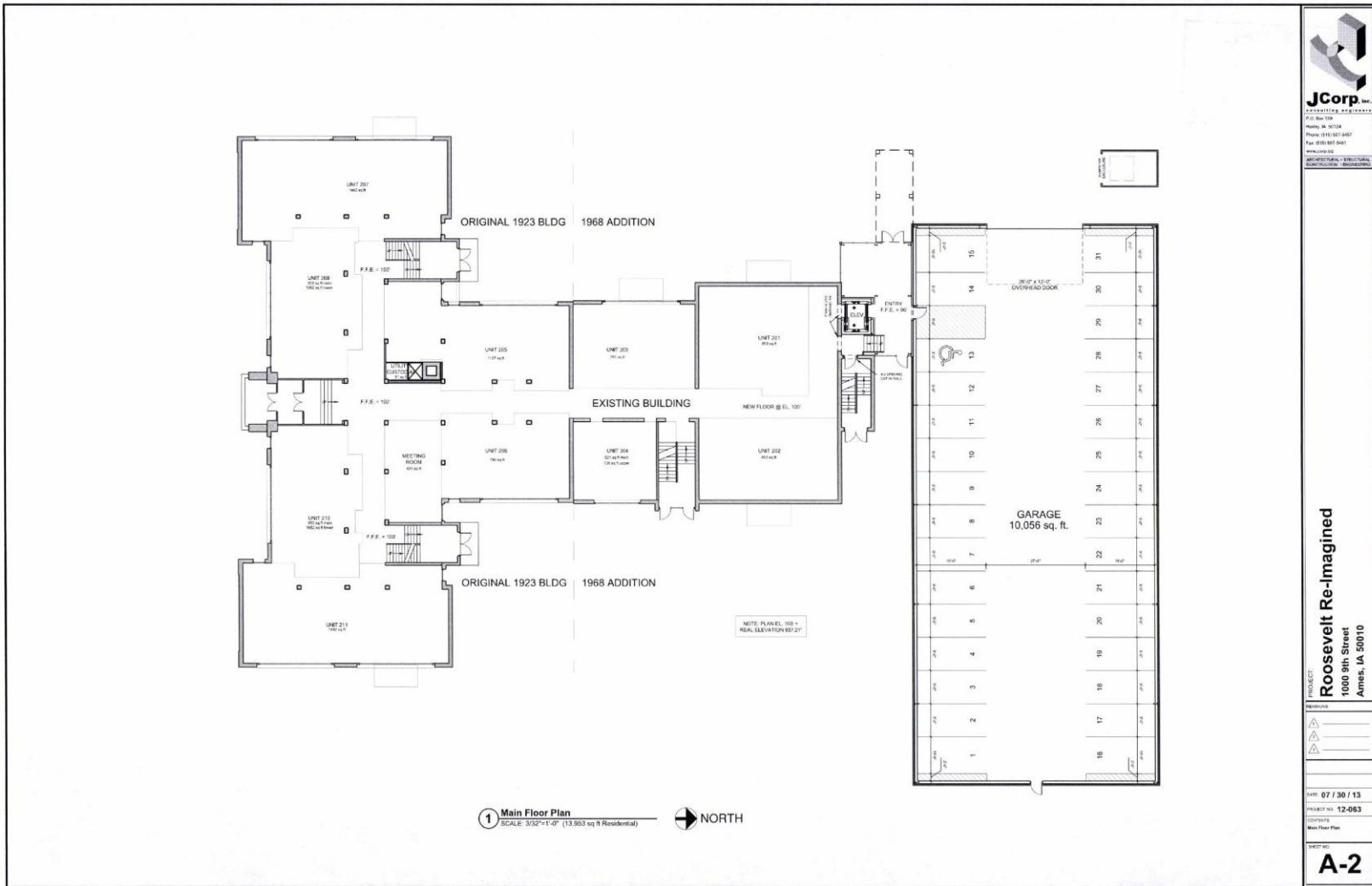
REVISIONS
DATE: 07 / 30 / 2013
PROJECT NO: 13-063
CONTENTS
Garden Level Floor Plan
SHEET NO:
<b>A-1</b>

1 Garden Level Floor Plan  
 SCALE: 3/32"=1'-0" (5,707 sq ft Residential) NORTH



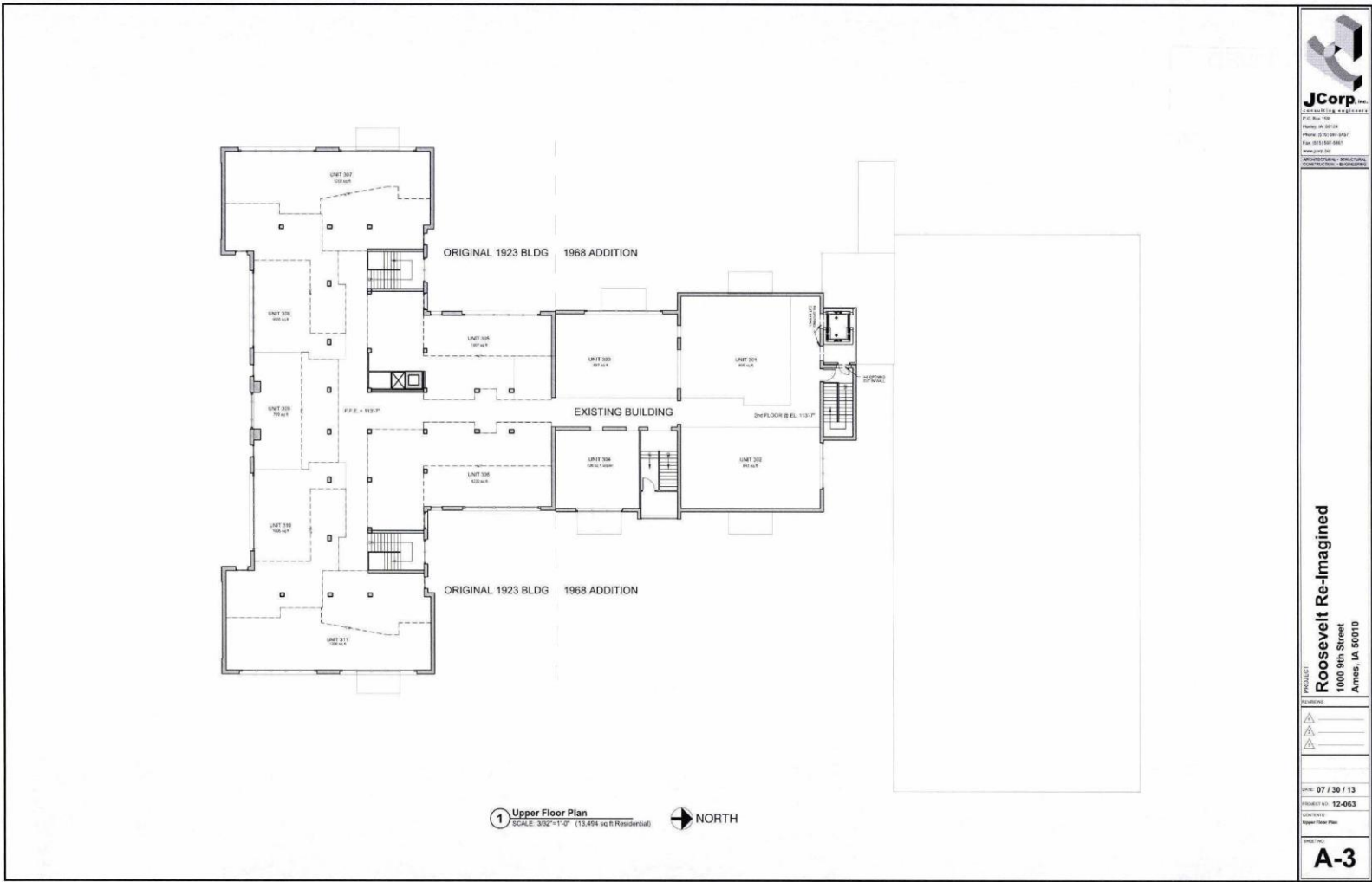
# Attachment E

## Floor Plan-Main Floor Level



# Attachment E

## Floor Plan-Upper Floor Level



# Attachment F

## Proposed North and South Building Elevations

② South Elevation  
SCALE: 1/8" = 1'-0"



**JCorp, Inc.**  
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① North Elevation  
SCALE: 1/8" = 1'-0"

③ Dumpster Elevation - South  
SCALE: 1/8" = 1'-0"

**Roosevelt Re-Imagined**

921 9th Street  
Ames, IA 50010

REVISION:	DATE:
	08 / 02 / 2013
	PROJECT: TR-12-063
	DRAWN BY:
	SHEET NO:
	<b>A-4</b>

# Attachment G

## Proposed East and West Building Elevations

**1 East Elevation**  
SCALE: 1/8" = 1'-0"

**2 West Elevation**  
SCALE: 1/8" = 1'-0"



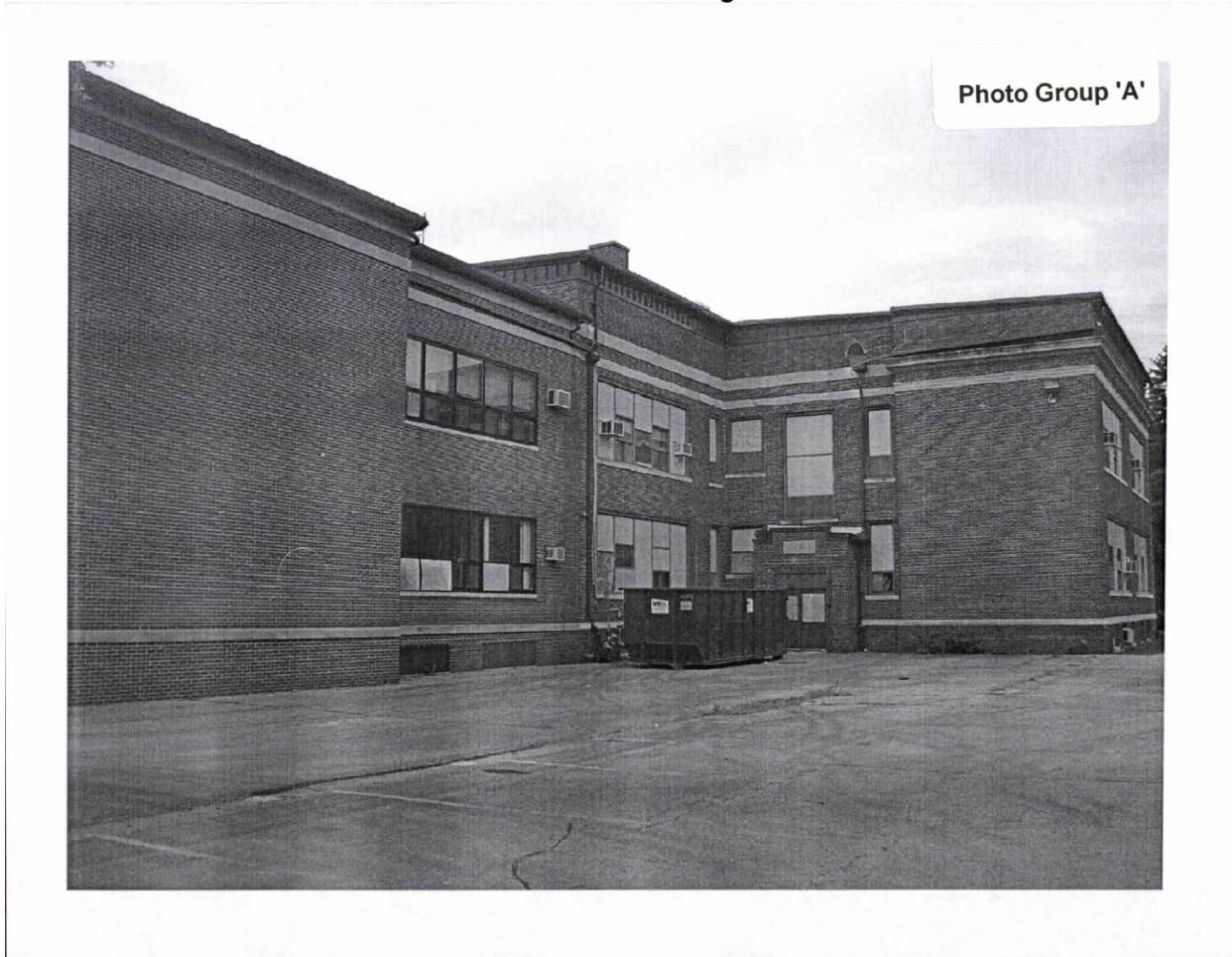
**JCorp, Inc.**  
P.O. Box 155  
Dubuque, IA 52004  
Phone: (319) 297-0457  
Fax: (319) 292-5461  
www.jcorp.biz

**PROJECT**  
**Roosevelt Re-Imagined**  
921 8th Street  
Ames, IA 50010

DATE: 08 / 02 / 2013  
PROJECT NO: 12-063  
SHEET NO:  
**A-5**

# Attachment H

*Photo #1-Existing*



# Attachment H

*Photo #2-Existing*

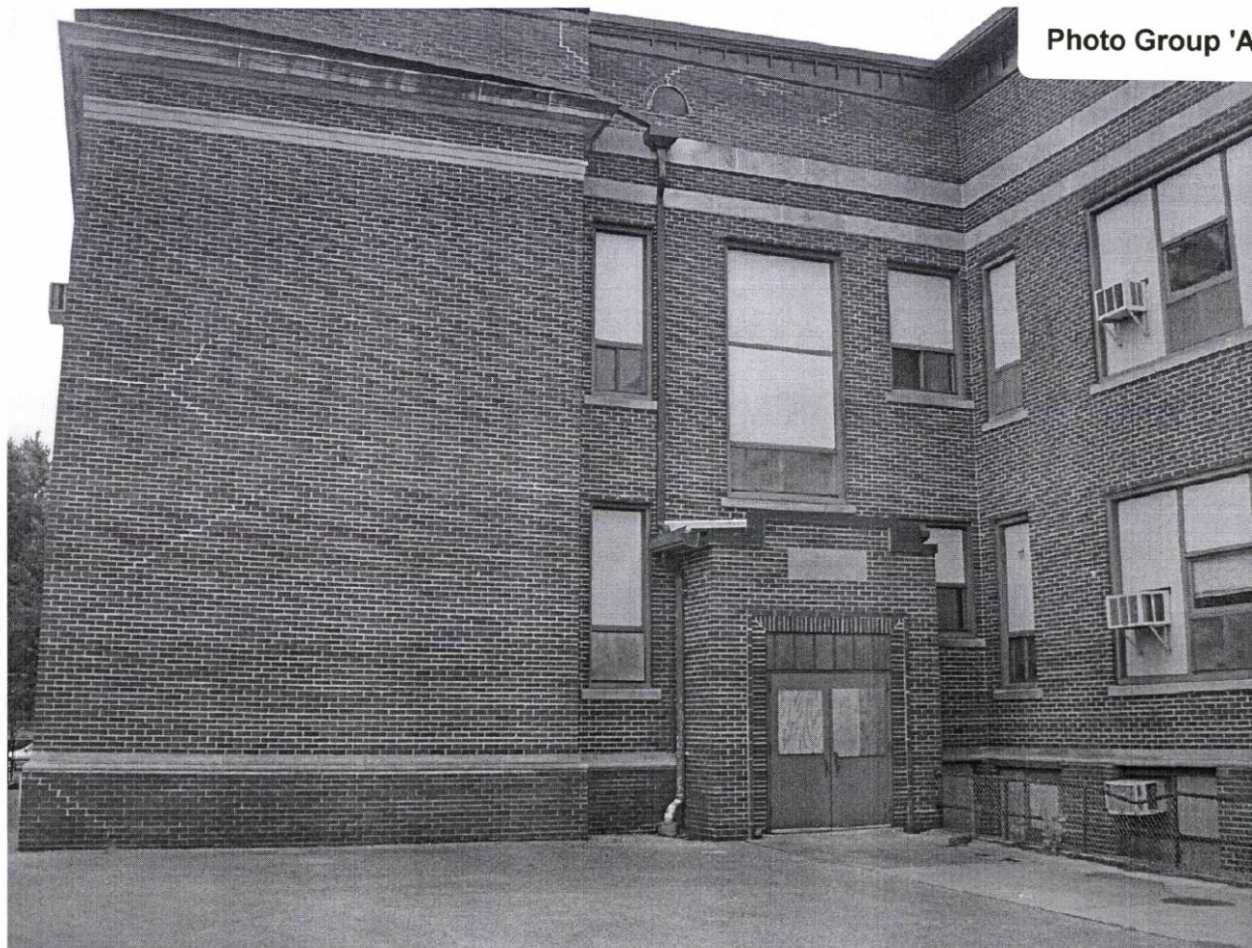


Photo Group 'A'

## Attachment H

*Photo #3-Existing*



# Attachment H

*Photo #4-Existing*

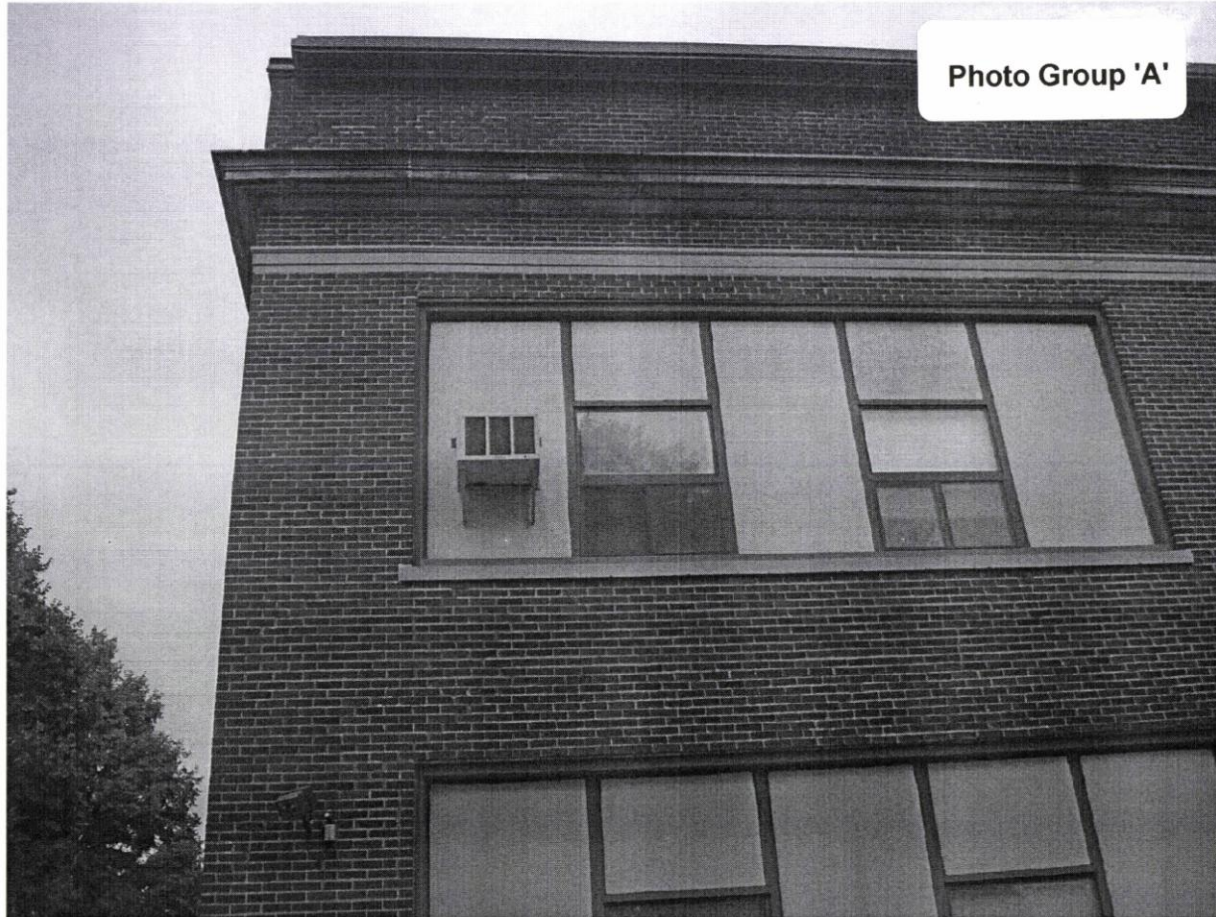


Photo Group 'A'



**Attachment I**  
*Photo #1-Historical*



**Attachment I**  
*Photo #2-Historical*

