

## Staff Report

**KINGLAND SYSTEMS WINDOWS**

June 10, 2014

**Background:**

Kingland Systems is the land owner of 1.41 acres in the 2400 block of Lincoln Way at the intersection of Welch Avenue. Kingland came to the City in 2013 and requested support for the redevelopment of their property with a 3-story, approximately 75,000 square foot commercial building. They requested a text amendment for building height along Lincoln Way and financial incentives from the City. City Council agreed to provide incentives to Kingland on December 10, 2013 by adopting an Urban Renewal Area and Plan with a tax increment financing (TIF) rebate of property taxes for up to ten years or \$2,064,530, whichever occurs first. **The City Council also entered into a Development Agreement with Kingland Systems on December 10, 2013 that described mandatory development requirements for Kingland to receive the agreed upon TIF rebate.**

Among other design and use requirements in the Development Agreement, it includes a specific standard for storefront windows:

*A.4(f) The developer shall be required to keep the windows along the ground level storefronts substantially clear and unobstructed so as to allow for visibility into or through to the interior spaces.*

As the construction of the project has progressed and the corner tenant for the ground floor, CVS Pharmacy, has made plans for the space it became clear that a determination of the meaning of this provision was needed for Kingland. Staff visited the site to discuss the layout and advised the property owner that “visibility into or through to the interior space” was a key part of Development Agreement language as it pertains to the ground level openings of the project. Staff advised that even though the CSC zoning district allows for windows or display cases to meet opening requirements, that in this instance a display case does not match the language of the Development Agreement. **Kingland now requests a clarification of the intent of provision A.4.(f) dealing with storefront window obstructions and visibility and whether two openings along Lincoln Way can be classified as display cases. (Kingland Letter and Plans Attachment A)**

Kingland and CVS propose to have two display cases along Lincoln Way due to the desire to physically construct a walk-in cooler along the north wall. The remaining CVS openings would be windows and not be physically obstructed at eye level and above. Cashier systems and shelving/coolers would not block complete views into other areas

of the store by either allowing views over the cashier area or down aisles situated perpendicular to the street.



Rendering June 2014

Kingland proposes that the remaining openings along Lincoln Way would be storefront windows as intended by the Development Agreement and remain obstructed.



## **OPTIONS:**

### Option 1

City Council can find that the proposed inclusion of two display cases along Lincoln Way substantial conform to the provisions of the Development Agreement. *Note that Display Cases are not intended to solely be an internal signage opportunities, but to include merchandise or displays of interest for pedestrians.*

### Option 2

City Council can provide comment and direction to the developer regarding changes needed to find the project in substantial conformance with the Development Agreement.

## **STAFF COMMENTS:**

Campustown Service Commercial (CSC) zoning requires either windows or display cases for a minimum of 50% of the street façade. **The purpose of the Development Agreement standard was to ensure that the highest quality of pedestrian interest at street level was provided for in the project. Additionally, the standard is meant for the property owner to ensure that after construction of the windows that the desired transparency is not eliminated by putting up signs, graphics, or films that disengage the interior space from the external pedestrian environment.**

Kingland's proposed display cases are spaces designed as single windows rather than a storefront glazing system, as is the case at the entrance and at the east end of the tenant space. **Converting the two windows to display cases can be found to fit in with the overall architectural aesthetic of the building because these two openings do not have the appearance of commercial storefront glazing. Including display cases at these locations would still leave the majority of the Lincoln Way façade windows as substantially transparent.** Staff does note that display cases are meant to include items of visual interest of either merchandise or an exhibit, it is not considered solely to be an internal signage area.



# Kingland Campus Properties

August 19, 2015

The Honorable Mayor Ann Campbell and City Council Members  
City of Ames  
City Hall  
515 Clark Ave.  
Ames, IA 50010

RE: Kingland Campustown Retail Space

Dear Mayor Campbell and City Council Members:

On August 11<sup>th</sup>, representatives from Kingland and CVS met with City staff to review the proposed CVS storefront design, store graphics, and signage. The meeting was constructive and allowed the CVS representatives to describe the storefront layout and design, and enabled CVS to better describe the operational aspects of the store's layout.

The meeting also allowed CVS and City Staff to discuss language in the Development Agreement that pertains to keeping the storefronts substantially clear and unobstructed. Specifically, the Development Agreement between Kingland Campus Properties and the City of Ames states that the Landlord is required to "... keep the windows along the ground level storefronts substantially clear and unobstructed so as to allow for visibility in to or through to the interior spaces.". Whereas interior construction of the CVS space has begun, we wanted to meet with Staff and confirm that we have met the "substantially clear and unobstructed" requirement. With input from Staff, and subsequent revisions made by CVS at Staff's request, we believe we do, indeed, meet this requirement of the Development Agreement.

The exterior windows for the CVS space along Lincoln Way and Welch Avenue consists of 13 sets of windows/glass entrance doors, equaling 1,353 square feet of window space. With interior store design, two of the smallest of the 13 window sets (single windows measuring 10'8" tall by 6' wide) are located in the vicinity of where the walk-in coolers will be. By design, the walk-in cooler will be shielded from view from the sidewalk by an interior display wall offset from the Lincoln Way storefront. These two windows equates to only 9 percent of the total surface area of windows for the CVS space, thus conforming to the substantially clear and unobstructed requirement. To illustrate the design of the storefronts, I have attached an exhibit which details the CVS facades along Lincoln Way and Welch Avenue, and highlights the treatment along the areas containing the glass storefronts.

It is our belief that the language used in the Development Agreement was not intentionally specified to require that 100 percent of all retail window space remain clear, but rather language was chosen so as to provide flexibility for the interior design of the retail spaces, while remaining consistent with the intent of providing for public view into the interior of the retail spaces. It is with the interest of ensuring that the project is proceeding with this intent that we are seeking concurrence from the City Staff and Council that the current design of the interior space for CVS is in fact compliant with the terms of the Agreement.

Thank you.  
Sincerely,



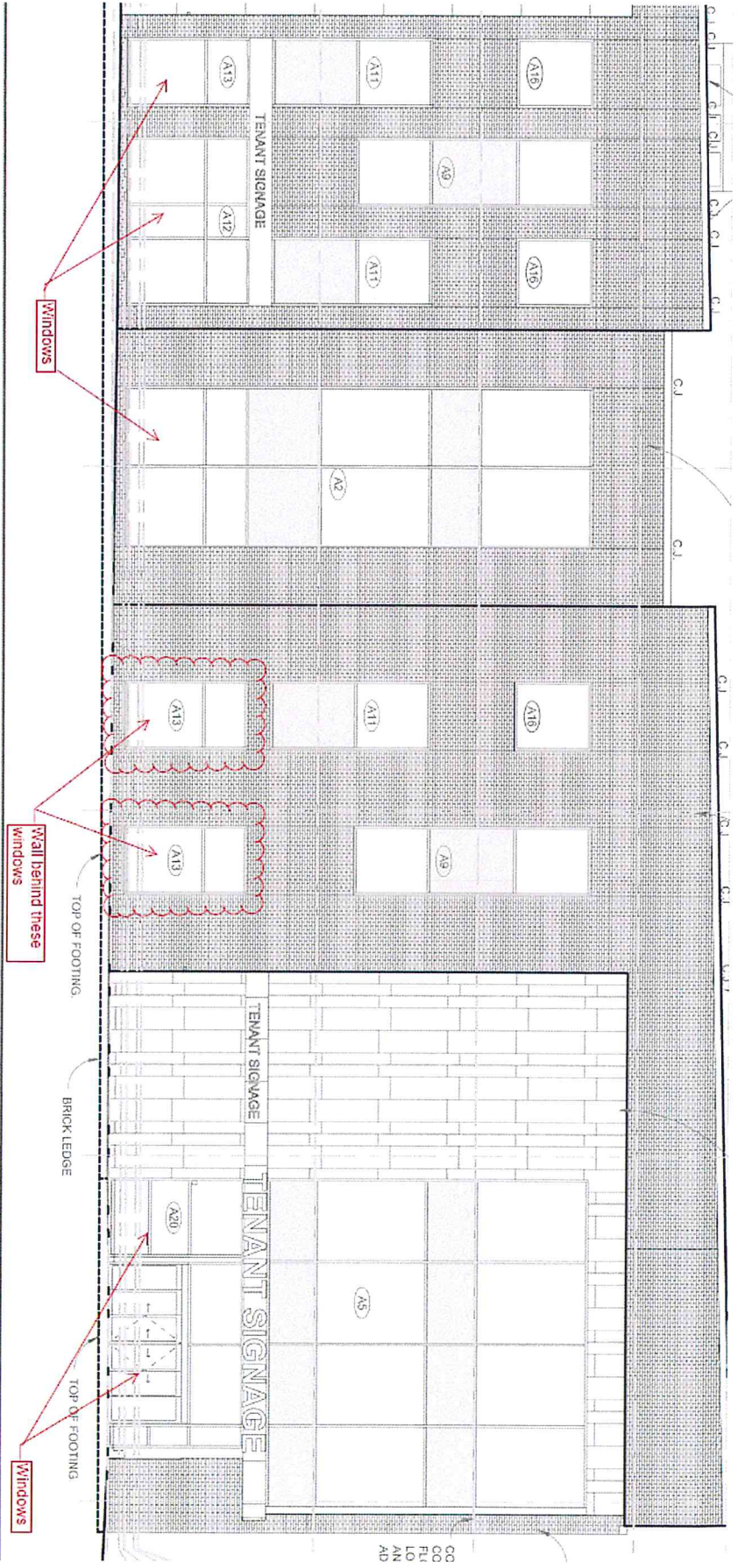
Jeff Gorball  
Managing Director

Cc: Thomas Lowe, First Equity Group  
Richard Smart, CVS Caremark

Enclosure (1) Façade drawings

1401 Sixth Avenue South Clear Lake, IA 50428 Phone: 641-355-1000 Fax: 641-355-1013

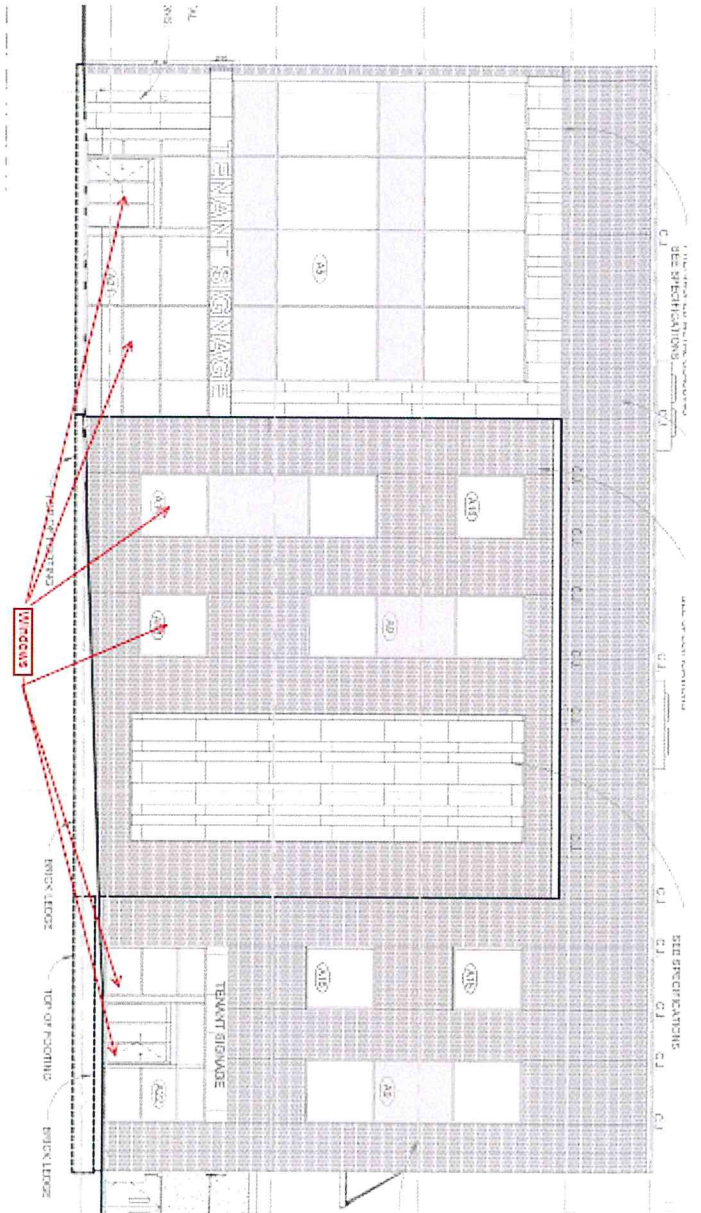
North Facade, CVS Space



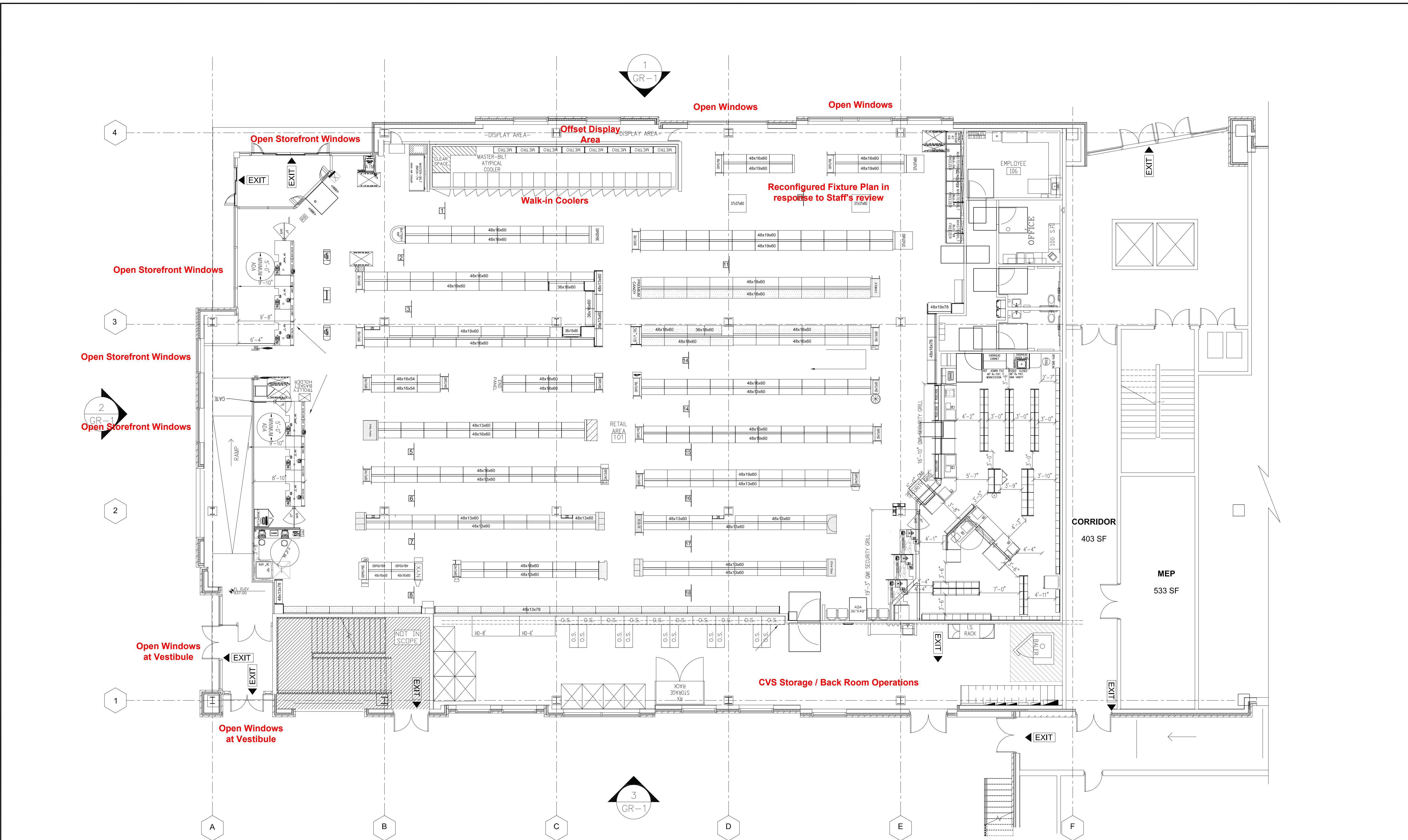
Enclosure (1)

1401 Sixth Avenue South Clear Lake, IA 50428 Phone: 641-355-1000 Fax: 641-355-1013

West Façade



Enclosure (1)



1 MERCHANDISE PLAN  
GR-3 SCALE: 1/8" = 1'-0"

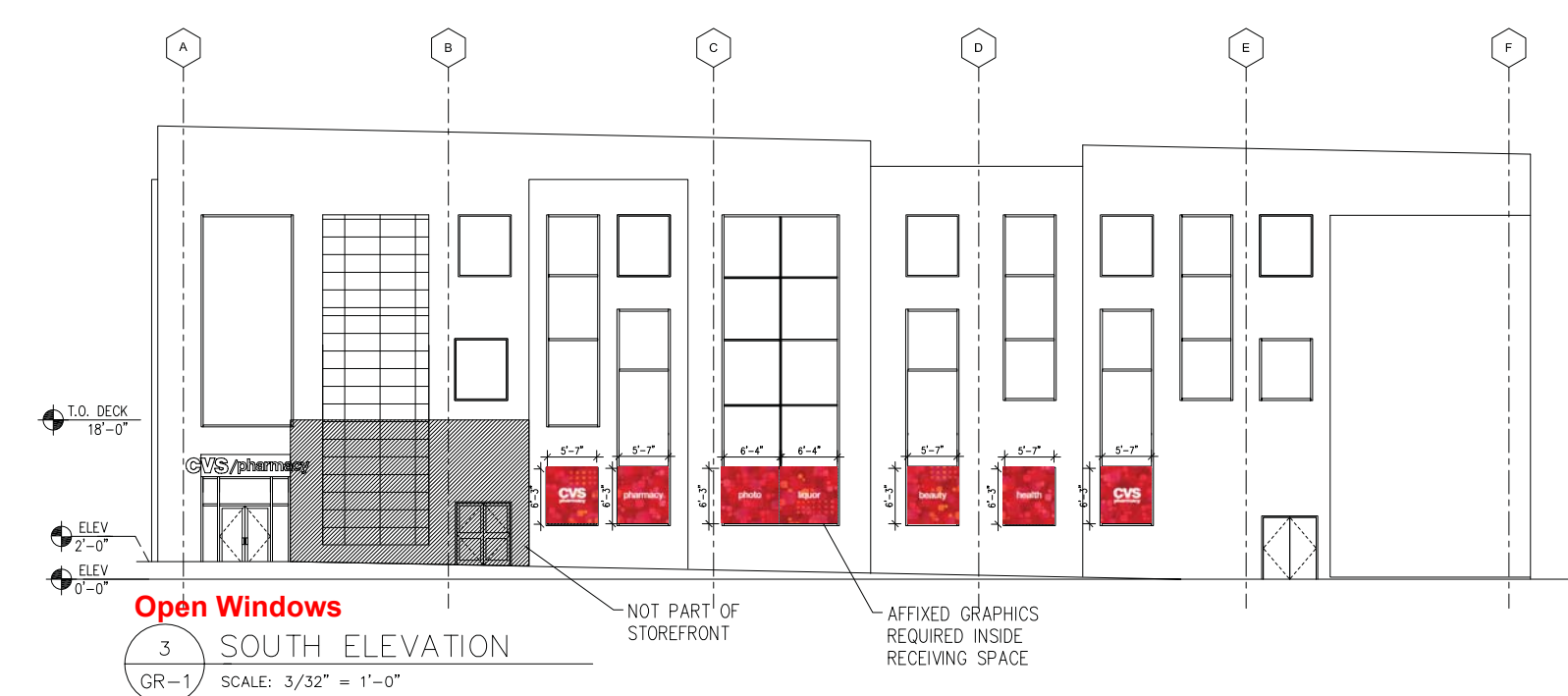
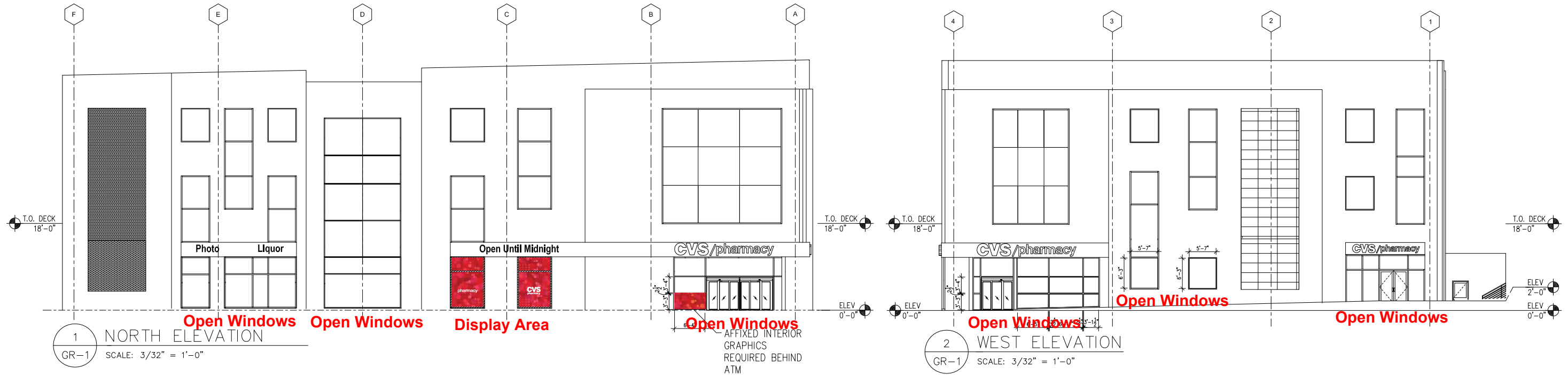
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**STORE #10452:** SEC LINCOLN WAY & WELCH ST., AMES, IA

## STORE TYPE

New



**NOTE:**  
Elevations not scale

**LSI Graphic Solutions™**  
American Innovation Through Technology

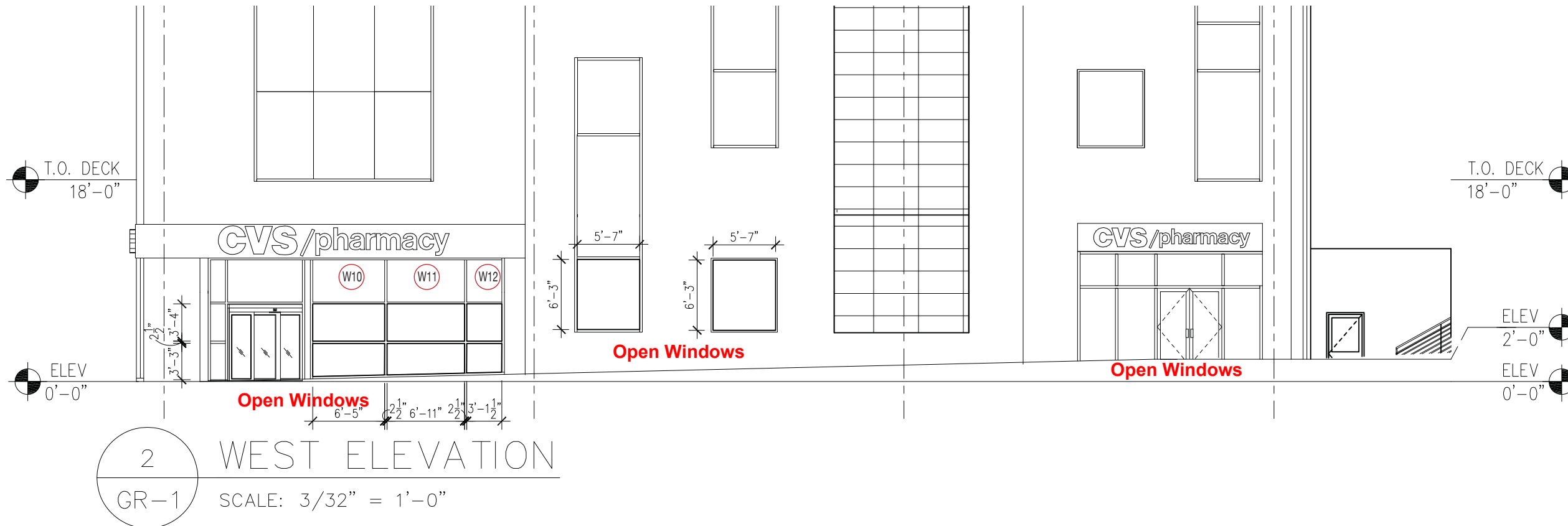
601 Park East Drive  
Woonsocket, RI 02895  
Phone 800.866.7446  
Fax 401.652.2598  
www.lsi-industries.com

**STORE #10452:** SEC LINCOLN WAY & WELCH ST., AMES, IA

## STORE TYPE

New

## WEST ELEVATION



Proposal Page 3  
 Account: CVS  
 File: Store #10452  
 Date: 08/19/2015  
 Version: 2  
 Initials: CL

Description  
 1 Layer  2 Layer  3 Layer

Installation Type  
 Interior  Exterior

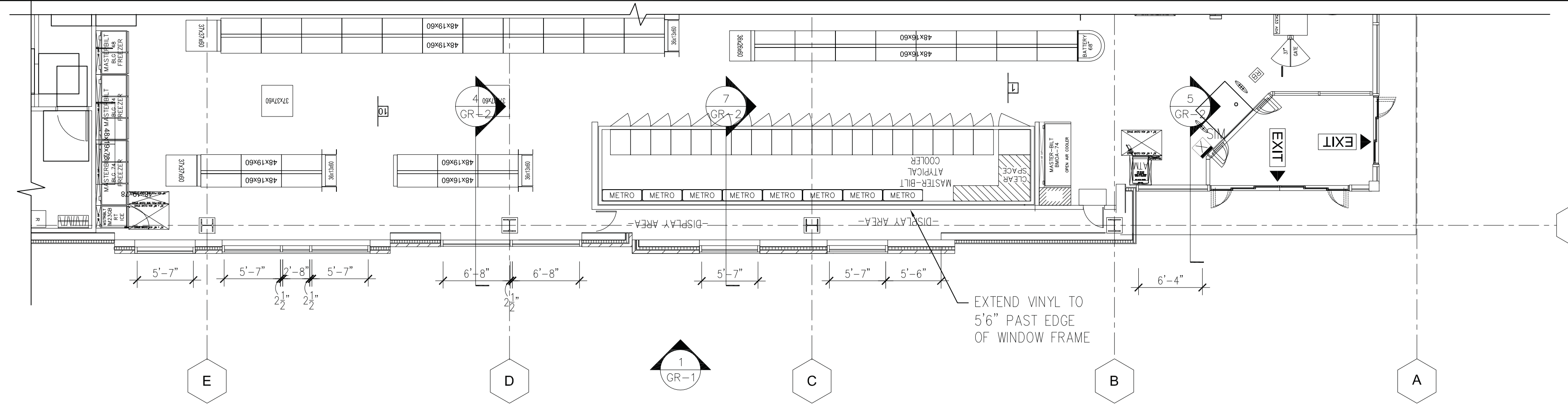
Solution Type  
 Redcore  Historic  Rainbow  
 Regional Rainbow  
 Other:

Application Type  
 Scotchprints  Diecut Vinyl  
 Styrene Panel  Transom Banner  
 Digi Panel  Clear Hanging Panel  
 Wallpaper  Backwall Scotchprints  
 Shades  Reversed Clear Scotchprints  
 None With White Vinyl Backer  
 Other:

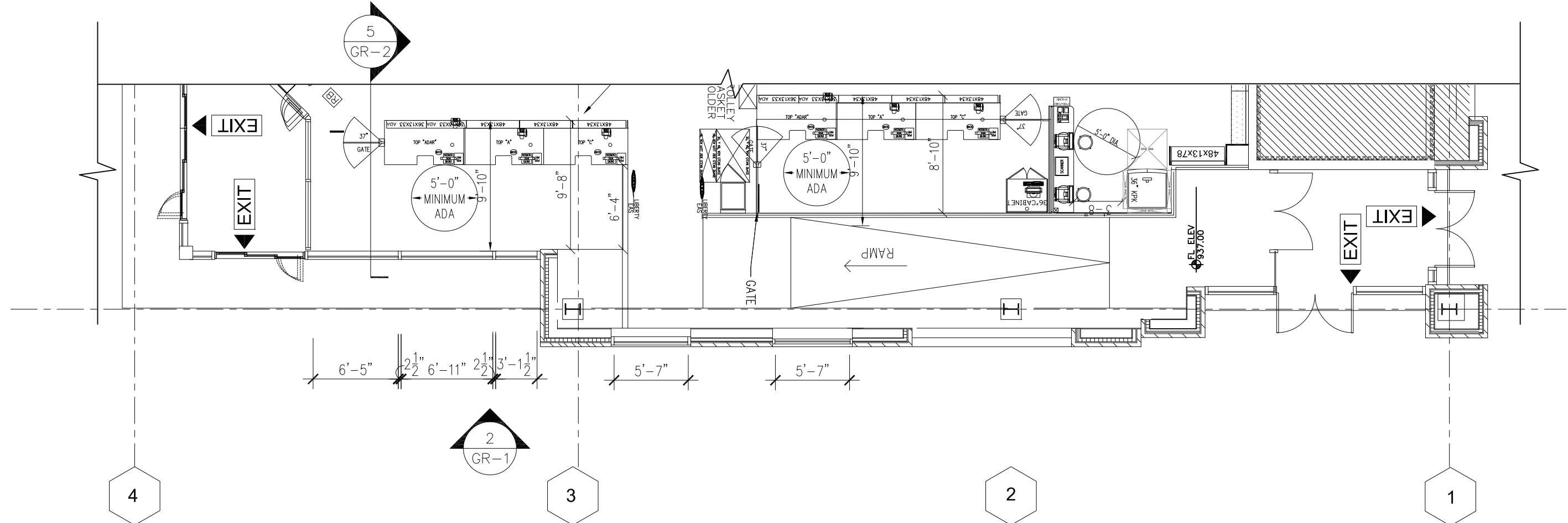
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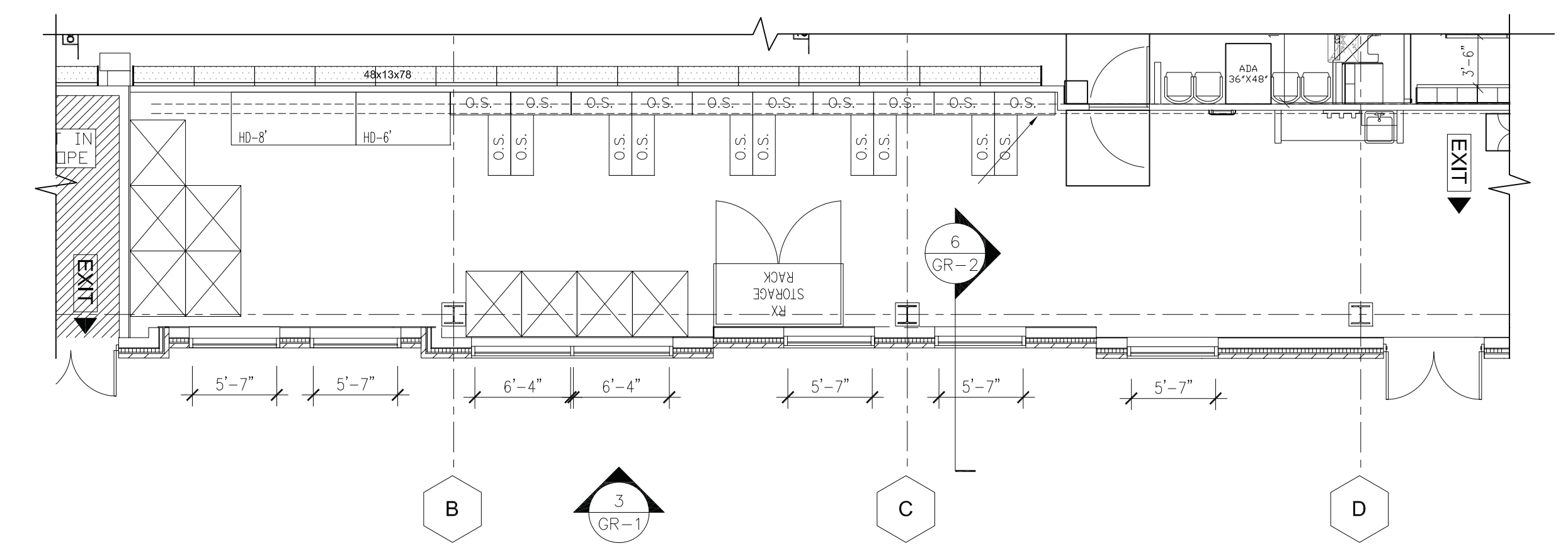
NOTE: ALL GRAPHICS DIMENSIONS TO BE VERIFIED IN FIELD



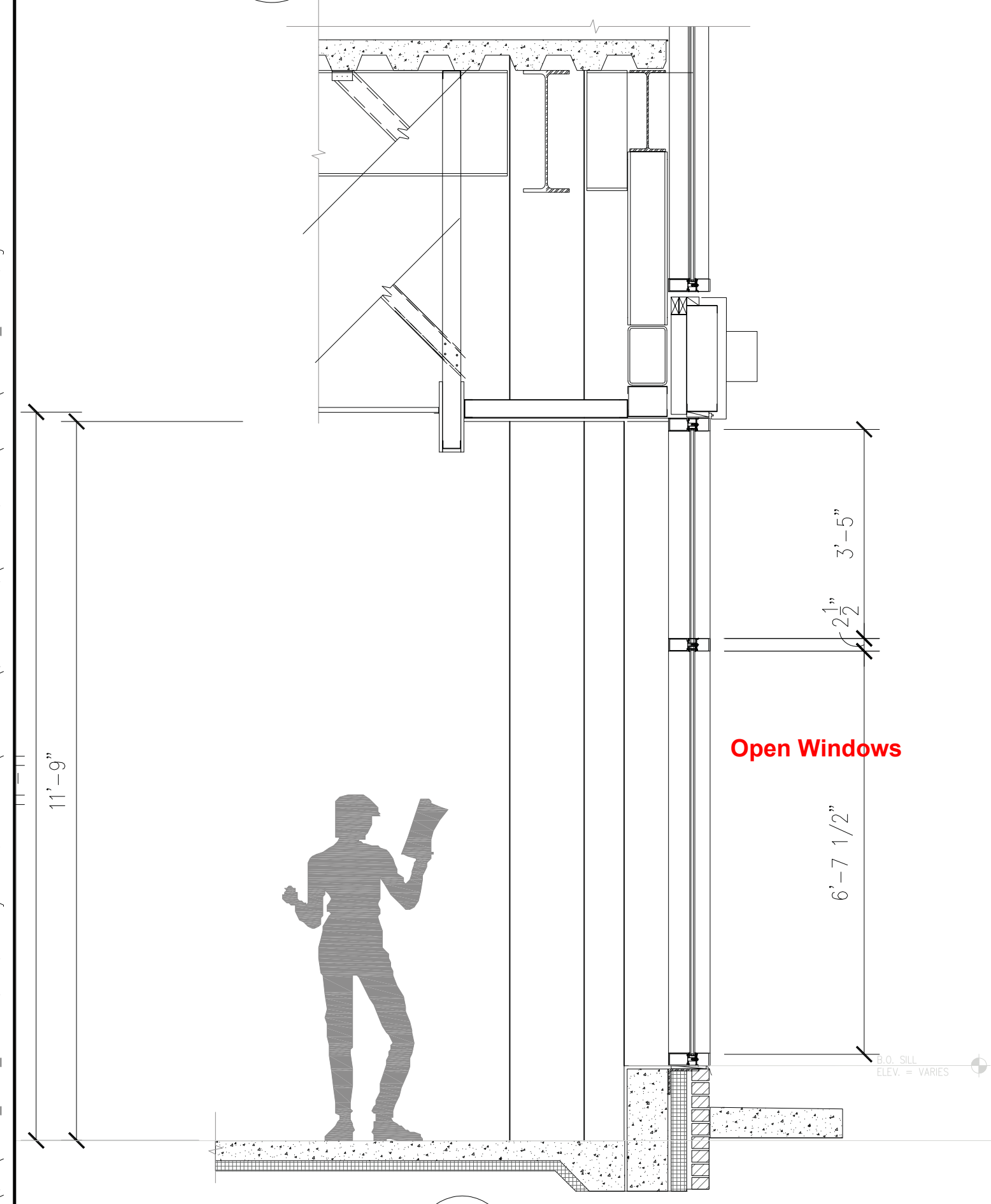
1 DISPLAY WALL PLAN  
GR-2 SCALE: 1/8" = 1'-0"



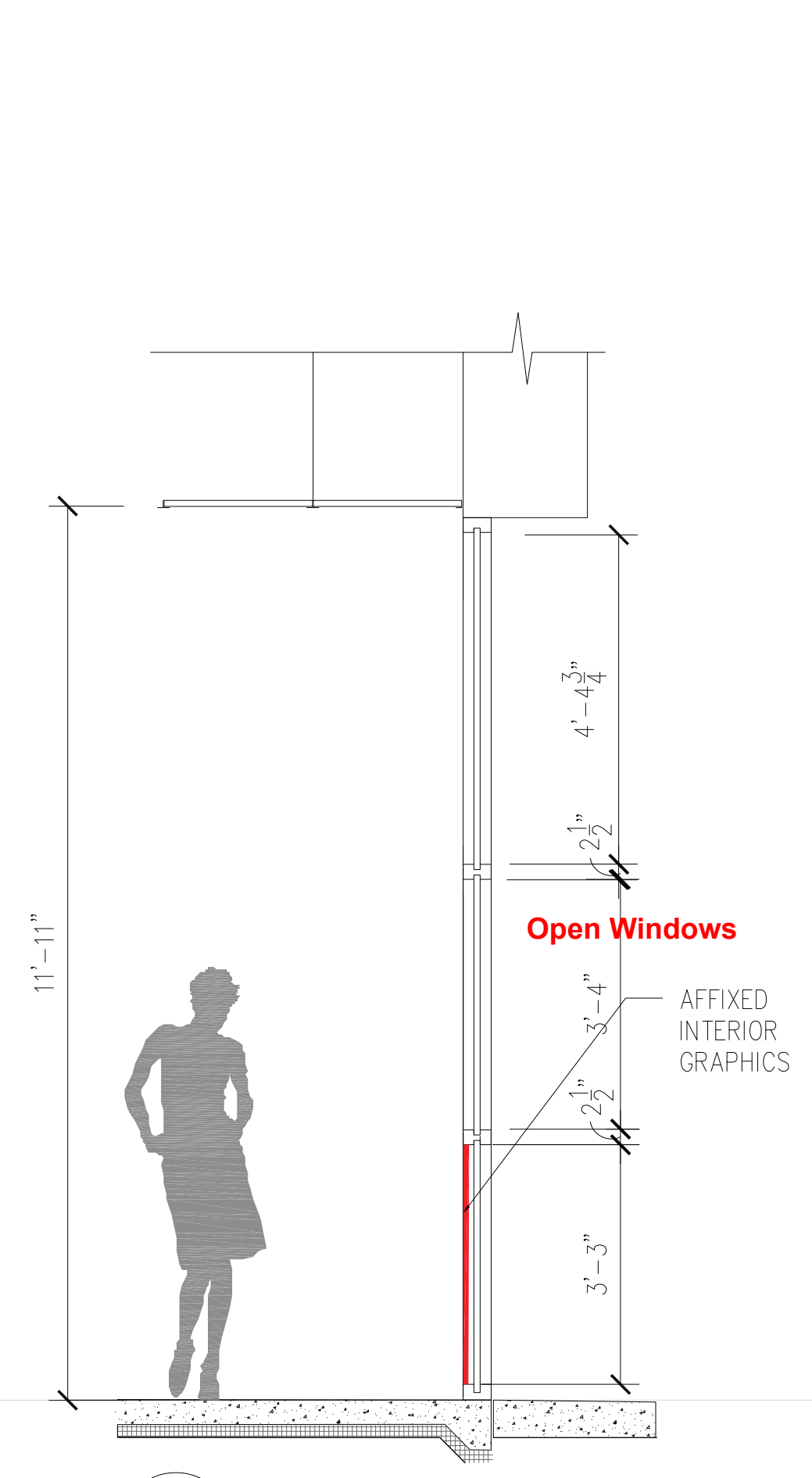
2 WEST WALL PLAN  
GR-2 SCALE: 1/8" = 1'-0"



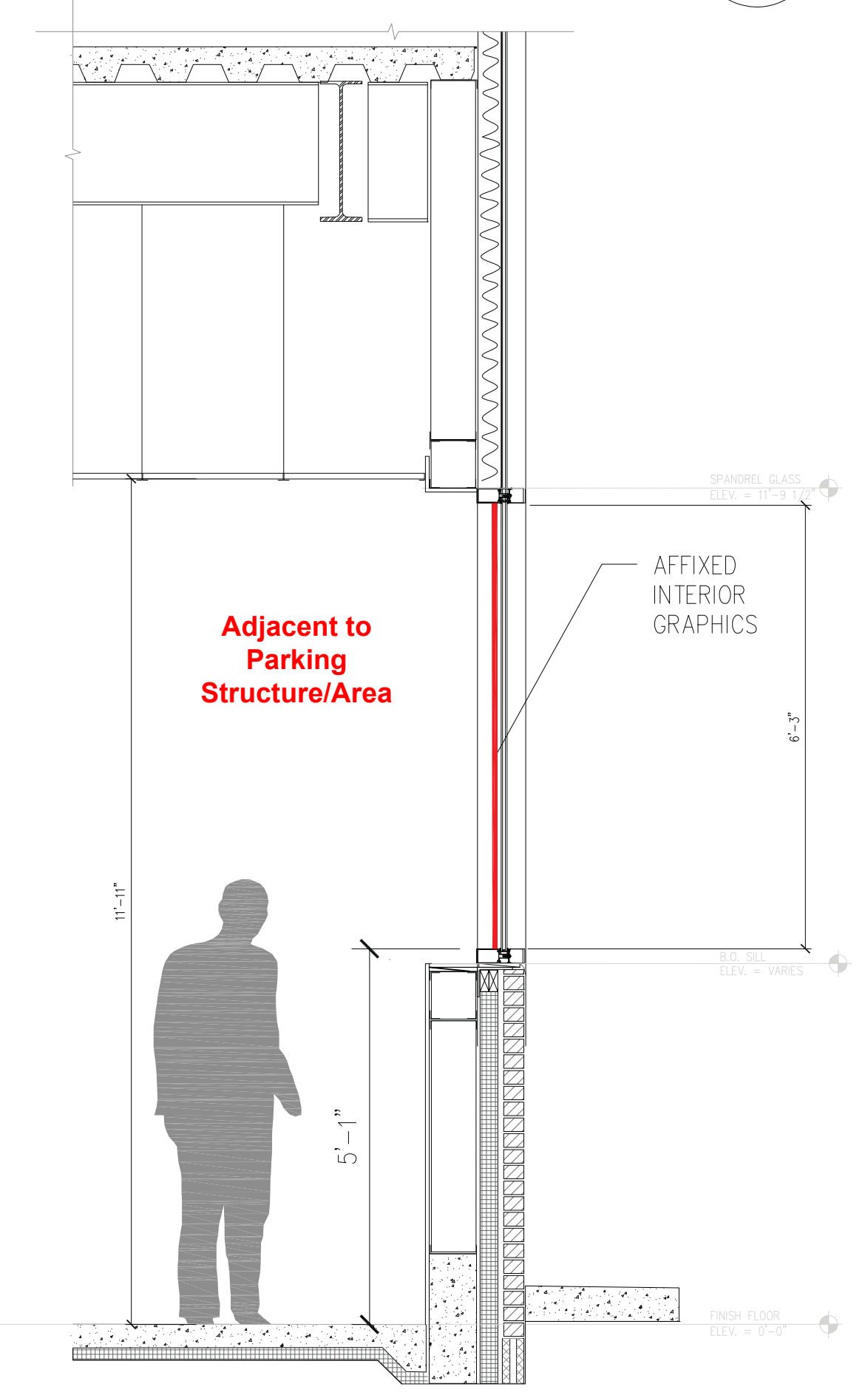
3 RECEIVING ROOM PLAN  
GR-2 SCALE: 1/8" = 1'-0"



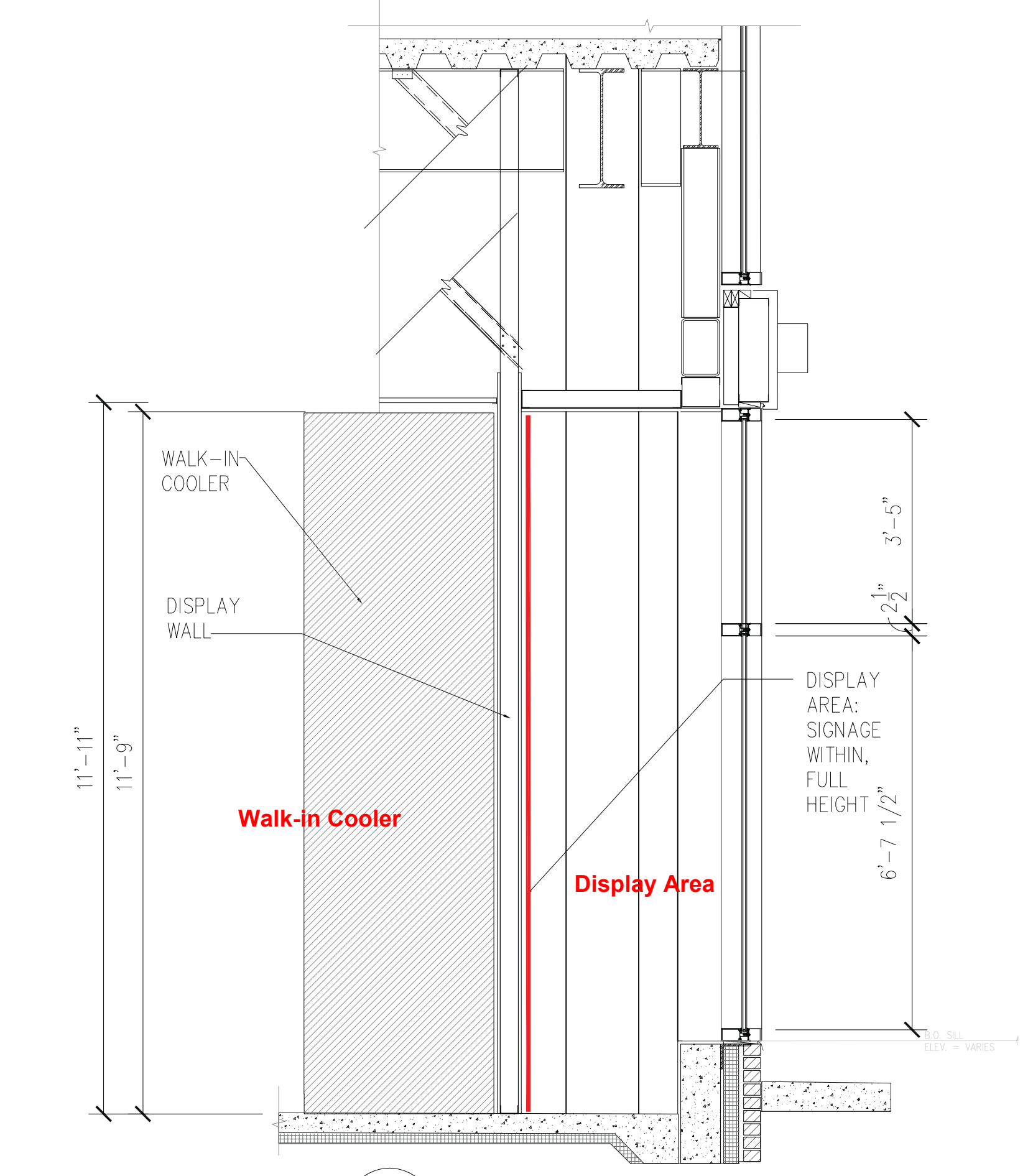
4 WALL SECTION  
GR-2 SCALE: 1/2" = 1'-0"



5 WALL SECTION  
GR-2 SCALE: 1/2" = 1'-0"



6 WALL SECTION  
GR-2 SCALE: 1/2" = 1'-0"



7 WALL SECTION  
GR-2 SCALE: 1/2" = 1'-0"



14,333 SQ FT  
AS- IS SPACE  
STORE NUMBER: 10452  
SEC LINCOLN WAY AND WELCH ST  
AMES, IA  
PROJECT TYPE: AS-IS SPACE  
DEAL TYPE:  
CS PROJECT NUMBER: 070597

ARCHITECT OF RECORD



CONSULTANT:

DEVELOPER:  
**IE**  
FIRST EQUITY GROUP, LLC  
150 N. Wacker Dr. Suite 1717  
Chicago, Illinois 60606  
(312) 857-7000 Phone  
(312) 857-7015 Fax

SEAL:

REVISIONS:  
08-18-2014 PERMIT SET  
08-06-2015 GRAPHICS REVISION  
08-18-2015 GRAPHICS REVISION 2

DRAWING BY: P. PERKINS  
DATE: 08-18-2014  
JOB NUMBER: JCDT.14.01.81  
TITLE:

GRAPHICS PACKAGE  
SHEET NUMBER:

GR-2

COMMENTS:

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