

**COUNCIL ACTION FORM**

**SUBJECT: URBAN REVITALIZATION TAX ABATEMENT REQUEST FOR  
2320 LINCOLN WAY (Gilbane Development Company)**

**BACKGROUND:**

In accordance with Chapter 404 of the Code of Iowa, the City Council has established Urban Revitalization Areas (URAs) with Plans specifying standards for types and elements of physical improvements that provide public benefits. When property within one of these URAs is developed, redeveloped, rehabilitated, or remodeled, the property owner is eligible for abatement of property taxes on the incremental increase in property value after the improvements are completed. This abatement can extend for three, five or ten years, based on the individual Urban Revitalization Plan approved by Council.

**Property owners within an approved URA may apply for tax exemption for a complete project or preapproval for project that is planned to be built. The City must determine if the completed improvements meet the standards in the Urban Revitalization Plan in order to grant tax abatement and forward the determination to the Assessor.** If the project complies with the criteria, it must be approved for tax abatement.

**The Gilbane Development Company is seeking pre-approval of their mixed-use project with alternative methods of meeting the fixed window requirement along Lincoln Way. Gilbane is interested in preapproval at this time to ensure the project as built complies with the tax abatement criteria and would be unaffected by any potential changes to the criteria that Council may enact in the near future.**

The overall project consists of approximately 5,300 square feet of commercial space, 96 apartment units totaling 320 beds, and structured and surface parking. Gilbane estimates cost of the project at \$12,470,000. The estimate is based on construction cost or sales price provided by the property owner and may not be the same as the added property value upon which the abatement is based. The applicant indicates they will choose the 10-year abatement option. The application for urban revitalization is included as attachment C.

The full Campustown URA criteria are found in Attachment B. The applicant originally sought compliance with the Mixed Use, Design Criteria, and with the mandatory public safety elements with their request dated July 9, 2016. Staff from the Police Department and Planning and Housing Department completed a site inspection of the building on August 12, 2015. **Staff determined through the site inspection that the project complies with all of the tax abatement criteria with one exception to the fixed windows standard.**

The applicant's plans indicated the Lincoln Way façade would include fixed windows to be consistent with the tax abatement criteria. There was no further discussion of the

precise window to be installed. The applicant installed single hung windows that included stops with tamper resistant screws to make the lower sash of the window inoperable. **Upon staff's inspection, we found the tamper resistant windows do not meet the definition of a fixed window because they are modified operable windows. Additionally, the Police Department did not find the tamper resistant screws to meet the spirit of the rule which is to ensure windows would not be opened and items thrown out of the windows onto public ways.** The Police Department believes the tamper resistant screws can easily be defeated with minimal effort and tools if someone wanted to get a window open. Additionally, removing the screwing and making the windows operable after the expiration of the tax exemption would not be difficult either, compared to if actual fixed windows had been installed. **Therefore, Staff communicated our concern about the windows and advised the applicant that we would not support a determination of conformance with criteria for the project as constructed.**

**Gilbane believes that they can more securely restrict the single hung window operation to meet the spirit of a fixed window.** They intend to work on an alternative that adds an adhesive into the channel of the windows which would further inhibit the opening of the windows beyond just the tamper resistant screws. An example of this has not yet been provided to staff for review. Council can approve a measure of equivalence as a substitute for a stated public safety standard.

**At this time, Gilbane seeks either Council acceptance of the current tamper resistant single hung window as meeting the definition of a fixed window, or to accept a pre-approval of their application for tax abatement while they pursue alternative measures to more securely restrict the operation of the windows along Lincoln Way.** Staff believes that it may be possible to add measures to the windows to meet the intent of the standard, but needs to evaluate a mock-up of the modifications before accepting the approach.

One additional comment involves the design criteria for signage goals for a building. This standard does not define how to achieve the requirements within the matrix. As with the neighboring Opus project, staff has worked with individual signage requests by tenants in an effort to have a uniform approach to the building signage, but not all signs are in place at this time. **Staff has approached signage requests as trying to assure there is reasonable placement and uniformity in style of signage and that this meets the intent of the tax abatement criteria regardless of whether signs have been installed for all commercial spaces.**

#### **ALTERNATIVES:**

1. The City Council can adopt a resolution to approve the request for tax exemption for the mixed use project located at 2320 Lincoln Way as it is currently constructed, if it finds that it substantially conforms to the Campustown Urban Revitalization Area Criteria, as adopted by the City Council.

*With this alternative there would be no further review of the project and tax abatement would be granted for the project.*

2. The City Council can adopt a resolution for pre-approval of the project design with the Council's approval of a modified single hung window along the Lincoln Way Facade that includes tamper resistant screws and additional measures that secure the sash to the window jamb to restrict its operation to level of equivalence similar to a fixed window.

*With this option the applicant would not be granted tax abatement until the project includes physical modifications to the Lincoln Way windows that are deemed acceptable by the City Council. A separate verification and recommendation would be required prior to February 1, 2016 to receive tax abatement. Staff would note that pre-approval may not guarantee that the project is vested from changes to criteria that could occur prior to installation of the window modifications and only that the design complies with the current standards.*

3. The City Council can deny the request for approval of tax exemption for the mixed use project located at 2320 Lincoln Way, if it finds that the improvements are not in conformance with the Campustown Urban Revitalization Area Criteria, as adopted by the City Council. If denied, the applicant may make modifications to the project to meet the criteria and submit a new request for tax abatement.

*With this alternative, the applicant would not receive tax abatement unless fixed windows are installed along Lincoln Way.*

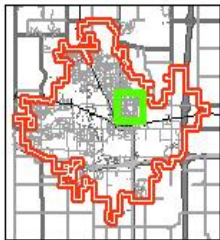
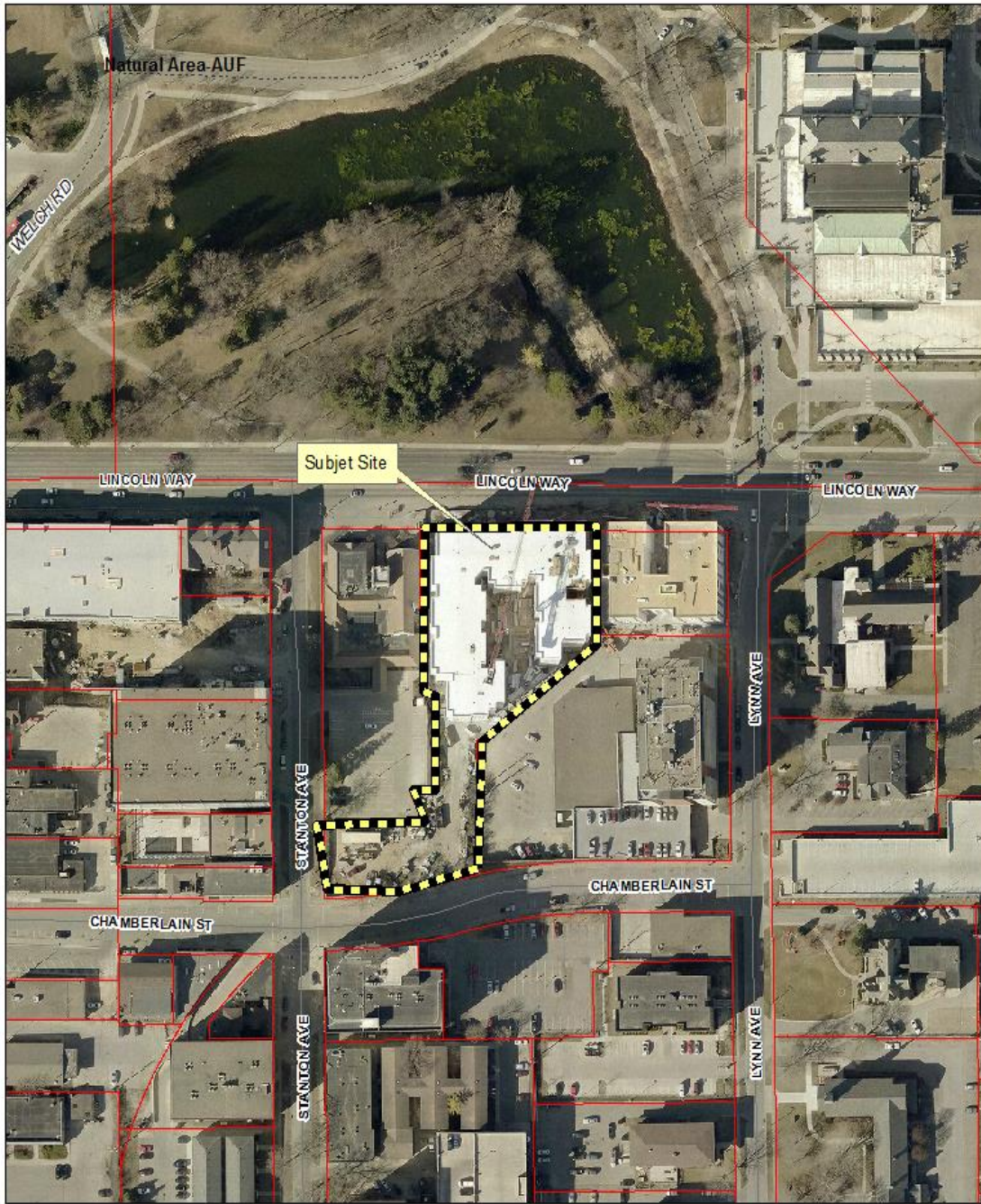
#### **MANAGER'S RECOMMENDED ACTION:**

The project matches the intent of the Urban Revitalization program with an exception to an important public safety standard for fixed windows. Fixed windows are a component of the standards to discourage behavior that could hurt people along the public streets or cause damage to the public streets. The current tamper resistant windows do not meet the expectations of a fixed window in the adopted criteria.

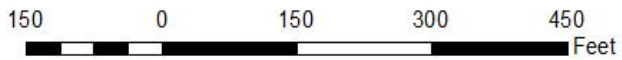
**Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #2, thereby granting only pre-approval based on the applicant pursuing an alternative method of securing the single hung windows.** With pre-approval, there is no guarantee of tax abatement until the physical improvements are completed. In order to receive the abatement, the applicant must (1) demonstrate to staff and the City Council that the modifications meet the intent of the standard, (2) complete the improvements, and (3) receive an additional inspection of the site prior to obtaining final approval from the Council.

Council should be aware that the applicant has substantially completed this project and is concerned about potential changes to the Campustown Urban Revitalization Criteria that would potentially render this project ineligible for tax abatement. The pre-approval process is currently under review by the Legal Department to determine whether it vests only the particular improvements or the criteria of the plan. Staff does not believe this issue of "vesting" criteria should weigh on the Council's decision to find conformance for the project at this time, since the Council can determine when to makes changes to the criteria and the effects of those changes as a separate issue.

# Attachment A Location Map



2320 Lincoln Way





July 9, 2015

Kelly Diekmann  
Planning and Housing Director  
Department of Planning and Housing  
City of Ames  
City Hall, 515 Clark Avenue, Ames, IA 50010

Dear Mr. Diekmann,

**ISU Student Housing - 2320 Lincoln Way, Ames, IA 50014  
Request for Prior Approval for Eligibility for Tax Abatement**

Our above project is located within the Campustown Revitalization District which offers a Tax Abatement Program incentive to encourage new development and help enhance the community in the university area.

As stated in the City's letter attached and dated (incorrectly) February 11, 2013 (should be 2014), Staff will recommend to City Council to approve our application for tax abatement based on the preliminary design shown in the submitted plans and together with the Minor Site Development Plan approval dated January 15, 2014 upon fulfillment of all conditions stated in the recommendation letter.

In pursuant to Section 404.4 of the Iowa Code, we submit herewith the necessary application form for Prior Approval for Eligibility for tax abatement on this project. We understand that it will be subjected to the improvements being completed satisfying all criteria and conditions. Every effort will be made to ensure that the requirements listed in the recommendation letter and application form are complied.

The construction of the student housing project is well underway and is expected to be completed in July this year. Throughout the process, we have worked diligently with the Staff and the Police Department to address the conditions listed in the recommendation letter as well as other requirements necessary to qualify for the program.

We hope this written request will be considered favorably and we look forward to hearing from you soon.

Please do not hesitate to contact me for any other information you may need.

Sincerely,



Andrew Ang  
Development Director  
Gilbane Development Company

# University Area Urban Revitalization Program *Application Form*

(This form must be filled out completely before your application will be accepted.)

- 1. **Property Address:** 2320 Lincoln Way, Ames, IA 50014
- 2. **Property Identification Number (Geocode):** 09-09-200-035
- 3. **Urban Revitalization Area:** Campustown Urban Revitalization Area
- 4. **Legal Description** (attach, if lengthy): See Attached
- 5. **Description of Improvements - Attach if lengthy:** See Attached

**Improvement costs:** \$ 12,470,320.00

**Beginning construction date:** June 2014


**Estimated or actual completion date:** July 31, 2015

**Assessment year for which exemption is being claimed:** 2016

**Exemption schedule (3, 5, or 10 years):** 10 years

- 6. **Property Owner:** \_\_\_\_\_
- Business: GD Lincoln Way LLC
- Address: 7 Lincoln Walkway, Providence, RI 02903
- (Street) (City) (State) (Zip)
- 215-256 4516 aang@gilbaneco.com
- (Phone) (Fax) (e-mail)

**I (We) certify that I (we) have submitted all the required information to apply for approval of the University Area Urban Revitalization Program and that the information is factual.**

Signed by:  Date: 7/8/15  
Property Owner(s)

Matthew Lawrence, Senior Vice President  
Print Name

**(Note: No other signature may be substituted for the Property Owner's Signature.)**

DESCRIPTION PARCEL "AB"

PARCEL "AB" LOCATED IN LOTS 2 AND 5 IN PARKER'S ADDITION TO AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PARCEL "G" IN SAID LOT 2, PARKER'S ADDITION; THENCE, N89°51'58"W 217.70' ALONG THE NORTH LINE OF SAID LOT 2 AND SAID LOT 5 TO THE NORTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "V" AND RECORDED IN INSTRUMENT NO. 02-13335 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S0°12'48"W 132.37' ALONG THE WEST LINE OF SAID PARCEL "V" TO THE NORTHERLY LINE OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "U" AND RECORDED IN INSTRUMENT NO. 02-13335 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S54°56'36"W 178.76' ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "K" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S0°29'30"E 100.10' ALONG THE EAST LINE OF SAID PARCEL "K"; THENCE, SOUTHWESTERLY 167.74' ALONG THE ARC OF A 730.84' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S80°07'26"W AND A CHORD DISTANCE OF 167.37'; THENCE, S0°10'37"E 16.52'; THENCE, N90°00'00"W 24.00' TO THE WEST LINE OF SAID PARCEL "K"; THENCE, N0°25'25"W 8.23' ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "J" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, N0°25'32"W 44.56' ALONG THE WEST LINE OF SAID PARCEL "J"; THENCE, S89°51'12"E 63.66' ALONG THE NORTH LINE OF SAID PARCEL "J" TO THE SOUTHWEST CORNER OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "H" AND RECORDED IN INSTRUMENT NO. 97-07672 IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE, S89°54'37"E 64.56' ALONG THE SOUTH LINE OF SAID PARCEL "H" TO THE SOUTHEAST CORNER OF SAID PARCEL "H"; THENCE, N33°08'57"W 37.17' ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "H"; THENCE, N54°21'16"E 5.13' ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "K"; THENCE, S89°59'37"E 26.69' ALONG SAID NORTHWESTERLY LINE; THENCE, N0°24'08"W 50.13' ALONG THE WEST LINE OF SAID PARCEL "K" TO THE NORTHWEST CORNER OF SAID LOT "K"; THENCE, N0°26'04"W 61.98' ALONG THE EAST LINE OF SAID PARCEL "G"; THENCE, N89°46'56"W 18.68' ALONG SAID EAST LINE; THENCE, N0°31'53"W 182.04' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "AB" CONTAINS 1.22 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



DESCRIPTION PARCEL "AC"

PARCEL "AC" LOCATED IN PARCEL "K", A PORTION OF LOT 2, PARKER'S ADDITION TO AMES, STORY COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER SAID PARCEL "K"; THENCE, SOUTHWESTERLY 15.07' ALONG THE SOUTH LINE OF SAID PARCEL "K" AND THE ARC OF A 768.30' RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING OF S76°45'04"W AND A CHORD DISTANCE OF 15.07'; THENCE, S77°19'13"W 22.32' ALONG SAID SOUTH LINE; THENCE, SOUTHWESTERLY 154.04' ALONG SAID SOUTH LINE AND THE ARC OF A 710.30' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF S82°59'03"W AND A CHORD DISTANCE OF 153.74'; THENCE, N0°25'25"W 32.47' ALONG THE WEST LINE OF SAID PARCEL "K"; THENCE, S90°00'00"E 24.00'; THENCE, N0°10'37"W 16.52'; THENCE, NORTHEASTERLY 167.74' ALONG THE ARC OF A 730.84' RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING OF N80°07'26"E AND A CHORD DISTANCE OF 167.37' TO THE EAST LINE OF SAID PARCEL "K"; THENCE, S0°29'30"E 50.57' ALONG SAID EAST LINE TO THE POINT OF BEGINNING. PARCEL "AC" CONTAINS 0.20 ACRES OR 8,865 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

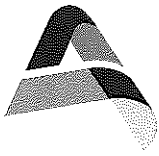
## 2320 Lincoln Way Project Description

The project is a mixed-use development with 320 beds in 96 apartment units and 5,300 SF of retail. The building is a 5-story wood structure over a 2-story structured parking podium with an all brick façade on the first four floors along Lincoln Way. The building will have a gross floor area of 187,000 SF including the retail and amenity space, plus 119 parking spaces.

Amenities include a fitness center, social lounge and a coffee bar. The lobby on the first level will have secured access to the residential floors above. Additionally, there is a clubhouse and TV lounge on the first residential floor that directly opens out into a semi-enclosed courtyard on the roof deck of the parking structure.

Ground Level Commercial Space (6,185 sf) is accessible from the street level fronting Lincoln Way with service access from the parking garage. There are a total of four (4) commercial condominium units located on the 1<sup>st</sup> and 2<sup>nd</sup> Floor. The parking garage comprises of 96 spaces and 12 spaces in the surface parking lot along Chamberlain Avenue for residential and commercial use. A common trash area is located on the 2<sup>nd</sup> level of the parking garage where it is accessible from the commercial units. There are 3-common enclosed stairways, each connecting the parking levels to the residential levels above.

Centralized entry to the residential units is located on the First Floor Level via a common lobby. Other residential entry points from garage and exterior are electronically controlled and limited to residents only. There are a total of 96 residential units comprising of 1, 2 and 4-bedroom units. Unit sizes and configuration vary (107,967 sf in total).



CITY OF  
**Ames**<sup>™</sup>  
*Smart Choice*

February 11, 2013

Andrew Ang  
Development Director  
Gilbane Development Company  
100 Penn Square East, Suite 1040  
Philadelphia, PA 19107

Re: ISU Student Housing, 2318-2338 Lincoln Way—Tax Abatement

Dear Mr. Ang:

On January 21, 2014 and February 10, 2014 we received revised architectural plans for the ISU Student Housing projects proposed at 2318-2338 Lincoln Way. We understand Gilbane Development intends to apply for Tax Abatement under the Campustown Urban Revitalization Plan and seeks confirmation that the project will qualify. We have determined that if the project is completed in accordance with the architectural plans received on January 21 and February 10, 2014 and the Minor Site Development Plan approved by our letter on January 15, 2014 we can recommend to the City Council that the project complies with the Criteria for the Campustown Urban Revitalization Plan with the following conditions:


1. When the extent of commercial tenant space in the residential lobby is finalized, additional information will be provided verifying the separation of access from Lincoln Way to the residential elevators from the commercial space.
2. For the following requirements for features not typically shown on architectural plans, the project will include the equipment and its operation must be demonstrated to the City before tax abatement is approved:
  - a. Prevent access from the exterior to the interior through doors that serve only as fire exits. Building equipment will include key fob or card control door access hardware with automatic notification to a local person who can respond if door is propped open.
  - b. Provide camera monitoring of all pedestrian and vehicle entrances and areas.
  - c. Provide a minimum of four 100 w. metal halide light fixtures on each building façade: two at elevation between first and second floors and two at elevation between third and fourth floor.

February 11, 2014  
Page Two

We have enclosed a copy of the architectural plans upon which we based our findings, a copy of the criteria for the tax abatement and the documentation of our review of your project with respect to these criteria. Ensuring that the built project qualifies for the abatement is very important to you and to the City; therefore if revisions to the proposed please provide the related revised plan sheets before the work is carried out. (We prefer the reduced 17" x 22" sheet size.)

We appreciate very much this major investment in our community.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey Benson". The signature is written in black ink and is positioned above the printed name.

Jeffrey Benson, AICP, PLA, ASLA  
Planner

Enclosures

Cc: Jason Tuttle, Police

**CAMPUSTOWN URBAN REVITALIZATION CRITERIA**  
**Compliance of ISU Student Housing Project**  
**2318-2338 Lincoln Way**

Based on architectural plans received 1-21-14 & 2-10-14  
and Minor Site Development Plan approved January 15, 2014

1. Limit commercial space in the same building to the ground floor.  
**OK** Sheets A-101.1, A102.1
2. Provide separate entrances for commercial and residential uses.  
*Access from parking decks **OK**. When extent of commercial tenant space in the lobby is finalized, **NEED** additional information verifying separation of access from Lincoln Way to residential elevators from commercial space.*
3. Locate all residential entrances to be visible from the street and provide secure access control at each.  
**OK** Sheet A-101.1  
*Building equipment will include key fob or card control door access hardware with automatic notification to a local person who can respond if door is propped open. Since this is not typically shown on architectural plans, project needs to include the equipment and its operation must be demonstrated to the City before tax abatement is approved.*
4. Prevent access from the exterior to the interior through doors that serve only as fire exits.  
*Building equipment will include key fob or card control door access hardware with automatic notification to a local person who can respond if door is propped open. Since this is not typically shown on architectural plans, project needs to include the equipment and its operation must be demonstrated to the City before tax abatement is approved.*
5. Prohibit public access to structured parking, using overhead door and secure access control.  
**OK** Sheets A-101.1, A102, A102.1
6. Provide transparent glass windows into all stairwells.  
**OK** Sheets A102.1, A-103, A-104, A201, A-401
7. Provide camera monitoring of all pedestrian and vehicle entrances and areas.  
*Since this is not typically shown on architectural plans, project needs to include the equipment and its operation must be demonstrated to the City before tax abatement is approved.*

8. Minimum widths of all exit routes: 48" for halls, 42" for doors, 60" between rails for stairs.  
**OK** Sheets A-103, A-104, A-401, A-402
9. No balconies are permitted.  
**OK** Sheets A-103, A-104, A-201, A-202, A-203
10. Provide for natural daylight requirements of applicable codes with exterior windows.  
**OK** Sheets A-103, A-104, A-201, A-202, A-203
11. On facades facing any street use only fixed windows.  
**OK** Sheet A-201
12. Design of all other windows to prevent passing of sphere larger than 4" diameter.  
**OK** Sheets A-201, A-202
13. Prevent by physical means access to all roofs.  
**OK** Sheet A-108
14. Where access is not required, provide security fencing controlling access to all areas between new or existing buildings.  
**OK** Site Plans
15. Provide a minimum of four 100 w. metal halide light fixtures on each building façade: two at elevation between first and second floors and two at elevation between third and fourth floor.  
*Since this is not typically shown on architectural plans, project needs to include the equipment and its operation must be demonstrated to the City before tax abatement is approved.*

# CAMPUSTOWN URBAN REVITALIZATION CRITERIA MATRIX

PROJECT MUST MEET CRITERIA OF ONE OF THESE COLUMNS		AND	PROJECT MUST MEET CRITERIA OF ONE OF THESE COLUMNS	
<p><b>Slum and Blighted</b> Properties where a majority of the assessed valuation of the properties has been determined to be <b>substantially</b> unsafe or to have an unsafe use by the City Council.</p>	<p><b>Parking</b> A minimum of 70% of the total required parking is provided in a structure. If utilizing a parking deck, the restrictions in Chapter 29.406 12 of the Municipal Code must be adhered to.</p> <p><b>AND</b></p> <p><b>Mixed Use</b> The first floor must be used for permitted commercial and retail uses as shown in Table 29.803(2) of the Municipal Code. The second floor must be used for either commercial or retail uses as shown in the Table 29.803(2) or for household living. All floors above the second floor must be used for household living.</p>		<p><b>Adaptive Reuse</b> The building on the site was originally built before 1941.</p> <p><b>AND</b></p> <p>70% of the area of existing exterior walls of the structure will remain</p> <p><b>AND</b></p> <p>Historic materials and designs are preserved and/or restored.</p>	<p><b>Underrepresented</b> Properties that are to include a business use where that actual sales of the business use is below the expected sales for the business use as determined by the City Council to be of benefit to the City (should be supported by a retail leakage study).</p>
<p><b>Design Standards</b> Retail and office uses on the first floor adjacent to a public sidewalk must have direct access to the public sidewalk.</p> <p><b>AND</b></p> <p><b>Signage</b> The signage design, scale, materials, and colors shall be in proportion to and consistent with the architecture of the building and support the business identity.</p> <p><b>AND</b></p> <p><b>Brick Material</b> 100% of the front and 80% of the three remaining sides of the structure shall be faced with clay brick for the first four stories. On stories five through seven any other building materials except vinyl will be allowed.</p>		<div style="border: 1px solid black; padding: 2px; display: inline-block;"><b>OR</b></div>	<p><b>Alternative Siding Material</b> If historically significant - use and repair of historically appropriate siding material is permitted and must be maintained for the term of the selected tax abatement schedule.</p>	
<b>ALL RESIDENTIAL USES SHALL ALSO MEET THE FOLLOWING CRITERIA OR EQUIVALENT AS APPROVED BY THE CITY COUNCIL</b>				
<ol style="list-style-type: none"> <li>1. Limit commercial space in the same building to the ground floor</li> <li>2. Provide separate entrances for commercial and residential uses</li> <li>3. Locate all residential entrances to be visible from the street and provide secure access control at each</li> <li>4. Prevent access from the exterior to the interior through doors that serve only as fire exits</li> <li>5. Prohibit public access to structured parking, using overhead door and secure access control</li> <li>6. Provide transparent glass windows into all stairwells</li> <li>7. Provide camera monitoring of all pedestrian and vehicle entrances and areas</li> </ol>				
<ol style="list-style-type: none"> <li>8. Minimum widths of all exit routes: 48" for halls, 42" for doors, 60" between rails for stairs</li> <li>9. No balconies are permitted</li> <li>10. Provide for natural daylight requirements of applicable codes with exterior windows</li> <li>11. On facades facing any street use only fixed windows</li> <li>12. Design of all other windows to prevent passing of sphere larger than 4" diameter</li> <li>13. Prevent by physical means access to all roofs</li> <li>14. Where access is not required, provide security fencing controlling access to all areas between new or existing buildings</li> <li>15. Provide a minimum of four 100 w. metal halide light fixtures on each building façade: two at elevation between first and second floors and two at elevation between third and fourth floor</li> </ol>				