

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING FOR DESIGNATION OF WALNUT RIDGE MIXED USE URBAN REVITALIZATION AREA AT 3505 AND 3515 LINCOLN WAY

BACKGROUND:

Turn Key Development, LLC and Chuck Winkleblack, property owners, are requesting the designation of 3505 and 3515 Lincoln Way as an Urban Revitalization Area. The subject site consists of two properties with a total area of 2.23 acres that are zoned Highway Oriented Commercial with the Lincoln Way Mixed Use Overlay. The site was recently approved for development as a mixed-use project with 10,912 square feet of commercial uses on the ground floor and 18 apartments. A location map can be found in Attachment A: URA Plan.

The history of the site includes a prior use as a mobile home park that the current property owner removed with the intent of developing a small subdivision to the north and commercial development on the subject area. The property owner requested determination by City Council in June of 2008 that the site was underutilized as described in the City's former policy for commercial tax abatement for HOC zoned property. City Council adopted a resolution in 2008 recognizing redevelopment of the subject site with the commercial area as meeting the underutilized threshold of the 2008 Commercial Policy. However, no formal designation of the site as an Urban Revitalization Area occurred or was directed by Council at that time.

On October 27th, City Council directed staff to proceed with creation of an Urban Revitalization Area for the project at the request of the property owners. The site is eligible for an Urban Revitalization Area under the statutory criteria of promoting economic development. The Council directed that the Major Site Development Plan (approved by City Council in September 2015) be established as the criteria for the revitalization area with the additional criteria requiring participation in the Crime Free Housing Programs with the Police Department.

URBAN REVITALIZATION PLAN:

The draft Walnut Ridge Mixed Use Urban Revitalization Plan is attached to the Council Action Form (Attachment A). The Plan includes all of the materials required under Iowa Code and includes the qualifying criteria. These criteria are found in Attachment 3 of the Urban Revitalization Plan and require substantial conformance to the Major Site Development Plan approved by Council (Attachment 4) and participation in the Ames Crime Free Housing program. The draft URA plan also identifies that it will expire on December 31, 2021.

ALTERNATIVES:

1. If the City Council accepts the draft Walnut Ridge Mixed Use Urban Revitalization Plan for 3505 and 3515 Lincoln Way, it can approve the first reading of an ordinance establishing the Walnut Ridge Mixed Use Urban Revitalization Area and by resolution approve the Walnut Ridge Mixed Use Urban Revitalization Plan.
2. The City Council can modify or change the draft South Lincoln Way Mixed Use Urban Revitalization Plan for 3505 and 3515 Lincoln Way and then approve the ordinance and resolution.

MANAGER'S RECOMMENDED ACTION:

The Urban Revitalization Plan accompanying this Council Action Form reflects the direction of the City Council from the October 27, 2015 meeting requiring substantial conformance to the Major Site Development Plan for Walnut Ridge and participation in the Ames Crime Free Housing program as the qualifying criteria for the Urban Revitalization Area. **Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1, thereby adopting the Walnut Ridge Mixed Use Urban Revitalization Plan and approving the first reading of the Tax Abatement ordinance for the properties at 3505 and 3515 Lincoln Way.**

ATTACHMENT A: URA PLAN



Walnut Ridge Mixed Use Urban Revitalization Plan

Approved by the Ames City Council on _____, 2016
In accordance with Chapter 404, Code of Iowa

Legal Descriptions (See Attachment 1: Location Map)

3505 Lincoln Way

Parcel ID# 09-05-451-244

Legal Description:

A part of Lots 1 and 2 in Walnut Ridge Subdivision First Addition to the City of Ames, Story County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of said Lot 2; thence S00°17'39"E, 48.23 feet along the East line of said Lot 2 to the point of beginning; thence S00°17'39"E, 78.02 feet to a corner of said Lot 2; thence N88°27'12"W, 104.06 feet to a corner of said Lot 2; thence S00°26'33"E, 149.91 feet to the Southeast Corner of said Lot 2; thence N88°44'41"W, 182.72 feet along the South line thereof; thence N00°00'00"E, 221.11 feet; thence S90°00'00"E, 285.14 feet to the point of beginning, containing 1.12 acres.

3515 Lincoln Way

Parcel ID# 09-05-451-248

Legal Description:

A part of Lots 1 and 2 in Walnut Ridge Subdivision First Addition and the East 73.74 feet of the alley in Edgewood Fifth Addition, all in the City of Ames, Story County, Iowa, more particularly described as follows: Beginning at the Southwest Corner of said Lot 1; thence N00°01'39"E, 246.80 feet to the Northwest Corner thereof; thence N00°23'07"W, 23.91 feet to the North line of said alley; thence S89°23'05"E, 73.74 feet to the Northeast Corner of said alley; thence S89°25'59"E, 337.94 feet to the Northeast Corner of said Lot 2; thence S00°17'39"E, 48.23 feet along the East line thereof; thence N90°00'00"W, 285.14 feet; thence S00°00'00"W, 221.11 feet to the South line of said Lot 1; thence N88°44'41"W, 126.76 feet to the point of beginning, containing 1.11 acres.

Owners and Addresses

Property	Owner Name	Owner Address
3505 Lincoln Way	Charles E. Winkleblack	5854 Oak Crest Circle Ames IA 50010
3515 Lincoln Way	Turn Key Investments LLC	2615 Northridge Parkway Ste.#102 Ames IA 50010

Assessed Valuations

Property	Land Value	Building Value	Total Value
3505 Lincoln Way	\$425,600	\$0	\$425,600
3515 Lincoln Way	\$311,200	\$0	\$311,200

Zoning and Land Uses (See Attachment 2: Zoning of Proposed URA)

Property	Existing		Proposed	
	Zoning	Land Use	Zoning	Land Use
3505 Lincoln Way	HOC, O-LMU	Vacant	Highway Commercial with Mixed Use Overlay	Commercial\Residential Mixed Use
3515 Lincoln Way	HOC, O-LMU	Vacant	Highway Commercial with Mixed Use Overlay	Commercial\Residential Mixed Use

HOC= Highway Oriented Commercial
O-LMU=Lincoln Way Mixed Use Overlay

Proposed Expansion of Services

The proposed urban revitalization area will continue to receive all services from the City of Ames. There is no proposed extension or increase in the level of service.

Applicability

Revitalization is applicable only to new construction and only in conformance with the approved site development plan and that the principal buildings have received building certificates of occupancy. Revitalization is available to all allowed uses on the site that meet the qualifying criteria found in Attachment 3 of this Plan.

Relocation Plan

There are no occupied residential structures in the proposed area. No relocations are anticipated, in the event relocation is necessary it is at the sole expense of the property owner.

Tax Exemption Schedule

The property owner may choose one of the following options:

The exemption period for ten (10) years. The amount of the partial exemption is equal to a percent of the Actual Value added by the improvements, determined as follows:

For the first year	80%
second	70%
third	60%
fourth	50%
fifth	40%
sixth	40%
seventh	30%
eighth	30%
ninth	20%
tenth	20%

The exemption period for five (5) years.

For the first year	100%
second	80%
third	60%
fourth	40%
fifth	20%

The exemption period for three (3) years. All qualified real estate is eligible to receive a 100% exemption on the Actual Value added by the improvements for each of the three years.

Required Increase in Valuation

The project shall require an increased in assessed valuation of at least fifteen percent.

Federal, State or Private Funding

No federal, state, or private funding (other than the developer's financing) is anticipated for this project.

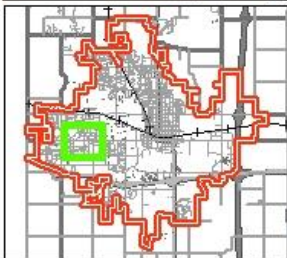
Duration

The Urban Revitalization Area shall expire on December 31, 2021. All projects seeking tax abatement must have been completed prior to expiration. Projects already determined to be eligible for tax abatement shall continue to receive tax abatement consistent with the chosen schedule for abatement and in accordance with state law.

Additional Criteria

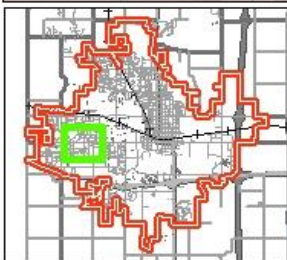
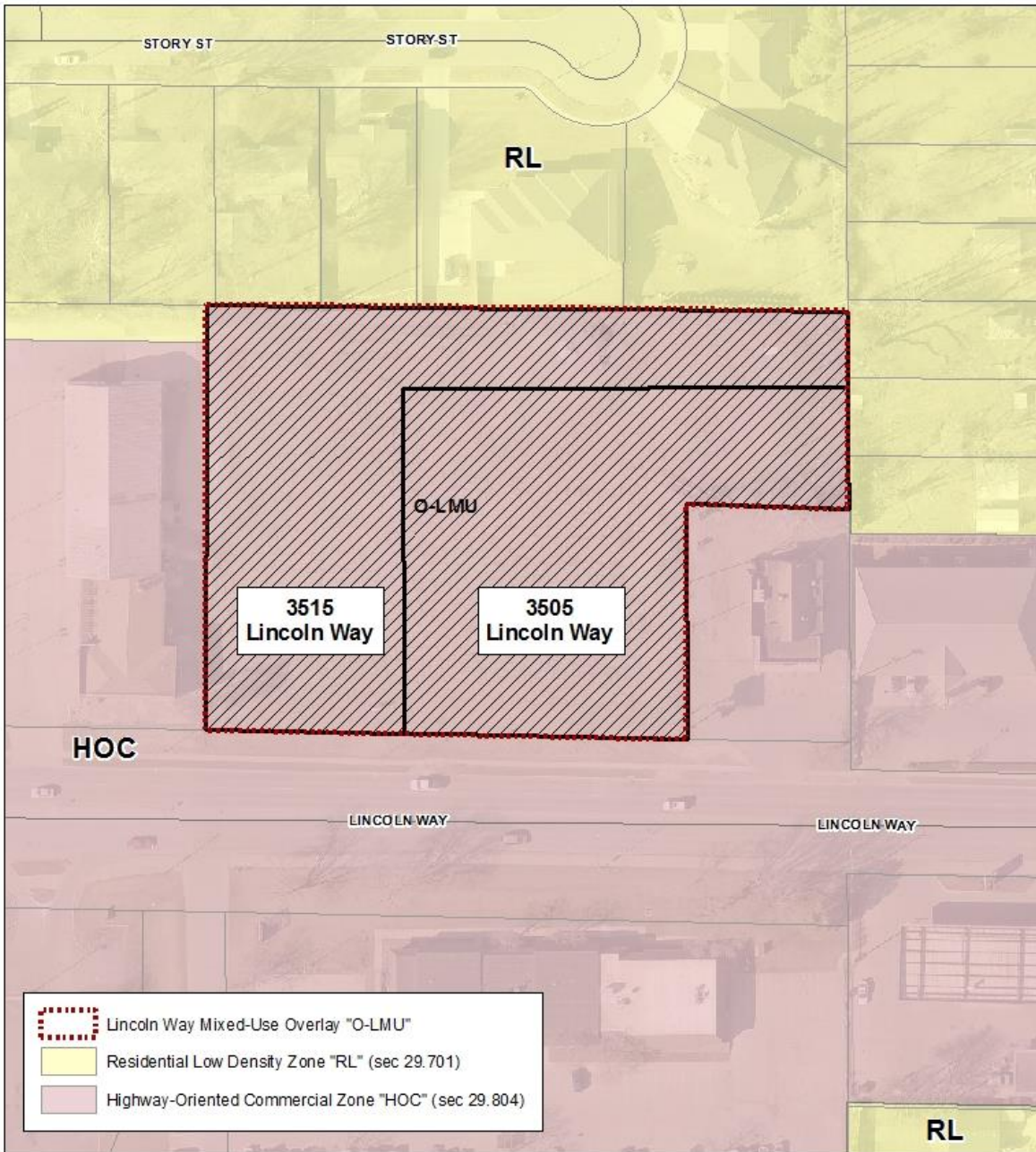
In order to be eligible for tax abatement, a project must be consistent with City ordinances and also meet the criteria in Attachment 3.

ATTACHMENT 1: LOCATION OF PROPOSED URBAN REVITALIZATION AREA



**Location Map
3505 and 3501 Lincoln Way**

ATTACHMENT 2: ZONING OF PROPOSED URBAN REVITALIZATION AREA



**Zoning Map
3505 and 3501 Lincoln Way**

ATTACHMENT 3: ADDITIONAL QUALIFYING CRITERIA

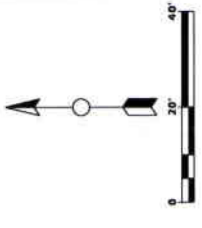
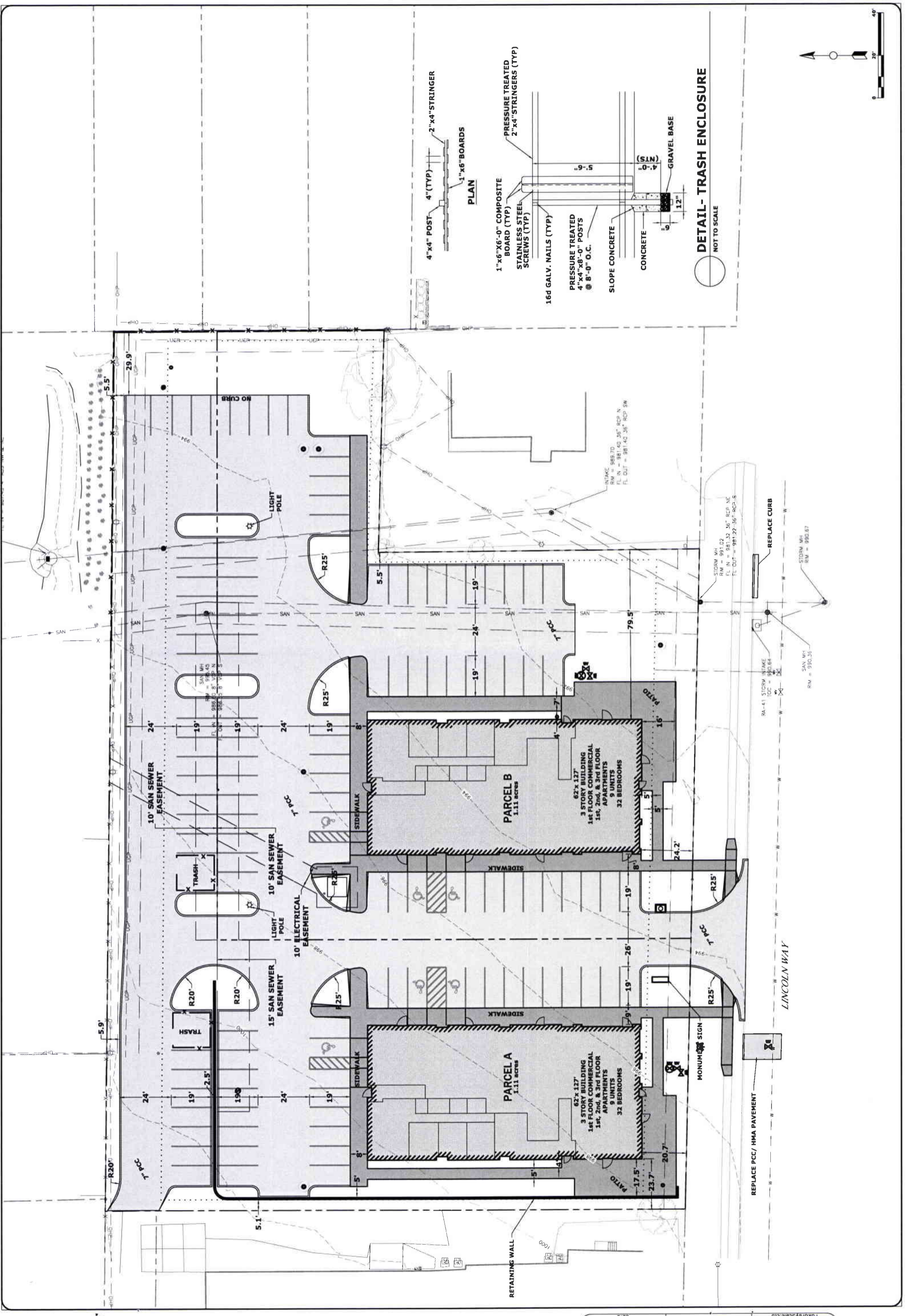
1. The project shall be built in substantial compliance with the Major Site Development Plan approved by City Council on September 8, 2015 and in accordance with the condition of Resolution #15-561, or as amended.
2. The residential project shall receive and maintain certification for the Iowa Crime Free Multi-Housing Program administered by the Ames Police Department.

ATTACHMENT 4: APPROVED MAJOR SITE DEVELOPMENT PLAN

DATE	BY	DATE	REVISION
07/30/15	AS PER DRC COMMENTS DATED 7/17/15		
DESIGNED	SAW	07/15	
DRAWN	SRS	07/15	
CHECKED			
LAST UPDATE:	07/30/15		

FOX Engineering Associates, Inc.
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103

FOX Engineering
 3515 & 3505 LINCOLN WAY
 AMES, IA
 SITE LAYOUT AND DIMENSIONING PLAN
 WALNUT RIDGE COMMERCIAL
 PROJECT NO: 5404-15A
 SHEET: C2.0



DETAIL- TRASH ENCLOSURE
 NOT TO SCALE

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 LAYOUT NAME: C2.0

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	SRS	
	DRAWN	
	CHECKED	
	DATE	

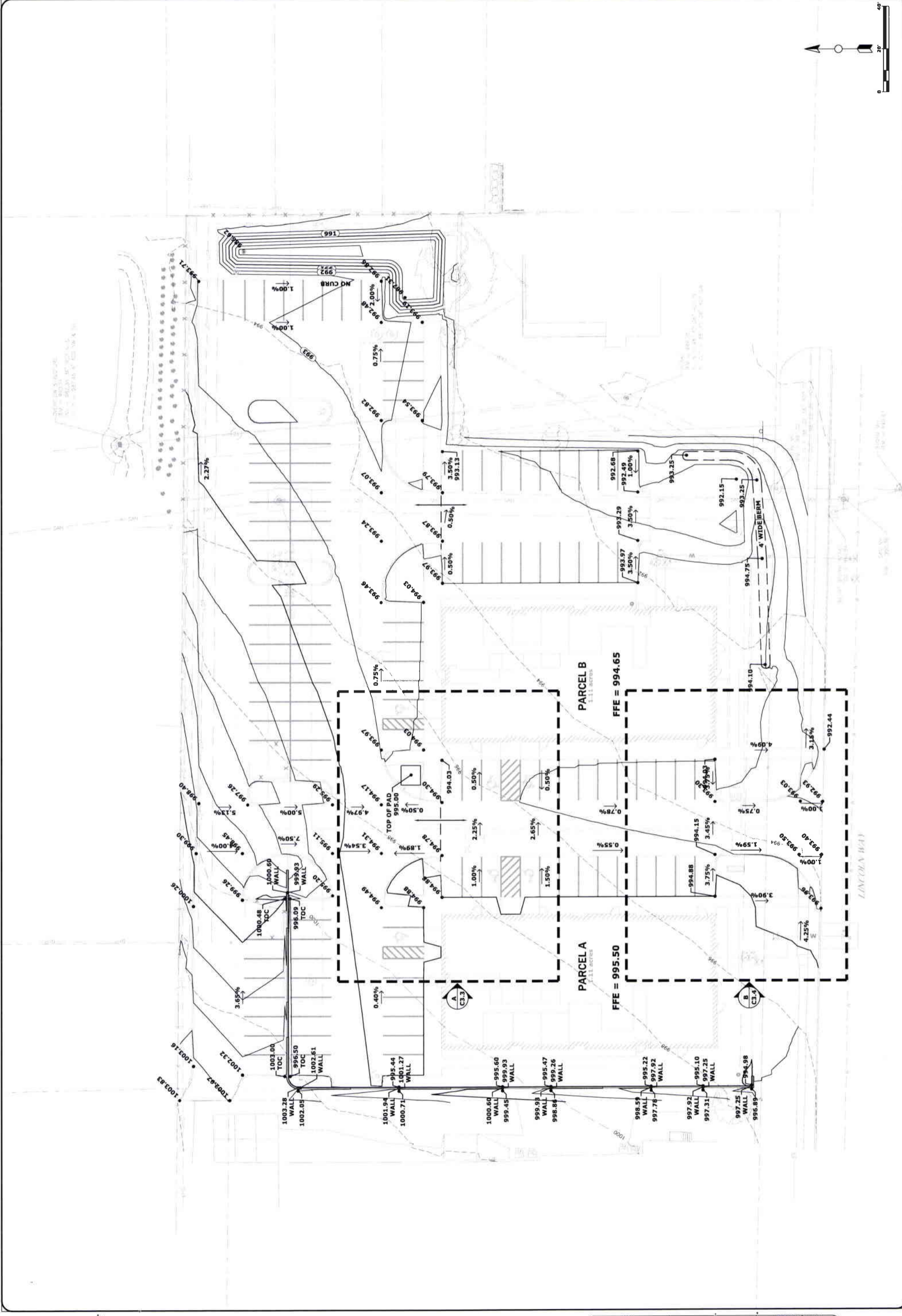
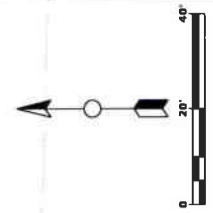
LAST UPDATE: 07/30/15			

FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

FOX Engineering

SITE GRADING PLAN
WALNUT RIDGE COMMERCIAL
3515 R. 3505 LINCOLN WAY
AMES, IA

PROJECT NO
5404-15A
SHEET
C3.0



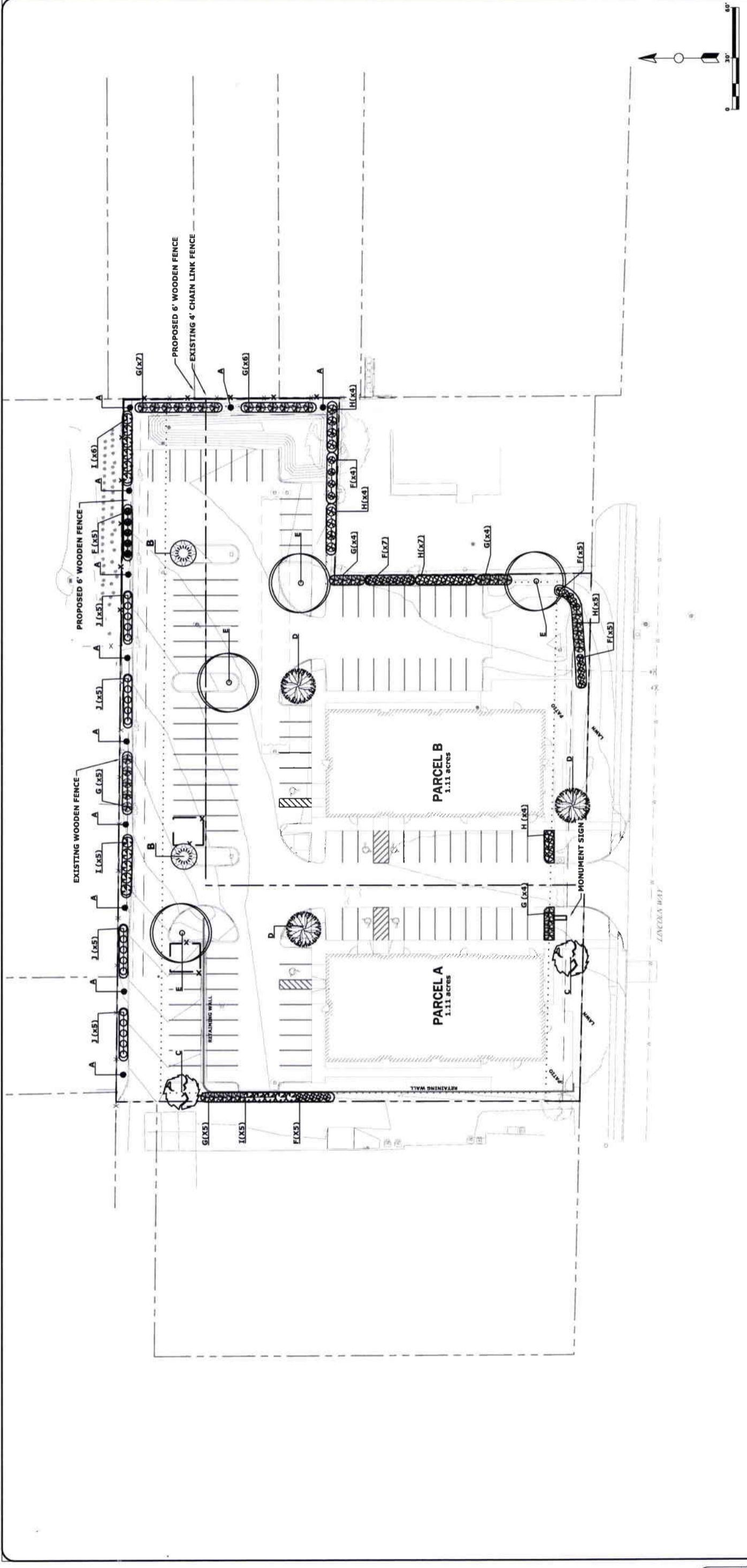
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Layout Name	LAYOUT NAME
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foxgraystyle.ctb	FOXGRAYSTYLE.CTB

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REVISION		DESIGNED	07/15
		BRAWN	07/15
		CHECKED	
		AS PER DRC COMMENTS DATED 7/17/15	
		DATE	07/20/15
		LAST UPDATE:	07/30/15

FOX Engineering
 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103

SITE LANDSCAPING PLAN
 WALNUT RIDGE COMMERCIAL
 3515 & 3505 LINCOLN WAY
 AMES, IA

PROJECT NO
 5404-15A
 SHEET
C5.0



Plant Schedule

Symbol	Number	Common Name	Botanical Name	Size	Container	Mature Height	Mature Width	Comments
A	11	Taylor Juniper	Juniperus Virginiana 'Taylor'	1 1/2" Caliper	3' B&B	30	3	
B	2	Pagoda Dogwood	Cornus alternifolia	1 1/2" Caliper	4' B&B	30	30	
C	2	Korean Maple	Acer Pseudosieboldianum	1 1/2" Caliper	#7 Cont.	20	20	
D	3	Japanese True Lilac	Syringa Reticulata 'Ivory Silk'	1 1/2" Caliper		25	20	
E	4	State Street Maple	Acer Miyabei 'Morton'	1 1/2" Caliper		30	30	
F	31	Blue Muffin Arrowhead Viburnum	Viburnum Dentatum 'Christom'		#2	4	4	
G	35	Red Prince Weigela	Weigela Florida 'Red Prince'		18" Pot	5	5	
H	24	Dakota Sunspot Potentilla	Potentilla Fruticosa 'Fargo'		#2	5	5	
I	16	Mohican Viburnum	Viburnum Lantana 'Mohican'		24" Pot	6	6	
J	20	Goldmound Spirea	Spirea Japonica 'Goldmound'		#2	3	4	

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ARCHITECTURAL
CONSTRUCTION



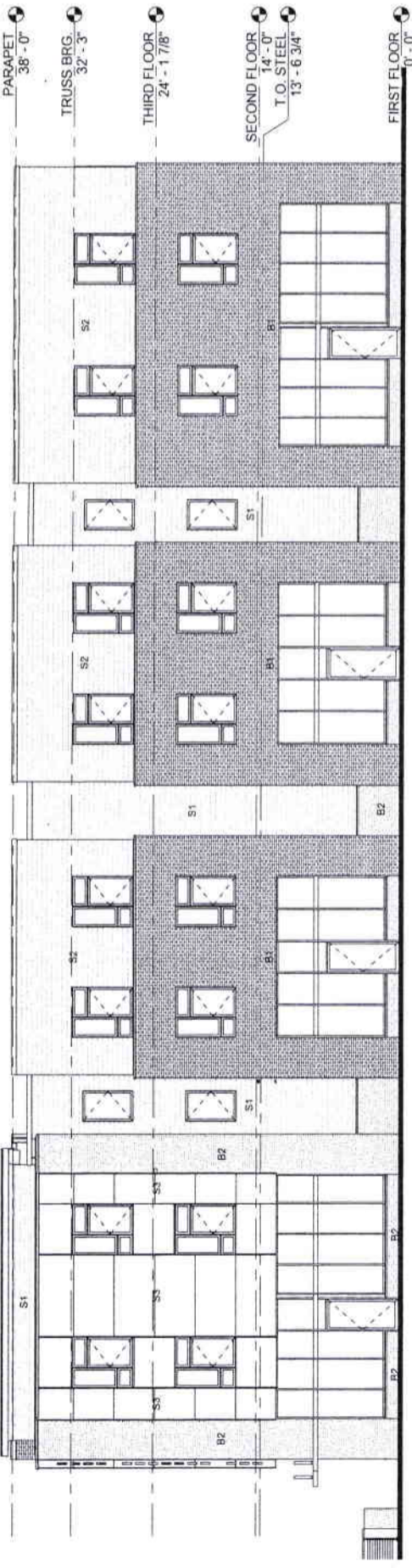
STRUCTURAL
ENGINEERING

P.O. BOX 159 HUXLEY, IA 50124
P: 515.597.5457
F: 515.597.5461
WWW.JCORP.BIZ

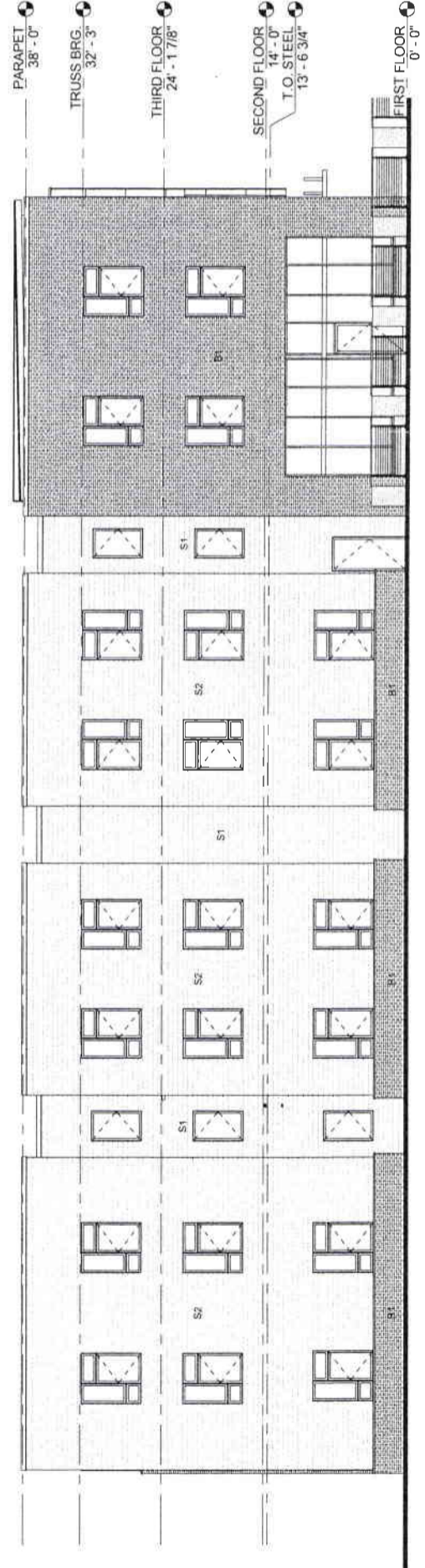
Lincoln Way Mixed-Use

Perspective
06/23/15

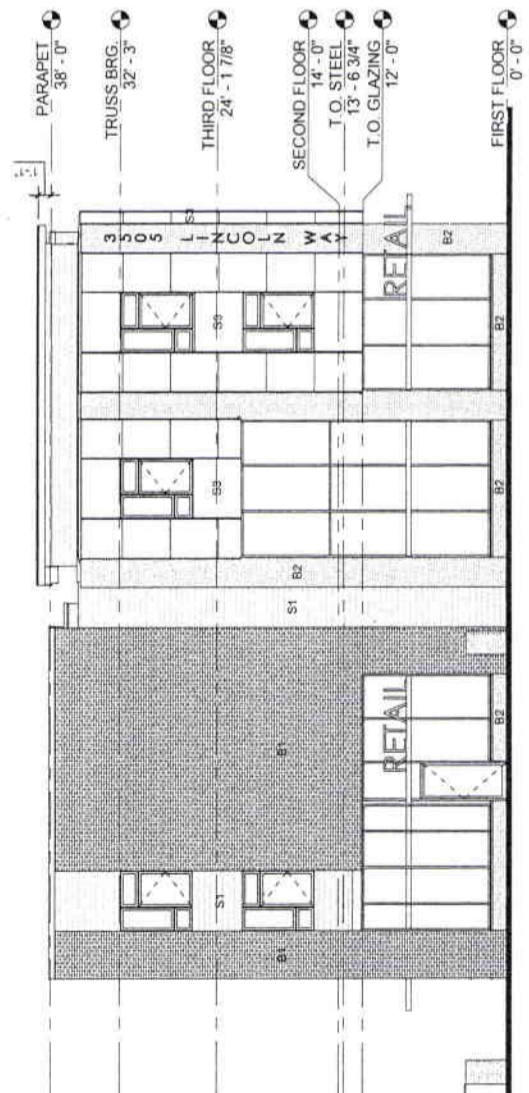
Type Mark	Description
B1	Brick - Dark Grey
B2	Brick - Light Tan
S1	Hardie Siding - Charcoal
S2	Hardie Siding - Grey
S3	Hardie Reveal Panel System



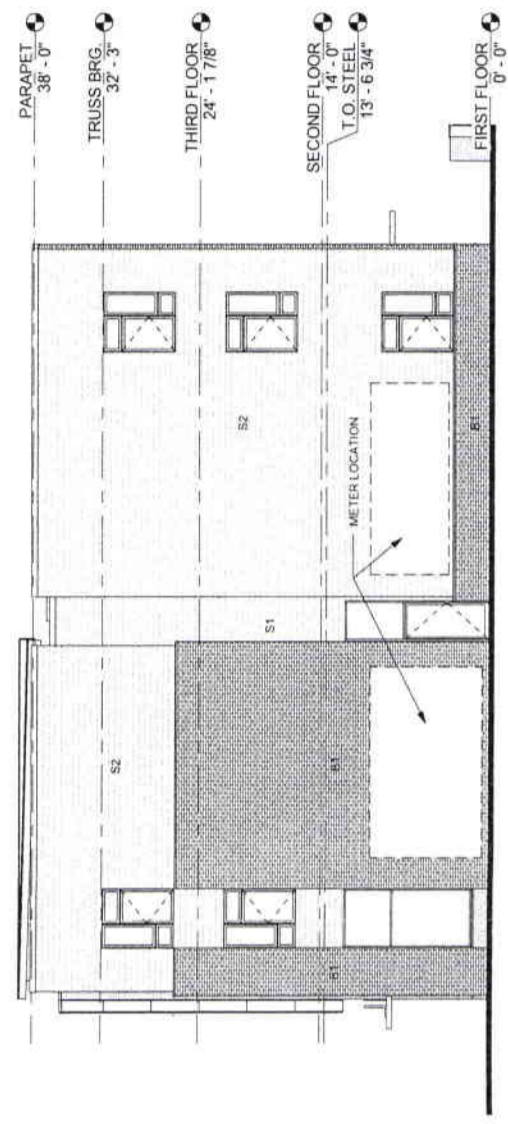
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



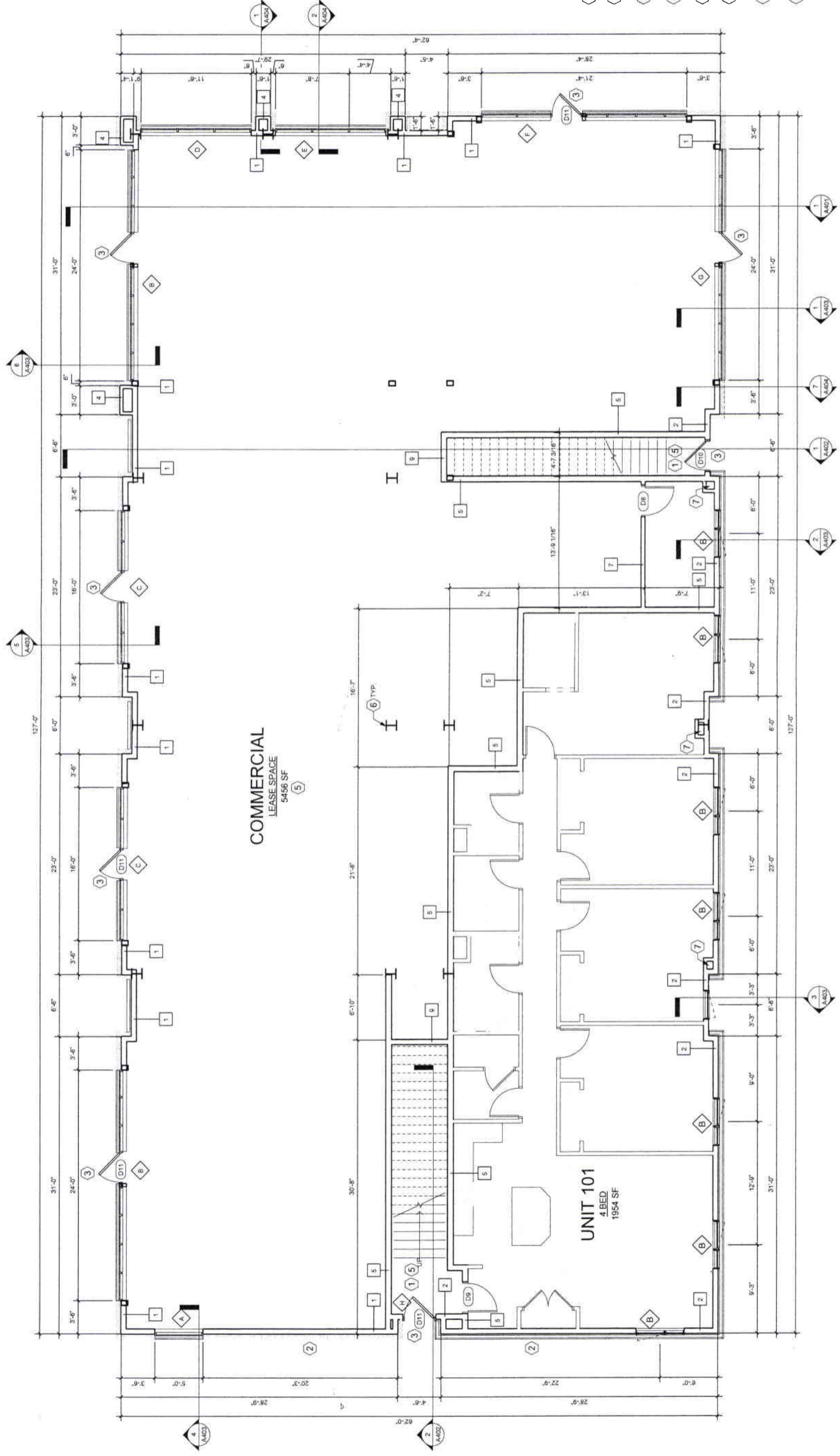
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

JUL 30 2015

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

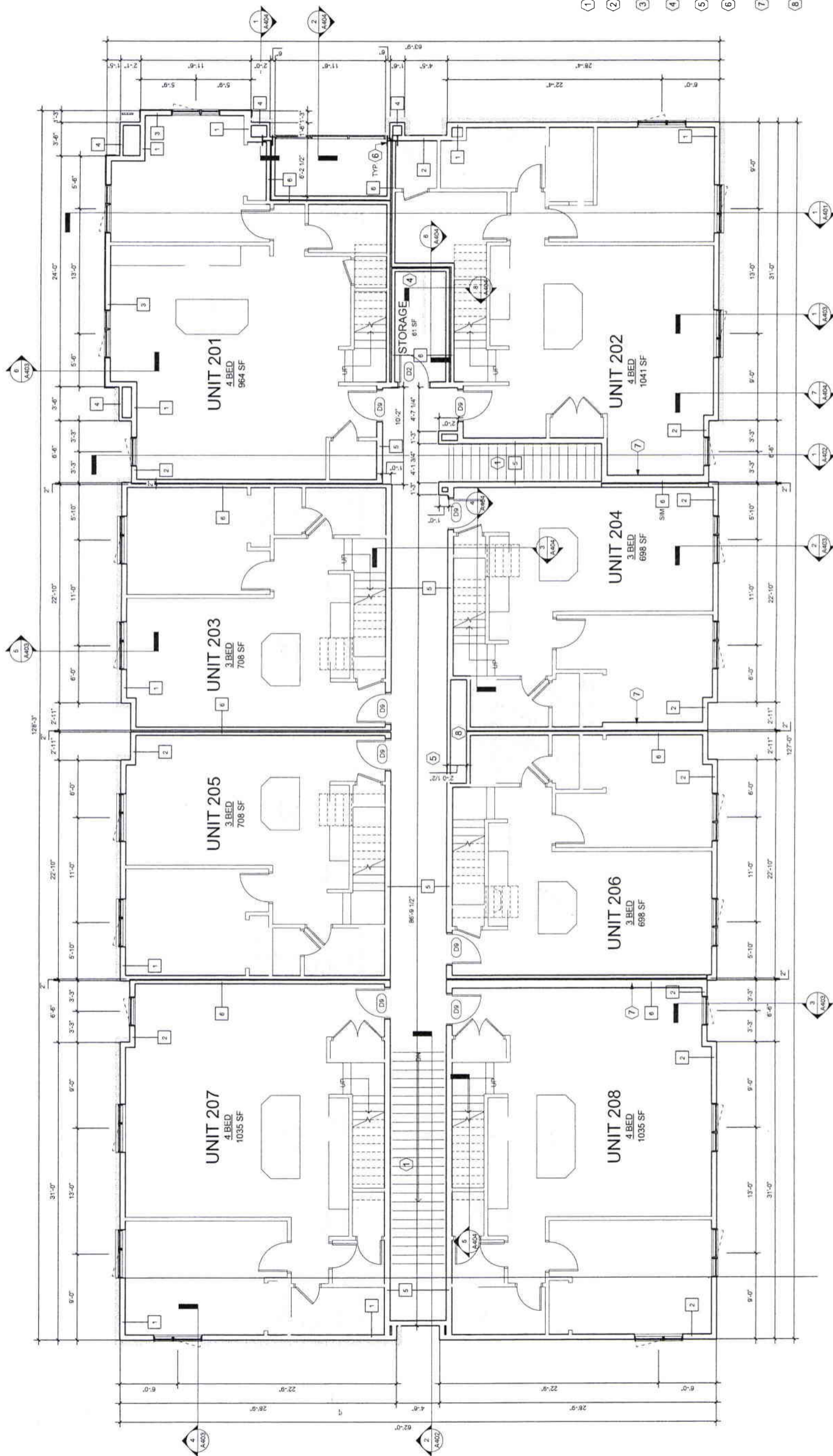


COMMERCIAL
LEASE SPACE
5456 SF
(5)

UNIT 101
4-BED
1954 SF

- PLAN NOTES**
- (1) STAIRS - RE. STAIR PLAN AND STAIR SECTIONS
 - (2) METER LOCATION - COORDINATE FINAL SIZE AND PLACEMENT OF EQUIPMENT WITH CONTRACTOR
 - (3) CONCRETE STOOP, TYP. ALL EXTERIOR ENTRANCES - RE. STRUCTURAL
 - (4) SHIPS LADDER AND ROOF ACCESS HATCH BY MANUFACTURER
 - (5) ACCESSIBLE HARDWARE IN ALL COMMON AREAS TYP. AS OCCURS
 - (6) COLUMN AND LOCATION RE. STRUCTURAL
 - (7) INTERNAL ROOF DRAIN LOCATION - COORDINATE FINAL SIZE AND PLACEMENT WITH PLUMBING CONTRACTOR. 2x8 WALL OR 2x4 FLOORING AS OCCURS TO CONCEAL DRAIN PIPE
 - (8) CHASE SPACE FOR FUTURE MECHANICAL

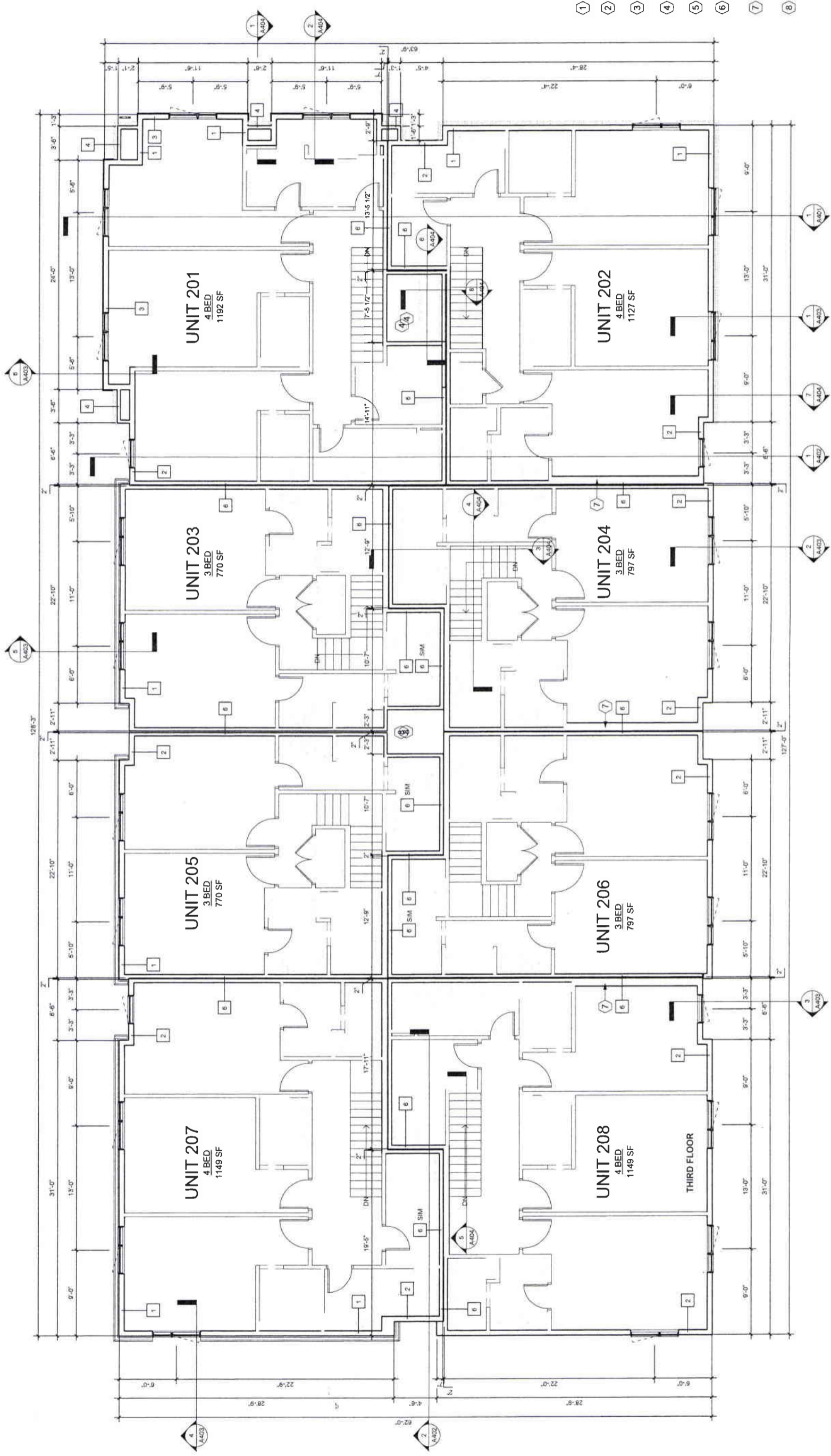
NORTH **1** **FIRST FLOOR PLAN**
SCALE: 3/16" = 1'-0"



PLAN NOTES

- 1 STAIRS - RE STAIR PLAN AND STAIR SECTIONS
- 2 METER LOCATION - COORDINATE FINAL SIZE AND PLACEMENT OF EQUIPMENT WITH CONTRACTOR
- 3 CONCRETE STOOP: TYP. ALL EXTERIOR ENTRANCES - RE STRUCTURAL
- 4 SHIPS LADDER AND ROOF ACCESS HATCH BY MANUFACTURER
- 5 ACCESSIBLE HARDWARE IN ALL COMMON AREAS, TYP. AS OCCURS
- 6 COLUMN AND LOCATION RE STRUCTURAL
- 7 INTERNAL ROOF DRAIN LOCATION - COORDINATE FINAL SIZE AND PLACEMENT WITH PLUMBING CONTRACTOR. 2x8 WALL OR 2x4 FURRING AS OCCURS TO CONCEAL DRAIN PIPE
- 8 CHASE SPACE FOR FUTURE MECHANICAL

NORTH **1** **SECOND FLOOR PLAN**
SCALE: 3/16" = 1'-0"



PLAN NOTES

- ① STAIRS - RE STAIR PLAN AND STAIR SECTIONS
- ② METER LOCATION, COORDINATE FINAL SIZE AND PLACEMENT OF EQUIPMENT WITH CONTRACTOR
- ③ CONCRETE STOOPT, TYP. ALL EXTERIOR ENTRANCES - RE STRUCTURAL
- ④ SHIPS LADDER AND ROOF ACCESS HATCH BY MANUFACTURER
- ⑤ ACCESSIBLE HARDWARE IN ALL COMMON AREAS, TYP AS OCCURS
- ⑥ COLUMN AND LOCATION RE STRUCTURAL
- ⑦ INTERNAL ROOF DRAIN LOCATION - COORDINATE FINAL SIZE AND PLACEMENT WITH PLUMBING CONTRACTOR. 2x6 WALL OR 2x4 FLOORING AS OCCURS TO CONCEAL DRAIN PIPE
- ⑧ CHASE SPACE FOR FUTURE MECHANICAL

NORTH **1** **THIRD FLOOR PLAN**
SCALE: 3/16" = 1'-0"