

COUNCIL ACTION FORM

SUBJECT: SET PUBLIC HEARING DATE FOR URBAN REVITALIZATION AREA AT 2700, 2702, 2718 & 2728 LINCOLN WAY, 112 & 114 S. HYLAND AVENUE, AND 115 S. SHELDON AVENUE

BACKGROUND:

River Caddis, Inc, contract purchaser and developer, are requesting the designation of an Urban Revitalization Area for the properties located at 2700, 2702, 2718 & 2728 Lincoln Way, 112 & 114 S. Hyland Avenue, and 115 S. Sheldon Avenue. The subject site consists of seven properties with a total area of 1.8 acres that are currently zoned Residential High Density (RH) with the University West Impacted Overlay (O-UIW) and Campustown Service Center (CSC). The request for rezoning of the RH properties to CSC is additionally on tonight's Council's agenda for first reading of an ordinance. A location map is included as an exhibit to the Draft URA Plan in Attachment 1.

The history of the site includes a prior use as small commercial retail uses, a gas station, and multi-family housing. The current contract purchaser/developer will remove the existing buildings and consolidate the lots with the intent of developing a single mixed residential and commercial project on the subject area. On June 10th, City Council directed staff to proceed with creation of an Urban Revitalization Area for the project. **In lieu of listing specific design criteria, the Council directed that a site and architectural plan exhibit be the design criteria for the for the revitalization area.**

City Council also reviewed the developer's updated concept on August 9th and gave direction to address the following issues as part of the draft URA Plan.

- 1) Creation of a minimum of one tenant space that is less than 1,200 square feet to support a small business need.
- 2) Creation of a minimum of one full restaurant space with initial installation of mechanical chases and other related improvements for full cooking abilities.
- 3) Utilize public safety measures from the Campustown URA matrix for video surveillance, wider doors, hallways, stairwells, fixed windows, balconies, 4" window openings, and restrictions on access of residents to commercial areas.
- 4) Provided additional details on the rooftop amenity deck and include safety and noise reduction measures, subject to review by the Police Department (see attached concept plan detail)
- 5) Incorporate architectural treatments with clay brick and architectural metals, elements to break up long facades into individual elements, transparent windows, and other elements that enhance and create building identity. (see attached concept plan)
- 6) Sign Program to limit signage to Lincoln Way and Sheldon and to comply with the Campustown URA guidelines.

- 7) Provide a wider sidewalk along Lincoln Way to maximize the available pedestrian space.
- 8) Include a hotel use of a minimum of 20 rooms with on-site staff.

The developer has continued to refine their plan and updated their concept drawings to reflect the comments by the City Council and staff with changes to coloring of the building to browns, patterns of brick, storefront glazing, addition of parapet edges, and awnings. The attached plans represent the site plan for access, parking, and floor plans. Additionally, the architectural elevations are also included. A building materials board example is also included for reference. Below is a current rendering of the project.



A separate plan for the amenity deck is included as well. The amenity deck now includes 4-foot parapet walls with additional plexi-glass or similar transparent barriers along the east and south sides. The design incorporates tensile fabric coverings along the east side and layering of vegetation to protect the edge of the space. The developer has included acoustic mats to help absorb sound. The space also incorporate video surveillance and will have limited hours of operations of 10pm on weekdays and 11pm on weekends. The Police Department has reviewed the concept and believes it is workable with assurances that measures can be taken to modify its design or hours of use if there are frequent incidents regarding the deck.

URBAN REVITALIZATION PLAN:

The draft Urban Revitalization Plan (Attachment 2) meets state requirements and also includes qualifying criteria. These criteria are found in Attachment 3 of the Urban Revitalization Plan and require substantial conformance to the Concept Plans as

depicted in Attachment 4 of the Draft Urban Revitalization Plan and the attached specific criteria for use and design. The draft plan also identifies that it will expire on December 31, 2021, noting that any eligible property will continue to receive previously approved tax abatement.

If City Council is satisfied with the draft Urban Revitalization Plan and qualifying criteria, it must next set a public hearing date to consider approval of the plan.

The next available Council meeting that meets public notice requirements is November 8, 2016. At that meeting, the City Council will conduct a public hearing, act on a resolution to approve the Urban Revitalization Plan, and act on the first reading of an ordinance exempting the improvements from property taxes within the Urban Revitalization Area for projects that meet the qualifying criteria.

ALTERNATIVES:

1. If the City Council accepts the draft Urban Revitalization Plan for 2700, 2702, 2718 & 2728 Lincoln Way, 112 & 114 S. Hyland Avenue, and 115 S. Sheldon Avenue, it can set November 15, 2016 as the date of the public hearing for the adoption of the Plan and the approval of the Urban Revitalization Area.
2. The City Council may amend the draft Urban Revitalization Plan for 2700, 2702, 2718 & 2728 Lincoln Way, 112 & 114 S. Hyland Avenue, and 115 S. Sheldon Avenue and direct staff to set November 15, 2016 as the date of the public hearing for the adoption of the Plan and the approval of the Urban Revitalization Area.
3. The City Council may choose not to proceed with establishing an Urban Revitalization Area for the subject site.

MANAGER'S RECOMMENDED ACTION:

Assuming the City Council is satisfied with the refinements that were made to the design of the project based on the direction that was given in August for drafting an Urban Revitalization Plan for 2700, 2702, 2718 & 2728 Lincoln Way, 112 & 114 S. Hyland Avenue, and 115 S. Sheldon Avenue, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

ATTACHMENT 1: DRAFT URA PLAN

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)

PARCEL 1: 2718 Lincoln Way

LOT ONE (1) IN LEE'S SUBDIVISION OF THE NORTH 213 FEET (EXCEPT THE NORTH 33 FEET) OF THE W3/5 OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF THE NW1/4 OF SEC. 9-T83N-R24W OF THE 5TH P.M. IN THE CITY OF AMES, STORY COUNTY, IOWA.

PARCEL 2: 2702 Lincoln Way

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 2/5 OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINE (9). TOWNSHIP EIGHTY-THREE (83) NORTH. RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA, AND AT THE INTERSECTION OF THE SOUTH LINE OF LINCOLN WAY IN THE CITY OF AMES, IOWA RUNNING THENCE SOUTH 128 FEET, THENCE NORTH 128 FEET, THENCE WEST TO THE PLACE OF BEGINNING.

PARCEL 3: 2700 Lincoln Way

BEGINNING AT A POINT 28 FEET EAST OF THE WEST LINE OF THE EAST 2/5 OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION NINE (9). TOWNSHIP EIGHTY-THREE (83) NORTH. RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M., CITY OF AMES, STORY COUNTY, IOWA, AND AT THE INTERSECTION OF THE SOUTH LINE OF LINCOLN WAY IN THE CITY OF AMES, IOWA RUNNING THENCE SOUTH 128 FEET, THENCE EAST 75 FEET, THENCE NORTH 128 FEET, THENCE WEST 75 FEET TO THE PLACE OF BEGINNING.

PARCEL 4: 2728 Lincoln Way

LOTS TWO (2) AND THREE (3) AND THE NORTH 13 FEET OF LOT FOUR (4) OF LEE'S SUBDIVISION OF THE NORTH 213 FEET (EXCEPT THE NORTH 33 FEET THEREOF) OF THE W3/5 OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M. IN THE CITY OF AMES, STORY COUNTY, IOWA.

PARCEL 5: 112 S. Hyland Avenue

THE SOUTH 47 FEET OF LOT FOUR (4) OF LEE'S SUBDIVISION OF THE NORTH 213 FEET, EXCEPT THE NORTH 33 FEET THEREOF, OF THE W3/5 OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF THE NW1/4 OF SEC. 9-T83N-R24W OF THE 5TH P.M., AMES, STORY COUNTY, IOWA.

PARCEL 6: 115 S. Sheldon Avenue

OFFICE AND CONDOMINIUM UNITS 101, 102 AND 103 IN TPM CONDOMINIUMS, A CONDOMINIUM IN THE CITY OF AMES, STORY COUNTY, IOWA, TOGETHER WITH ALL APPURTENANCES THERETO INCLUDING AN UNDIVIDED FRACTIONAL INTEREST IN THE COMMON ELEMENTS, AREAS AND FACILITIES AS DETERMINED FOR SAID UNIT BY THE PROVISIONS OF, AND IN ACCORDANCE WITH, THE DECLARATION OF SUBMISSION TO HORIZONTAL PROPERTY REGIME FOR TPM CONDOMINIUMS FILED IN THE OFFICE OF THE RECORDER OF STORY COUNTY, IOWA, ON DECEMBER 30, 2005 AS INST. NO. 05-16146 (AND ANY SUPPLEMENTS AND AMENDMENTS THERETO). TPM CONDOMINIUMS, AS PRESENTLY CONSTITUTED, IS LOCATED ON A PART OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF THE NW1/4 OF SEC. 9-T83N-R24W OF THE 5TH P.M., IN THE CITY OF AMES, STORY COUNTY, IOWA; DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE EAST LINE OF HYLAND AVENUE, IN THE CITY OF AMES, WHICH IS 257.5 FEET SOUTH OF THE SE CORNER OF THE INTERSECTION OF LINCOLN WAY AND HYLAND AVENUE; THENCE S89°31'30"E, 199.3 FEET ALONG THE NORTH LINE OF THE SOUTH 370 FEET OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF SEC. 9-T83N-R24W OF THE 5TH P.M. IN THE CITY OF AMES, STORY COUNTY, IOWA, THENCE NORTH 129.6 FEET ALONG THE WEST LINE OF THE E2/5 OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF SAID SEC 9, THENCE S89°29'40"E, 87 FEET ALONG A LINE WHICH IS 128 FEET SOUTH OF A PARALLEL TO THE SOUTH LINE OF LINCOLN WAY, THENCE SOUTH, 136.6 FEET, THENCE N89°29'40"W, 87 FEET, THENCE NORTH, 7 FEET ALONG THE WEST LINE OF THE E2/5 OF THE E1/2 OF THE NE1/4 OF THE NW1/4 OF SE. 9 TO THE POINT OF BEGINNING. PARCEL CONTAINS 11,878 SQUARE FEET, OR 0.273 ACRE.

PARCEL 7: 114 S. Hyland Avenue

SOUTH 77.5 FEET OF NORTH 290.5 FEET OF WEST 3/5THS PF EAST HALF (E1/2) NORTHEAST QUARTER (NE1/4) NORTHWEST QUARTER (NW1/4) NORTHWEST QUARTER (NW1/4) OF SECTION 9, TOWNSHIP 83 NORTH, RANGE 24 WEST OF THE 5TH P.M., AMES, STORY COUNTY, IOWA

Owners and Addresses

Property	Owner Name	Owner Address
Parcel 1	TOMCO, LLC	414 S. Duff Avenue Ames, IA 50010
Parcel 2	TOMCO, LLC	414 S. Duff Avenue Ames, IA 50010
Parcel 3	TOMCO, LLC	414 S. Duff Avenue Ames, IA 50010
Parcel 4	Quam Limited Partnership	390 Oakwood Trail

		Fairview, TX, 75069
Parcel 5	Quam Limited Partnership	390 Oakwood Trail Fairview, TX, 75069
Parcel 6	TPM Properties, Inc	115 S. Sheldon Avenue, Suite 100 Ames, IA 50014
Parcel 7	Bird Dog One Cooperative Housing	2115 Ashmore Circle Ames, IA 50014

Assessed Valuations

Property	Land Value	Building Value	Total Value
Parcel 1	245,100	54,900	300,000
Parcel 2	62,900	102,000	164,900
Parcel 3	199,300	117,900	317,200
Parcel 4	184,200	55,700	239,900
Parcel 5	41,900	83,100	125,000
Parcel 6	127,600	246,300	373,900
Parcel 7	159,600	399,000	558,600

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

Property	Existing		Proposed	
	Zoning	Land Use	Zoning	Land Use
Parcel 1	CSC	Commercial: Retail	CSC	Commercial\Residential Mixed Use
Parcel 2	CSC	Commercial: Retail	CSC	Commercial\Residential Mixed Use
Parcel 3	CSC	Commercial: Retail and Gas Station	CSC	Commercial\Residential Mixed Use
Parcel 4	RH/O-UIW	Multi-family Residential	CSC	Commercial\Residential Mixed Use
Parcel 5	RH/O-UIW	Multi-family Residential	CSC	Commercial\Residential Mixed Use
Parcel 6	RH/O-UIW	Multi-family Residential	CSC	Commercial\Residential Mixed Use
Parcel 7	RH/O-UIW	Multi-family Residential	CSC	Commercial\Residential Mixed Use

HOC= Highway Oriented Commercial
RH=High Density Residential
O-UIW=West University Impacted 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 four properties within the boundaries of the URA that include residential units. 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:

All qualified real estate located in the designated Urban Revitalization Area is eligible to receive a partial exemption from taxation on the Actual Value added by the improvements as specified by the schedules below. Any qualified real estate may elect one of the three schedules.

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%

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.

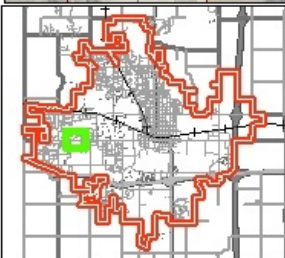
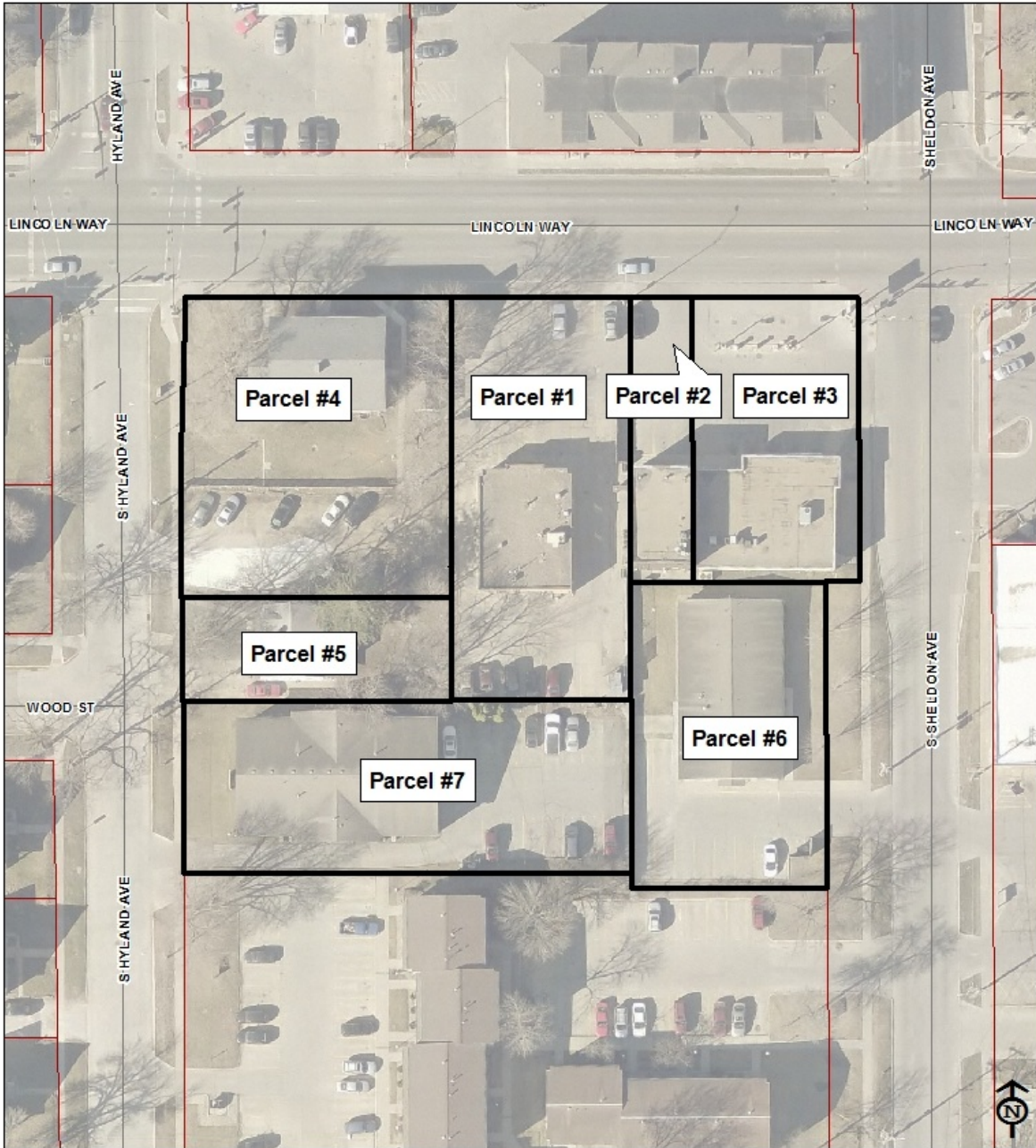
Duration

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

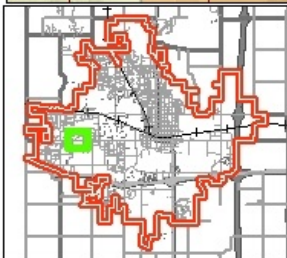
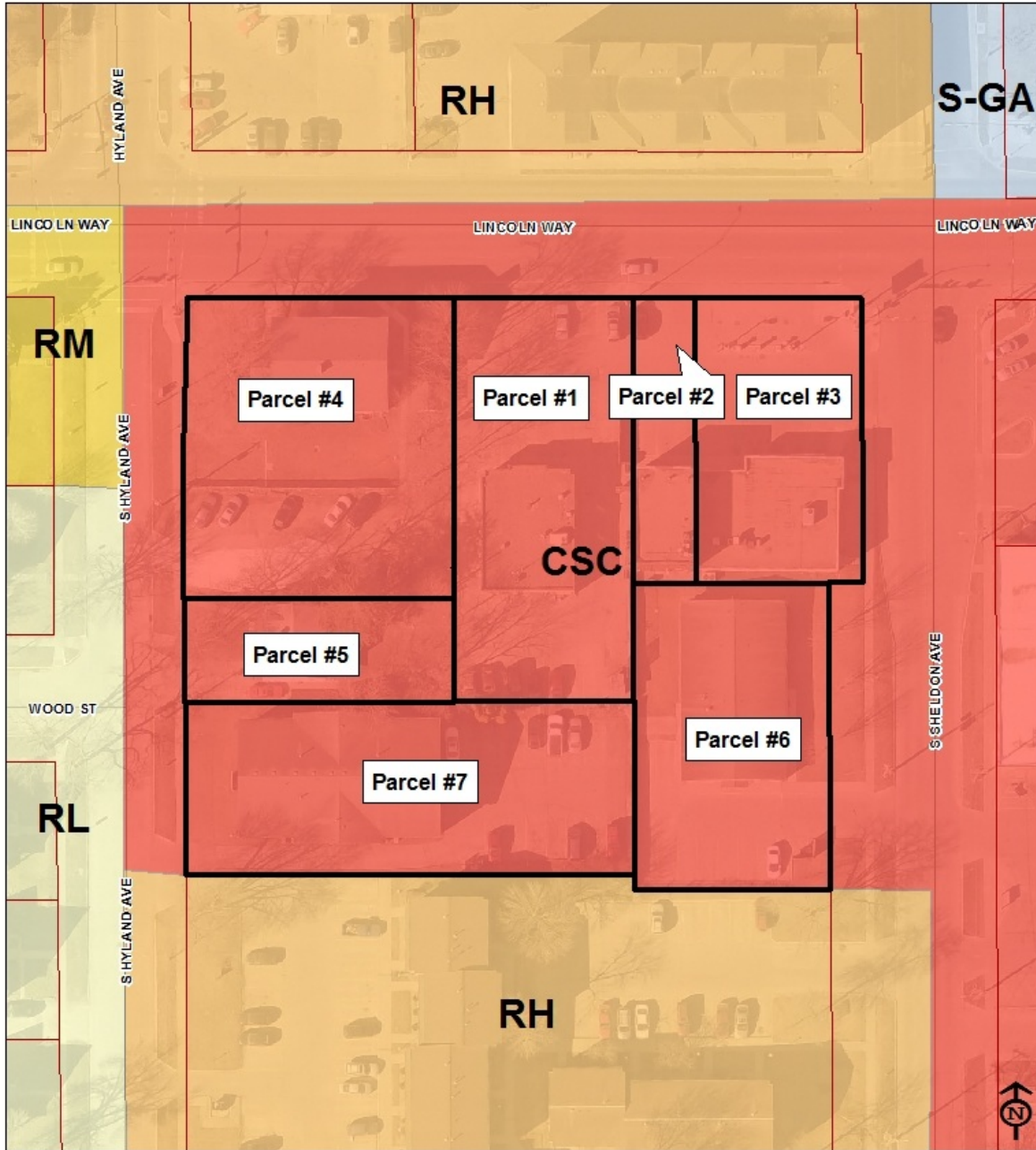
In order to be eligible for tax abatement, a project must be consistent with City ordinances and also meet the criteria in Attachment 3.

ATTACHMENT 1: LOCATION OF PROPOSED URBAN REVITALIZATION AREA



Location Map
2700, 2702, 2718 & 2728 Llincoln Way,
112 & 114 S. Hyland Avenue, and
115 S. Sheldon Avenue

ATTACHMENT 2: ZONING OF PROPOSED URBAN REVITALIZATION AREA



**Proposed Zoning Map
2700, 2702, 2718 & 2728 Lincoln Way,
112 & 114 S. Hyland Avenue, and
115 S. Sheldon Avenue**

ATTACHMENT 3: ADDITIONAL QUALIFYING CRITERIA

- A. The project shall be built in substantial compliance with the approved Concept Plan for site layout and architectural appearance and amenity deck as depicted in Attachment 4: Concept Plan.
- B. The project must be constructed and maintain enhanced public safety features as follows:
 - 1. Limit commercial space in the same building to the ground floor.
 - 2. Provide separate entrances for commercial and residential uses.
 - 3. Residential entrances are visible from the street and provide secure access.
 - 4. Prevent access from the exterior to the interior through doors that serve only as fire exits.
 - 5. Prohibit public access to structured parking, using overhead door and secure access control.
 - 6. Provide interior transparent glass windows into all stairwells.
 - 7. Provide camera monitoring of all pedestrian and vehicle entrances and areas.
 - 8. Minimum widths of all exit routes: 48” for halls, 42” for doors, 60” between rails for stairs.
 - 9. No balconies are permitted.
 - 10. Provide for natural daylight requirements of applicable codes with exterior windows with an allowance for internal bedrooms to have a transom or approved equivalent to meet this requirement.
 - 11. On facades facing any street use only fixed windows, note modified tamper resistant windows do not comply. Facades above the amenity deck must also be fixed windows.
 - 12. All other windows must be designed to prevent passing of sphere larger than 4” diameter. The window must be manufactured to restrict opening of the window permanently , modified windows with restrictors or tamper proof screws do not comply.
 - 13. Prevent by physical means access to all roofs.
 - 14. Where access is not required, provide security fencing controlling access to all areas between new or existing buildings.
 - 15. Provide exterior lighting along the commercial facades and residential entrances.
- C. The project must include the installation of necessary mechanical vent/exhaust equipment for at least one full kitchen restaurant use.
- D. The commercial area of the floor plan must have one tenant space that does not exceed 1,200 square feet and is available for general lease by a permitted commercial or retail use. Accessory functions or related businesses to the apartments or hotel do not qualify as meeting this requirement of available for general lease.
- E. Provide a minimum of at minimum of 10-feet of sidewalk clearance along Lincoln Way and maximize this distance to a minimum of 13 feet or more if approved for

exceptions to parking lot design.

- F. The project shall utilize a Sign Program for commercial tenants that provide a cohesive design and lighting style to the site. Sign Program will allow for wall signage per the Sign Code, with no commercial signage along the Hyland or rear façade of the building. The Sign Program must be approved by the Planning Director.