

COUNCIL ACTION FORM

SUBJECT: PUBLIC HEARING 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 of this project, is 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 were recently rezoned to the Campustown Service Center (CSC) zone. A location map is included as an exhibit to the 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 14th, City Council directed staff to proceed with creation of an Urban Revitalization Area for the project. In lieu of listing specific design criteria, City Council directed that a site and architectural plan exhibit be the principal design criteria for the revitalization area.

The site is eligible for an Urban Revitalization Area under the statutory criteria of promoting economic development. The Council directed that the Concept Plan 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, approval of a unified sign program, and the installation of commercial restaurant exhaust equipment to allow for at least one tenant space to be used as a full restaurant use.

City Council also reviewed the developer's updated concept on August 9th and gave direction to address architectural details, use, colors, the amenity deck, and security measures similar to the Campustown URA. City Council reviewed the draft URA Plan on September 27th with an updated concept plan and a list of the specific criteria for property tax abatement eligibility and set a public hearing on approval of the URA for November 15th. Since September 27th, the developer has received approval from the Zoning Board of Adjustment for stacked parking with a valet to serve the hotel use and for a parking dimension exception to allow for greater sidewalk widths along Lincoln Way. The developer has continued to work with staff on completing the Minor Site Development Plan application for conformance to the City's zoning and development standards.

The attached plans for the URA Plan 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. The developer will continue to work on completion of their Minor Site Development Plan and Plat of Survey to substantially conform to the concept exhibit of this Plan.

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, acoustic mats, and video surveillance.

Staff has updated the final URA Plan since September to reflect the changes in the project, including adjustments to the window glazing and brick and revising the sidewalk width requirement along Lincoln Way to a minimum of 13 feet whereas before it had been 10 feet. The developer currently has one tenant space of 1,200 square feet on the site plan that meets the maximum size requirement of the plan of 1,200 square feet. Staff notes that the 1,200 square foot space on Sheldon is labeled for use as a bike shop/valet, but that specific use is not mandatory in the Plan. The space is actually designed as general commercial space that could be configured for any commercial need. The space is required to be commercial to meet the zoning requirements and cannot be residential accessory space for just bike parking.

Although the Minor Site Development Plan has not been approved by staff, it is believed to be substantially compliant with the criteria in the URA Plan and the developer will be able to achieve the requirements of the URA Plan. The developer also is seeking City Council approval of vacation and sale of a part of the Sheldon Avenue right-of-way to meet their stormwater requirements and a Plat of Survey to complete their plans. A separate agenda item deals with the request from the developer to enter into a development agreement to ensure that the URA Plan, once adopted, is not modified prior to completion of their project.

URBAN REVITALIZATION PLAN:

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

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

approve the ordinance establishing the Urban Revitalization Area for the 2700 Block of Lincoln Way and approve the Urban Revitalization Plan by resolution.

2. The City Council can modify or change the Urban Revitalization Plan for 2700, 2702, 2718 & 2728 Lincoln Way, 112 & 114 S. Hyland Avenue, and 115 S. Sheldon Avenue and then approve the ordinance and resolution.
3. The City Council can decline to adopt the proposed Urban Revitalization Area and Plan.

CITY 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.**



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:

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.

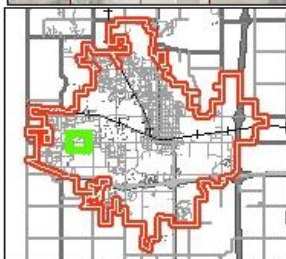
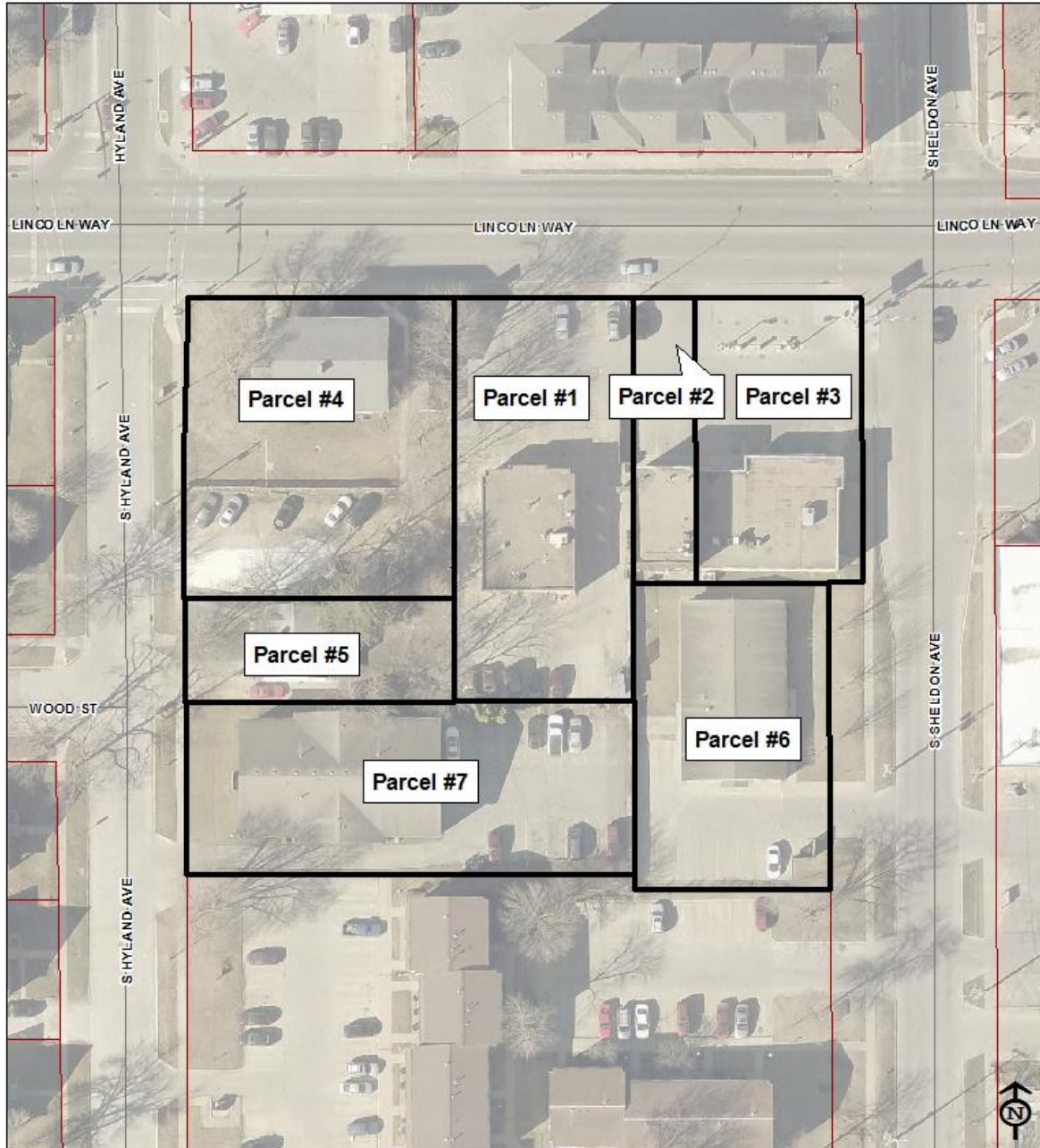
Duration

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

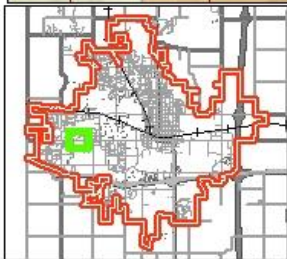
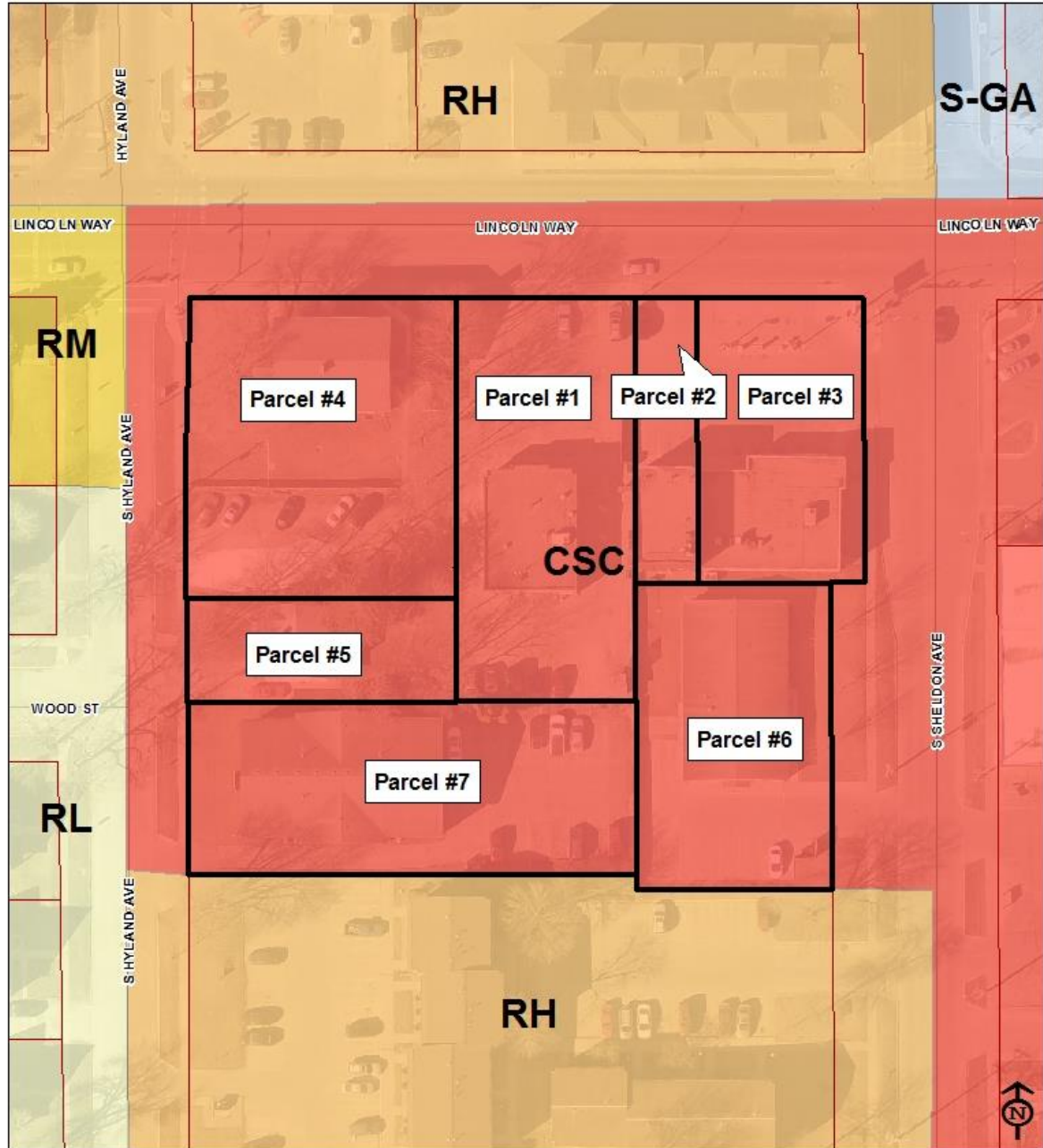
In order to be eligible for tax abatement, a project must be consistent with City ordinances and also meet the criteria in Attachment 3.

ATTACHMENT 1: LOCATION OF PROPOSED URBAN REVITALIZATION AREA



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

ATTACHMENT 2: ZONING OF PROPOSED URBAN REVITALIZATION AREA

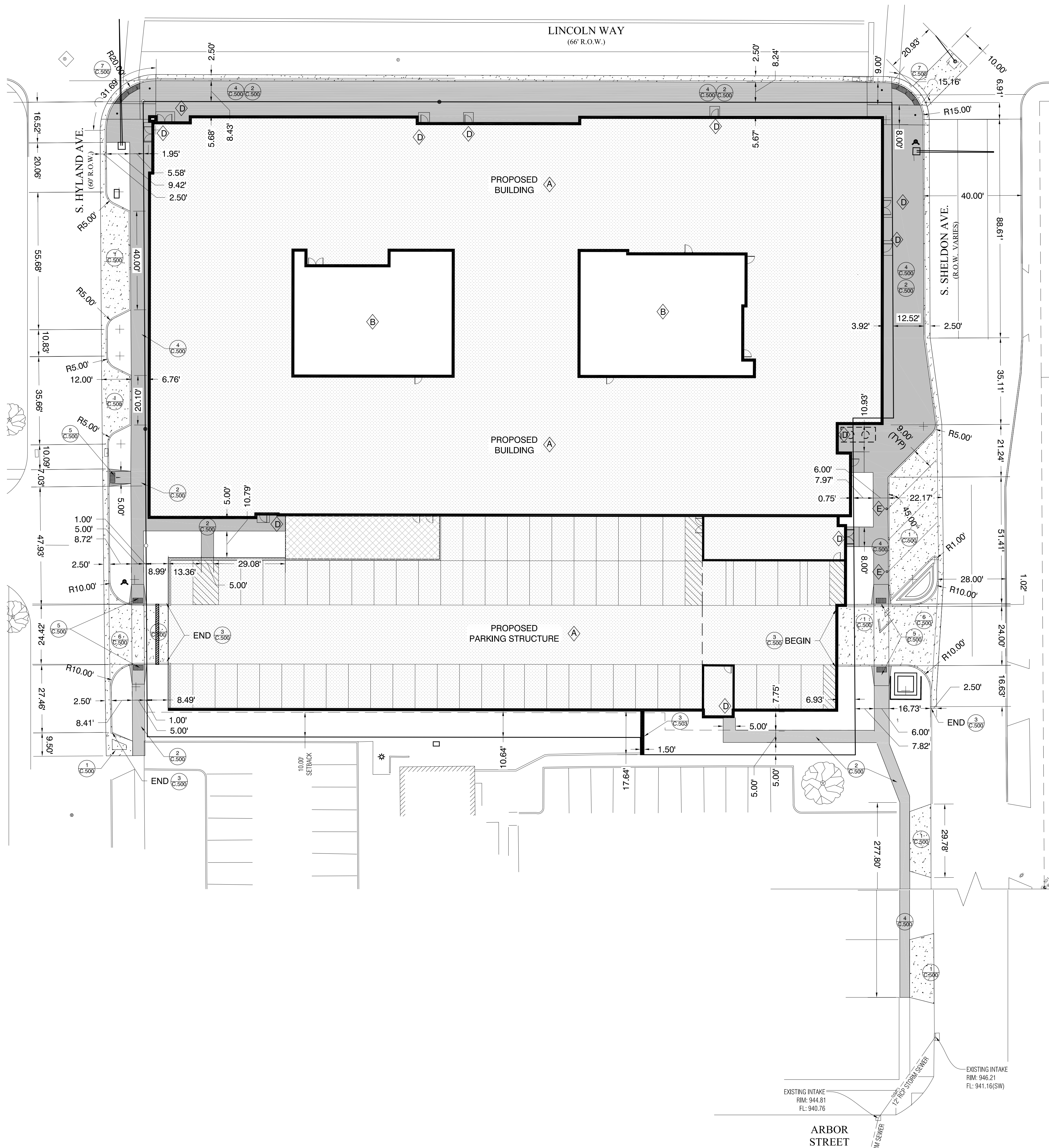


**Proposed Zoning Map
2700, 2702, 2718 & 2728 Llincoln Way,
112 & 114 S. Hyland Avenue, and
115 S. Sheldon Avenue**

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 1,000 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 13-feet of sidewalk clearance along Lincoln Way.
- 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.



GENERAL LAYOUT NOTES:

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES & STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH APPROPRIATE SAFETY REGULATIONS.
3. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED & MULCHED UNLESS OTHERWISE NOTED IN PLANS. REFER TO LANDSCAPING PLAN.
4. ANY DAMAGE TO THE PAVEMENT NOT SHOWN FOR REMOVAL ON THE PLANS DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE. ALL EFFORTS SHALL BE MADE TO NOT DISTURB EXISTING PAVEMENT.
5. COORDINATE GAS, ELECTRIC, TELEPHONE, & FIBER OPTIC WITH RESPECTIVE UTILITY COMPANIES.
6. TRASH ROOM LOCATED INSIDE BUILDING. REFER TO ARCHITECTURAL PLANS.

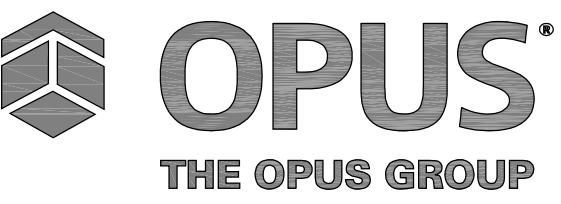
CONSTRUCTION NOTES

- Ⓐ REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR PARKING STRUCTURE SUBGRADE, SUBBASE, FOUNDATION, AND SLAB DETAILS. REFER TO MECHANICAL PLANS FOR PARKING GARAGE SPINKLER SYSTEM (PER 2009 INTERNATIONAL FIRE CODE STANDARDS)
- Ⓑ LEVEL 1 COURTYARD. REFER TO ARCHITECTURAL PLANS.
- Ⓒ RELOCATE TRAFFIC SIGNAL POLE (BY CITY). SETBACK REQUIREMENTS LINCOLN WAY (ARTERIAL 30MPH) = 7 FT (MIN) FROM EDGE OF TRAVELED WAY

S. SHELDON AVE. & S. HYLAND AVE. (25MPH COLLECTOR) = 5.5 FT (MIN) FROM EDGE OF TRAVELED WAY
- Ⓓ INSTALL STOOPS. REFER TO ARCHITECTURAL PLANS
- Ⓔ INSTALL PARKING METERS. SLEEVE PARKING METERS THRU CONCRETE. SUBMIT LAYOUT WITH THE CITY OF AMES PUBLIC WORKS DEPARTMENT.

CONSTRUCTION DETAILS

- 1. INSTALL 7" PCC PAVEMENT
- 2. INSTALL 5" PCC SIDEWALK
- 3. INSTALL STANDARD 6" CURB & GUTTER UNIT
- 4. INSTALL CLASS A SIDEWALK
- 5. INSTALL ACCESSIBLE SIDEWALK RAMP
- 6. INSTALL CONCRETE DRIVEWAY TYPE "B" WITH RADII
- 7. INSTALL CURB RAMPS FOR CLASS A SIDEWALK
- 8. BLOCK RETAINING WALL



Opus AE Group, L.L.C.
10350 Eden Road West
Minnetonka, MN 55343-0110
952-696-4444

Opus Design Build, L.L.C.
1820 NW 118th St. Suite 150
Clive, IA 50325
515-440-1482

CONSULTANT

CLAPSADDLE-GARBER ASSOCIATES, INC.
1523 S. BELL AVE., SUITE 101
AMES, IOWA 50010

PROJECT

River Caddis Mixed-Use Development

PROJECT ADDRESS
2700 LINCOLN WAY
AMES, IOWA

PROJECT NUMBER
30984

ISSUE RECORD

09/06/2016 Minor Site Dev Plan
10/11/2016 MSDP Resubmittal #1

NOT FOR CONSTRUCTION

DATE
10/11/16
PROJECT MANAGER
30984
DRAWN BY
LAW / RWA
CHECKED BY
MMB

REGISTRATION

SHEET TITLE

LAYOUT PLAN

SHEET NUMBER

C.200

PLANT SCHEDULE

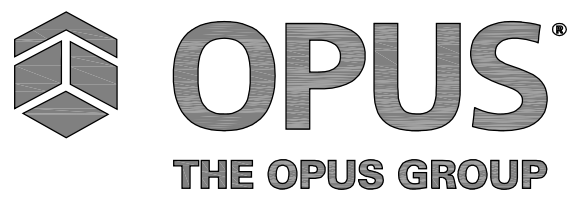
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
Deciduous Overstory Trees				
OV	Ostrya virginiana	American Hophorubeam	6	1.5" BB
Ornamental Trees				
SR	Syringa reticula 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	1.5" BB
AG	Amelanchier x Gandiflora	Autumn Brilliance Serviceberry	2	1.5" BB
Evergreen				
JV	Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper	4	6" BB
Shrubs				
TO	Thuja Occidentalis	American Arborvitae	39	#5 Container
SB	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	10	#3 Container (12" tall)
JC	Juniperus chinensis 'Gold Lace'	Gold Lace Juniper	10	#3 Container (18" tall)

LANDSCAPE REQUIREMENT

ALONG LINCOLN WAY:	NONE
ALONG S. HYLAND AVENUE:	L2; LOW SCREEN LOW SHRUBS 4' O.C. FOR A CONTINUOUS SCREEN 3' HIGH. 1 TREE PER 50 LF
ALONG S. SHELDON AVENUE:	NONE
REAR LOT LINE (ABUTTING RESIDENTIAL):	L3; HIGH SCREEN HIGH SHRUBS 6' O.C. FOR A 6' HIGH SCREEN. 1 TREE PER 50 LF

LANDSCAPE NOTES:

- PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWING SHALL PREVAIL IF CONFLICT OCCURS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING OWN QUANTITIES AND BASING BID ACCORDINGLY.
- CONTRACTOR SHALL PLACE SHREDDED HARDWOOD BARK MULCH AROUND ALL TREES & SHRUBS TO A DEPTH OF 3". WALNUT PRODUCTS ARE PROHIBITED.
- KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI 260-2004, OR MOST RECENT EDITION.
- THE CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE ENGINEER.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECTS, DISEASE AND INJURIES, WITH HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES. SIZES SHALL BE EQUAL TO OR EXCEEDING SIZES INDICATED ON THE PLANT SCHEDULE. THE CONTRACTOR SHALL SUPPLY PLANTS IN QUANTITY AS SHOWN ON DRAWINGS.
- ALL DISTURBED AREAS NOT OTHERWISE COVERED BY BUILDING, PAVEMENT, AND LANDSCAPE BEDS SHALL BE SODDED WITH KENTUCKY BLUE TURF GRASS.
- ANY LANDSCAPE ROCK SHALL BE LESS THAN 3".



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10350 Eden Road West
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952-696-4444

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Olive, IA 50225
515-440-1482

CONSULTANT

CLAPSADDLE-GARBER
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1523 S. BELL AVE., SUITE 101
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PROJECT

**River Caddis
Mixed-Use
Development**

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AMES, IOWA

PROJECT NUMBER
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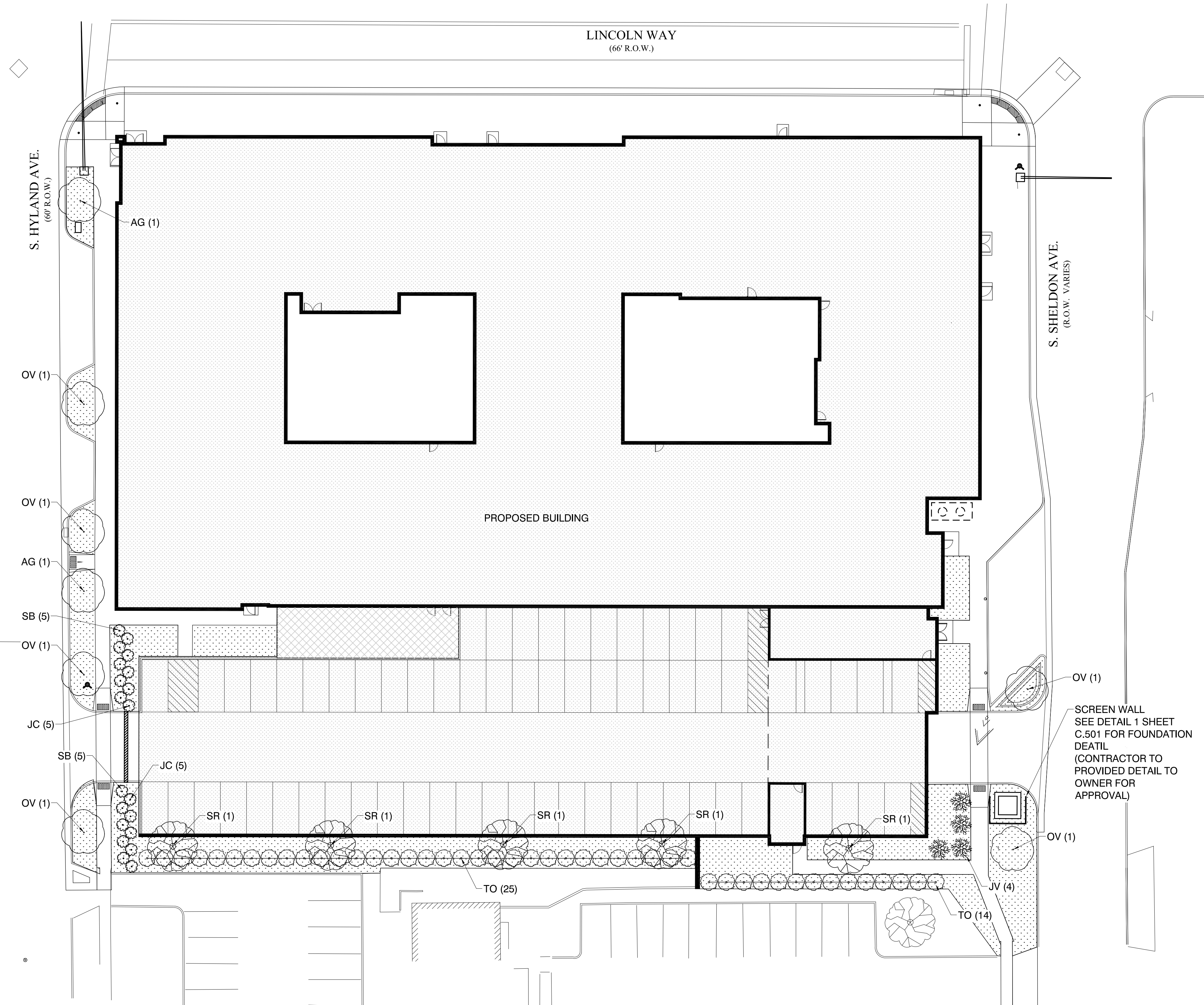
DATE
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30984
DRAWN BY
LAW / RWA
CHECKED BY
MMB

REGISTRATION

SHEET TITLE
**LANDSCAPE
PLAN**

SHEET NUMBER

C.400



CONSULTANT

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J. Fourniea

REGISTRATION

SHEET TITLE
**P-1 PARKING
LEVEL PLAN**

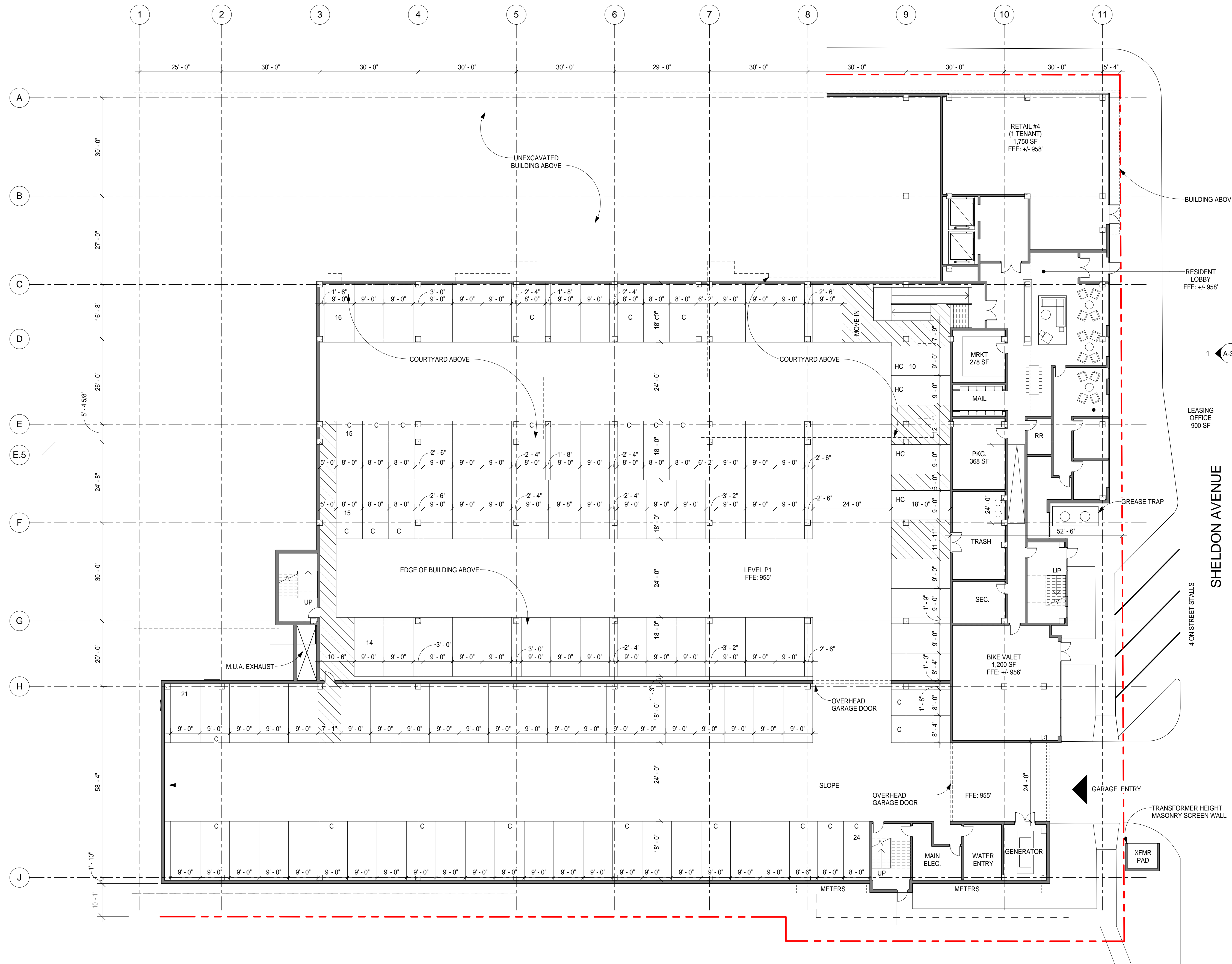
SHEET NUMBER

A-2.1

HYLAND AVENUE (ABOVE)

SHELDON AVENUE

LINCOLN WAY



1 LEVEL P1
1/16" = 1'-0"

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M. Hart
CHECKED BY
J. Fourniea

REGISTRATION

SHEET TITLE
LEVEL 1 PLAN

SHEET NUMBER

A-2.2



1 LEVEL 1
1/16" = 1'-0"

PLOT DATE: 10/11/2016 1:36:26 PM

CONSULTANT

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30984

ISSUE RECORD

09/06/2016 Minor Site Dev Plan
10/11/2016 MSDP Resubmittal #1

**NOT FOR
CONSTRUCTION**

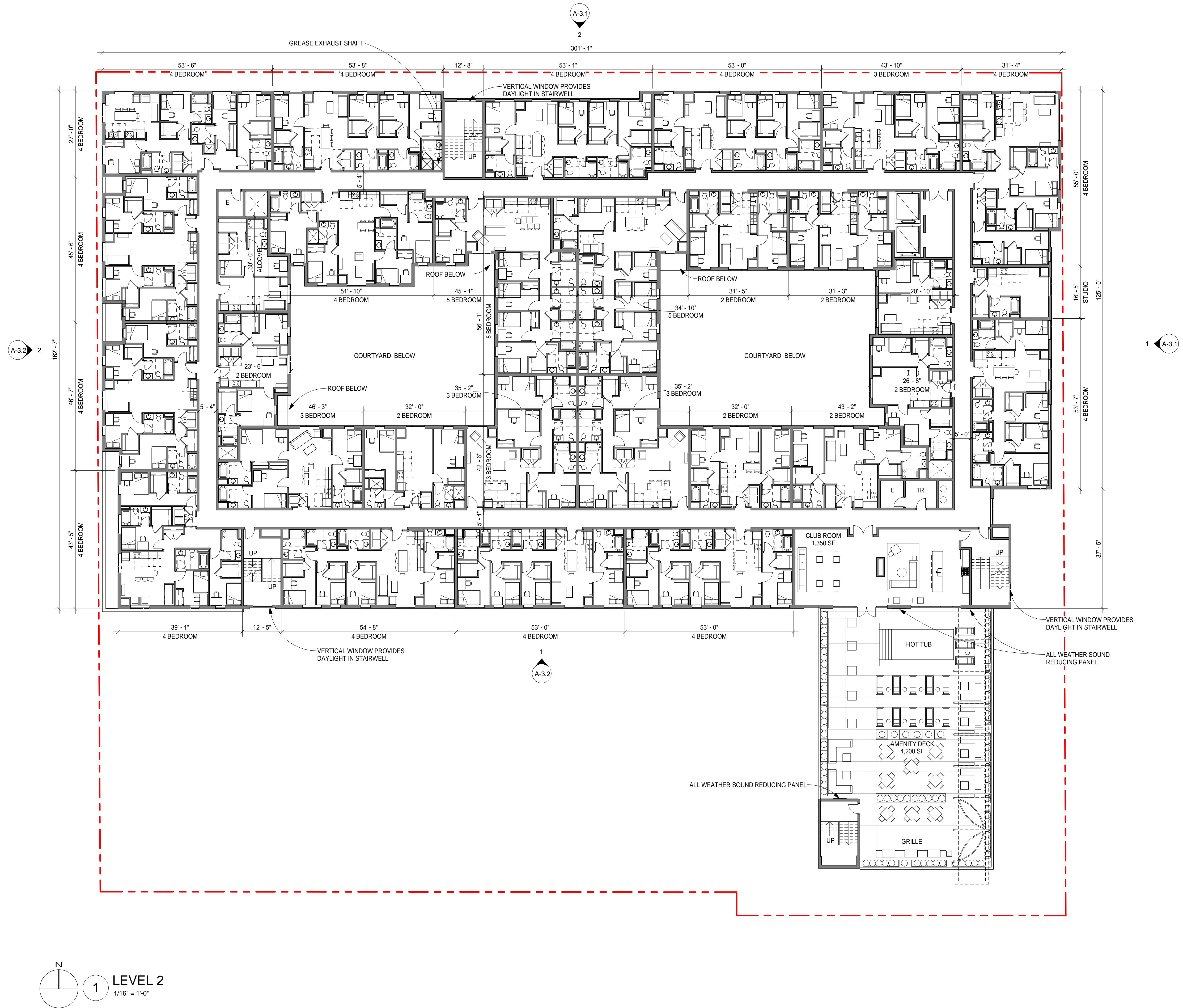
DATE
10/11/16
PROJECT MANAGER
30984
DRAWN BY
M. Hart
CHECKED BY
J. Fourniea

REGISTRATION

SHEET TITLE
LEVEL 2 PLAN

SHEET NUMBER

A-2.3



LEVEL 2
1/16" = 1'-0"

CONSULTANT

PROJECT

**River Caddis
Mixed-Use
Development**

PROJECT ADDRESS
2700 LINCOLN WAY
AMES, IOWA

PROJECT NUMBER
30984

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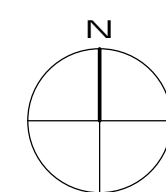
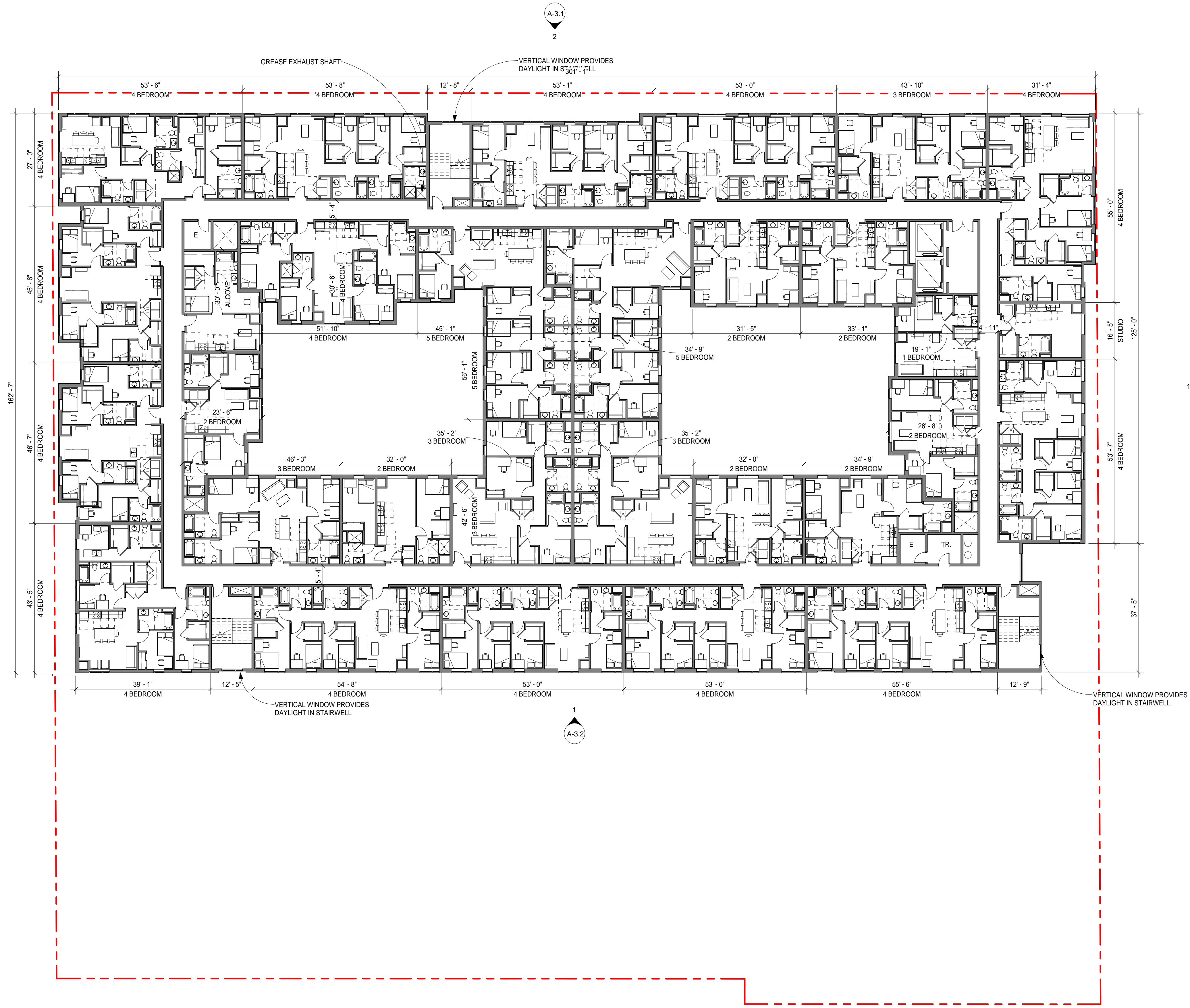
DATE
10/11/16
PROJECT MANAGER
30984
DRAWN BY
M. Hart
CHECKED BY
J. Fourniea

REGISTRATION

SHEET TITLE
LEVELS 3 - 6 PLAN

SHEET NUMBER

A-2.4



1 LEVELS 3 - 6
1/16" = 1'-0"

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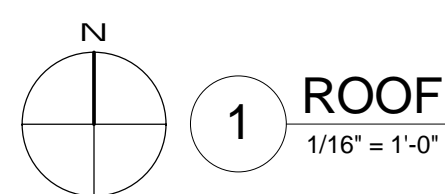
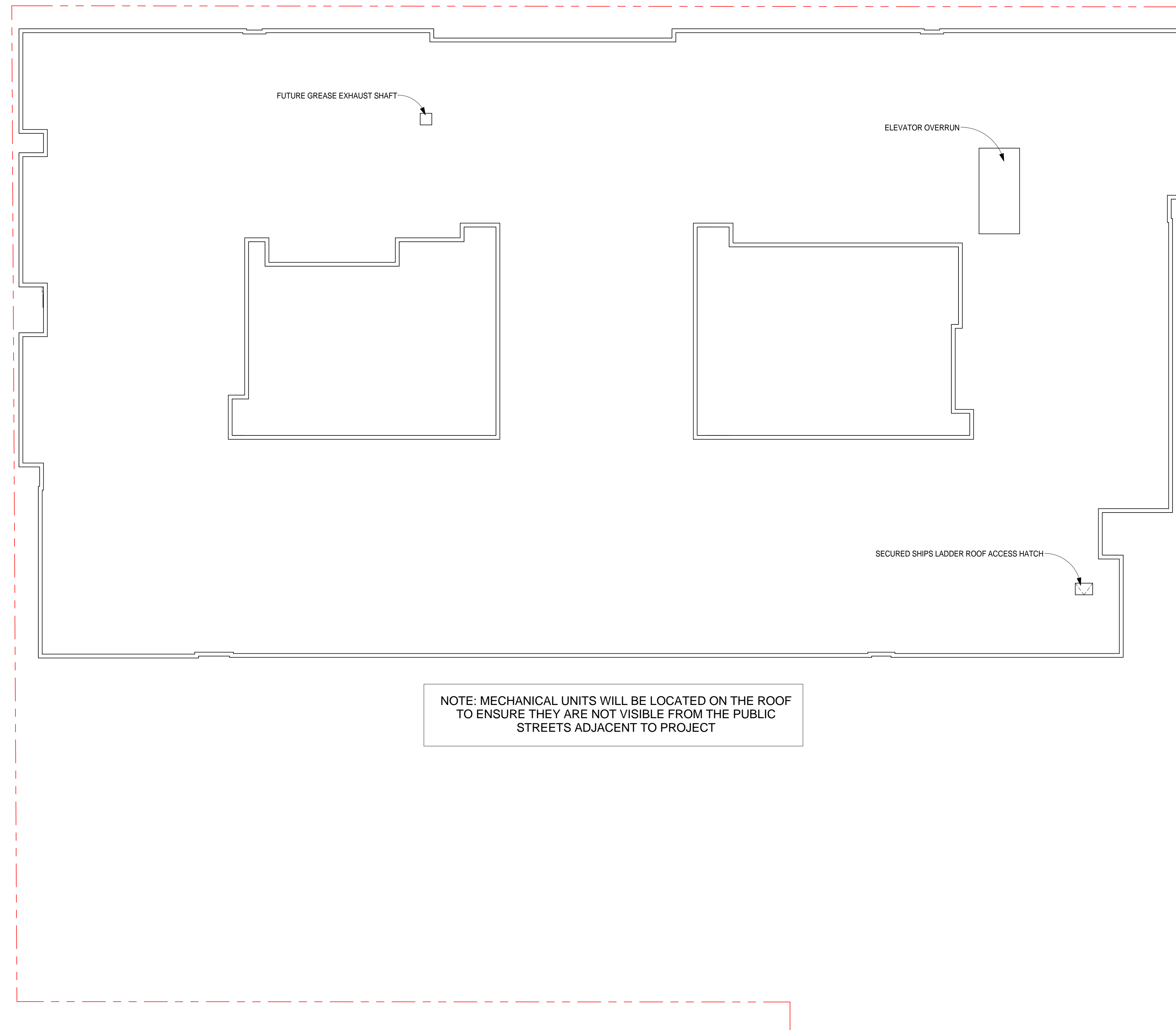
DATE
10/11/16
PROJECT MANAGER
30984
DRAWN BY
M. Hart
CHECKED BY
J. Fourniea

REGISTRATION

SHEET TITLE
ROOF PLAN

SHEET NUMBER

A-2.5



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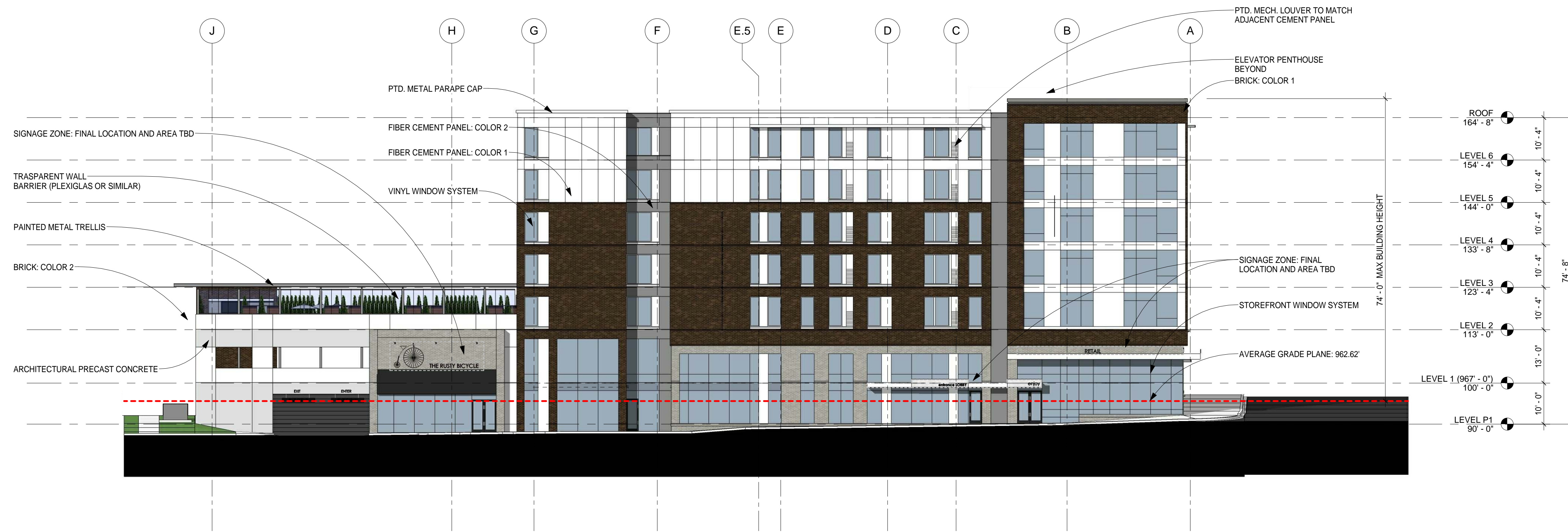
DATE
10/11/16
PROJECT MANAGER
30984
DRAWN BY
M. Hart
CHECKED BY
J. Fourniea

REGISTRATION

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-3.1



EAST ELEVATION 1/16" = 1' - 0"



NORTH ELEVATION 1/16" = 1' - 0"

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REGISTRATION

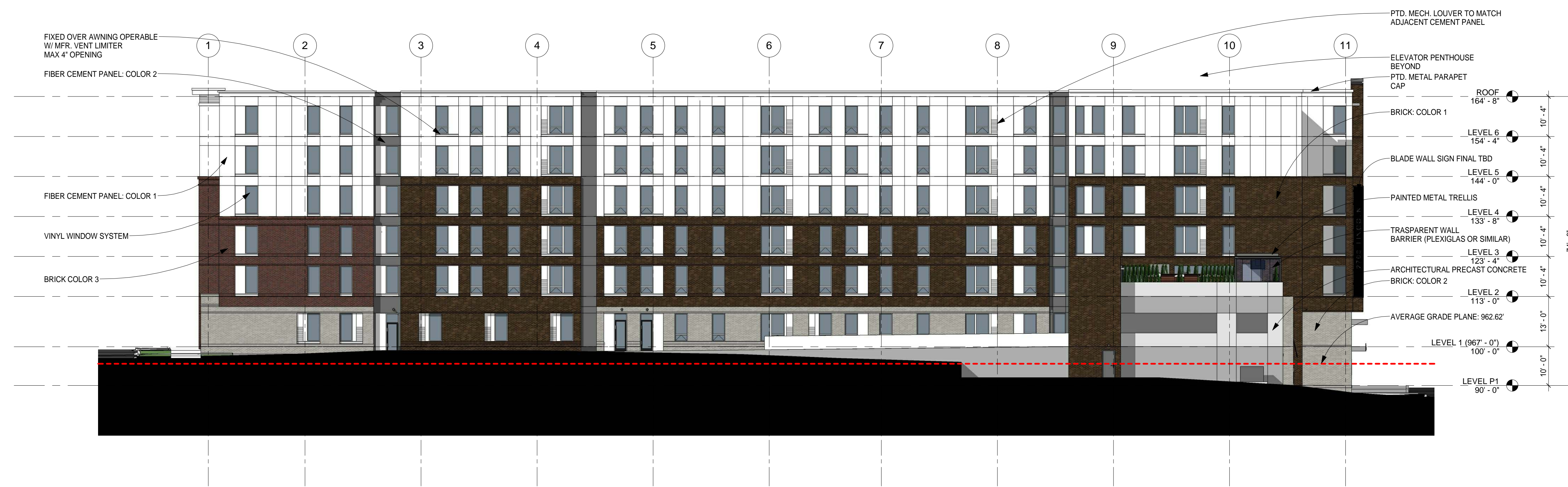
SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A-3.2



WEST ELEVATION 1/16" = 1' - 0"



SOUTH ELEVATION 1/16" = 1' - 0"



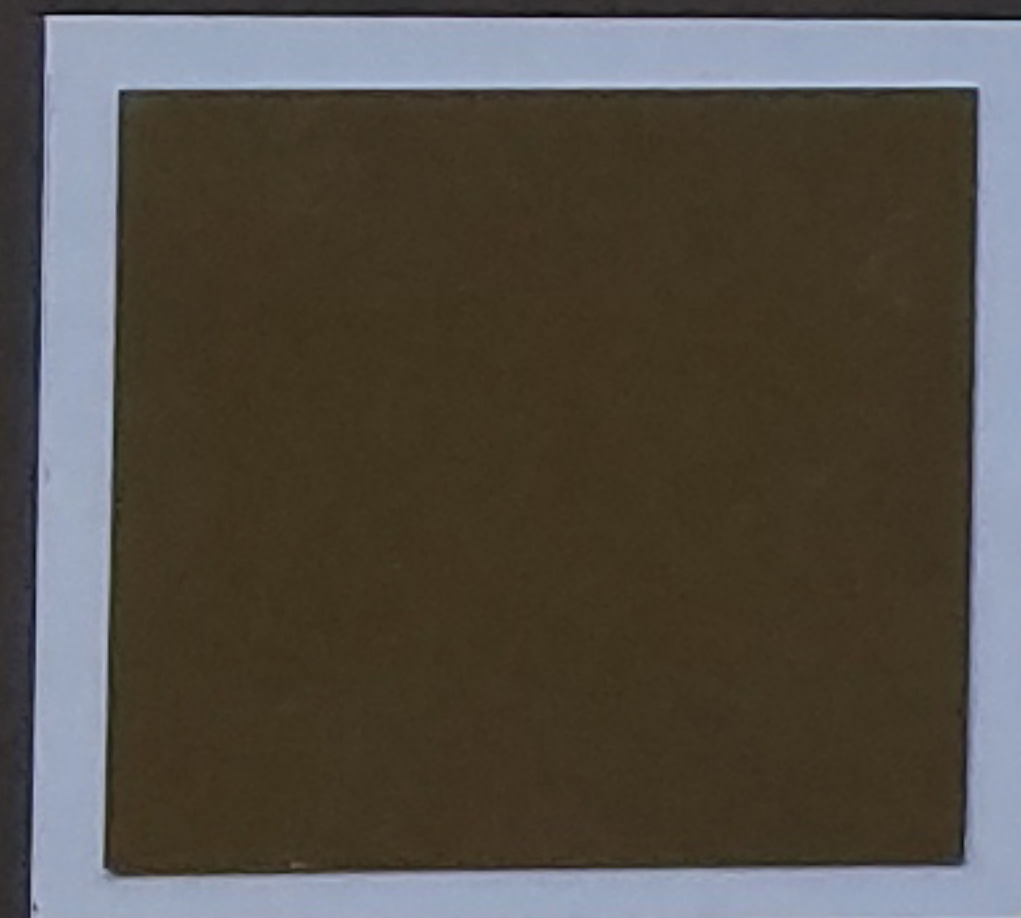
OPUS
THE SPUR GROUP

River Caddis Mixed Use Development
Ames, Iowa

Sheldon Avenue and Lincoln Way
09.23.2016



4 FABRIC CANOPY
Black



5 ALUMINUM WINDOW FRAME
Storefront
Bronze



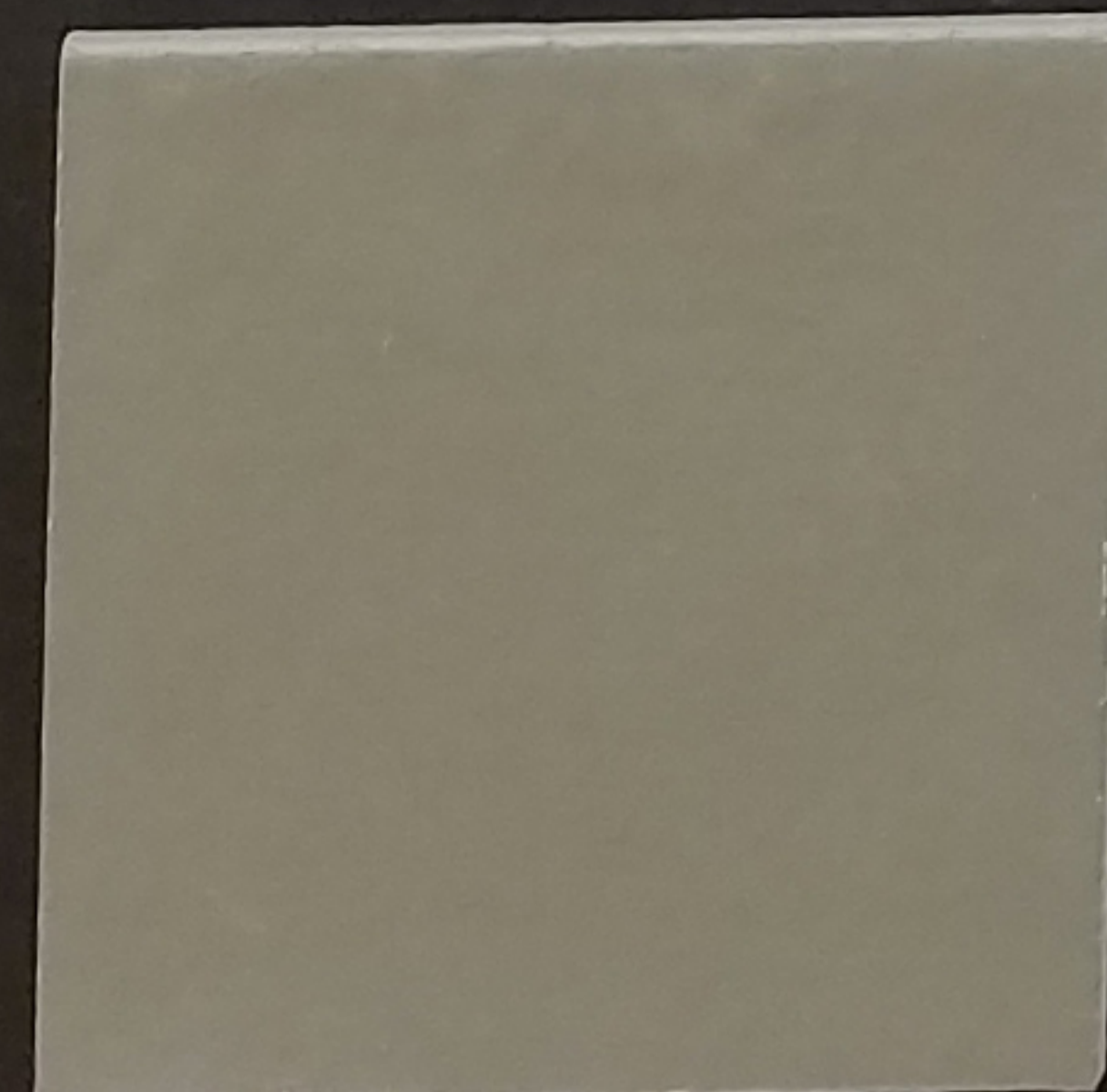
6 PREFINISHED METAL
PANEL
White



7 VINYL WINDOW FRAME
White



8 FIBER CEMENT PANEL
Color 1
White



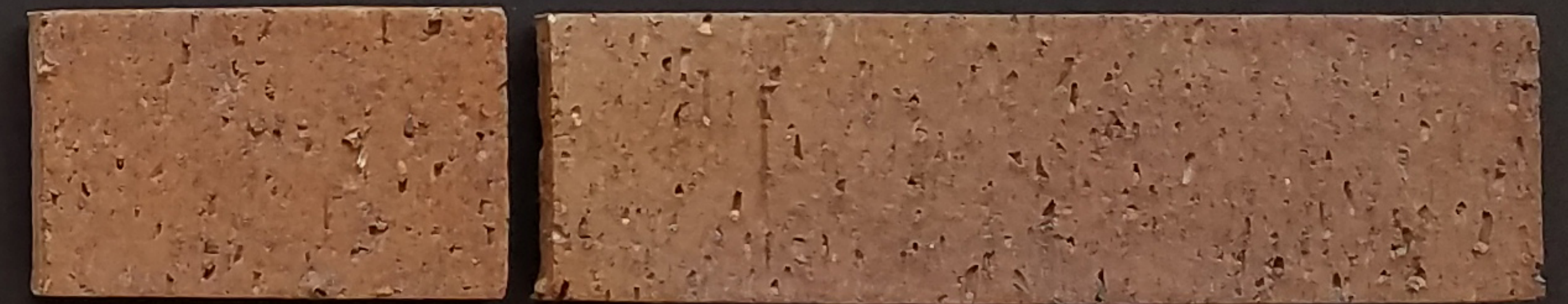
9 FIBER CEMENT PANEL
Color 2
Aged Powder



10 VISION GLASS
Lo E Clear



1 BRICK
Color 1 - Dark Brown
Norman Size - Smooth Finish



2 BRICK
Color 2 - Medium Red
Norman Size - Velour



3 BRICK
Color 3 - Ash
Norman Size - Velour



PERSPECTIVE @ NE CORNER



PERSPECTIVE @ NW CORNER



PERSPECTIVE @ SW CORNER



PERSPECTIVE @ SE CORNER



PERSPECTIVE @ AMENITY DECK



STREET VIEW @ NW CORNER



STREET VIEW MIDBLOCK @ LINCOLN WAY

CONSULTANT

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J. Fourniea

REGISTRATION

SHEET TITLE
PERSPECTIVES

SHEET NUMBER

A-3.6



THE RUSTY BICYCLE

EXIT

ENTER



ORDINANCE NO. _____

**AN ORDINANCE TO DESIGNATE THE URBAN REVITALIZATION AREA
FOR 2700, 2702, 2718, AND 2728 LINCOLN WAY; 112 AND 114 SOUTH HYLAND
AVENUE; AND 115 SOUTH SHELDON AVENUE**

Section 1: The land described as:

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 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 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

is hereby designated, pursuant to Chapter 404, Code of Iowa, as the 2700, 2702, 2718, AND 2728 Lincoln Way; 112 and 114 South Hyland Avenue; and 115 South Sheldon Avenue Urban Revitalization Area.

Section 2: All other ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 3: This Ordinance is in full force and effect from and after its adoption and publication as provided by law.

ADOPTED THIS ____ day of _____, 2016.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor