

COUNCIL ACTION FORM

SUBJECT: 2018 URBAN REVITALIZATION TAX ABATEMENT REQUESTS

BACKGROUND:

The City Council has established Urban Revitalization Areas (URAs) which allows for the granting of tax exemption for the increased valuation of a property for projects that meet the criteria of each URA's Urban Revitalization Plan. In most cases, these criteria set certain standards for 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, depending on the Urban Revitalization Plan for each URA.

Every year, owners who have made improvements to property within the City's URAs during the previous year may apply for tax exemption on the incremental added value of their properties. The City must determine if the completed improvements meet the criteria in the Urban Revitalization Plan for the URA in which the property is located. **If the City Council finds that the criteria are met, this approval is forwarded to the City Assessor, who then reviews the request and determines the amount of the exemption based on the increase in incremental valuation.**

Property owners for ten projects submitted requests for property tax exemptions on the increase in valuations based on the 2018 assessments. A table of project addresses, Urban Revitalization Area, project costs, and requested tax abatement schedule is included in Attachment 1. Attachments 2 through 7 contain the specific eligibility criteria for the designated Areas, a brief description of the individual projects in those areas, and staff determination of eligibility. Attachment 8 contains the submitted application forms.

In summary, staff believes all have met the eligibility criteria of their respective Plans except for the Aspen Heights (aka Breckenridge) project in the S. Wilmoth Urban Revitalization Area due to their lack of enrollment in the Crime Free Multi-Housing Program. More information is found in Attachment 4 regarding Aspen Heights and the Plan criteria.

The property owners have reported construction values totaling \$48,043,400 for these ten projects. The various applicant estimates are self-reported construction and soft costs and may not be the same as the added property value. The actual increase in valuation from the improvements will be determined by the City Assessor and that valuation will be the basis of the partial property tax exemption.

ALTERNATIVES:

1. The City Council can approve nine of the ten requests for tax exemptions (except for Aspen Heights) as outlined in Attachment 1 by finding that they meet the criteria of their respective Urban Revitalization Areas.
2. The City Council can deny any or all of these requests for approval of the tax exemptions if the Council finds the improvements do not comply with the respective Urban Revitalization Area criteria.

CITY MANAGER'S RECOMMENDED ACTION:

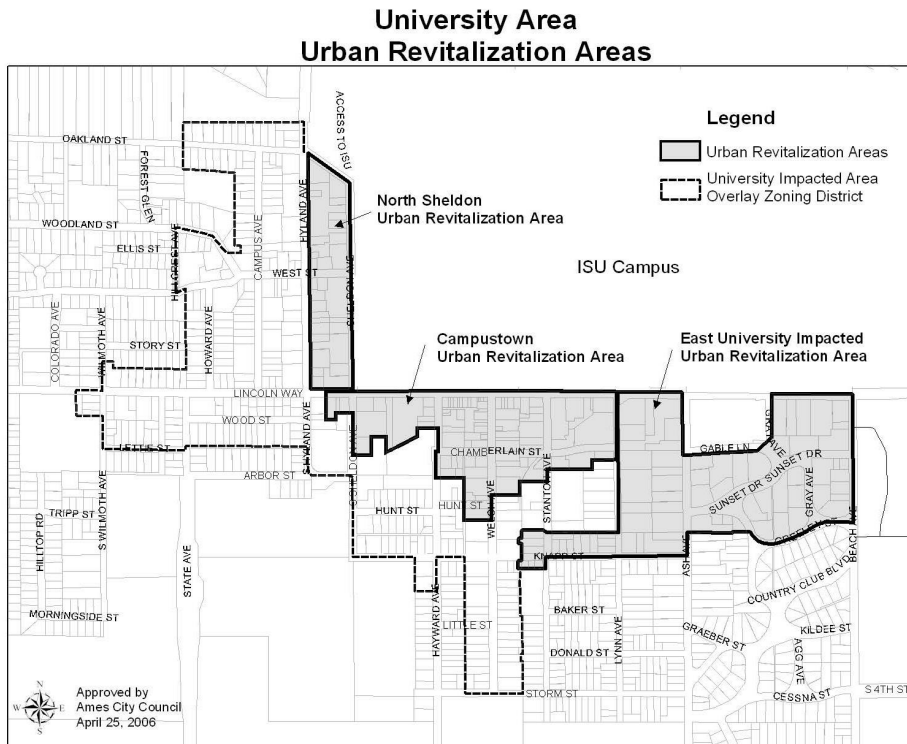
Staff has examined the applications submitted as of February 1, 2018, and finds that nine of the ten requests have met the criteria for their respective Urban Revitalization Plans approved by the City Council. One project, Aspen Heights (aka Breckenridge) at 205 S. Wilmoth Avenue has not fully met all the criteria as noted in Attachment 4 (i.e., they have not yet enrolled in the Crime Free Multi-Housing Program). If they meet the criteria by next January, they may apply at that time for the nine years of remaining abatement on the 2017 improvement valuation.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving nine of the ten requests (except Aspen Heights) for tax exemption as meeting the criteria for their respective Urban Revitalization Areas. This action will allow the qualifying requests for tax exemption to be processed by the City Assessor, who will determine the actual value of the respective tax exemptions.

ATTACHMENT 1: 2018 URBAN REVITALIZATION APPLICATIONS

ADDRESS	URA	COSTS	YEARS
313 Lynn Avenue (Delta Gamma)	East University	\$2,930,000	10
2136 Lincoln Way (Sigma Chi)	East University	\$2,947,016	10
2121 Sunset Drive (Delta Tau Delta)	East University	\$6,404,845	10
120-124 Hayward Avenue (Campus Plaza)	Campustown	\$10,250,000	3
205 S. Wilmoth Avenue (Breckenridge)	S. Wilmoth	\$19,200,000	10
301 Main Street (Sheldon-Munn)	Downtown	\$3,589,861	3
3505 Lincoln Way, Suites 102-105	Walnut Ridge	\$600,000	10
3505 Lincoln Way, Suites 101, 201-208	Walnut Ridge	\$600,000	10
3515 Lincoln Way, Suites 101-105, 201-208	Walnut Ridge	\$600,000	10
306 S. 3 rd Street, Celebrations	South Lincoln	\$921,678	10

ATTACHMENT 2: EAST UNIVERSITY IMPACTED AREA CRITERIA AND APPLICATION SUMMARIES



Applicability of Revitalization: Revitalization shall be applicable only to buildings in the designated area which comply with following conditions-

- Existing or former residences recognized by Iowa State University as part of the Greek residence system, and which, following rehabilitation, 70% of the area of existing exterior walls of the structure will remain, or
- Construction of a new Greek residence recognized by Iowa State University as part of the Greek residence system if built on a site that was formerly a Greek residence.

313 Lynn Avenue

Conversion of an existing building into a Greek House (Delta Gamma). The renovations included an addition to the front and rear of the building, but retained 70 percent of the exterior walls. The owner is seeking a 10-year exemption. **Staff finds that the improvements meet the eligibility criteria.**

2136 Lincoln Way

Construction of a new Greek House (Sigma Chi) on the site of a prior Greek house. In accordance with the changes to the East University Impacted URA by the City Council in December, 2017, this property is eligible for tax exemption, although it will have lost the first two years of their 10-year exemption. **Staff finds that the improvements meet the eligibility criteria as established in December 2017.**

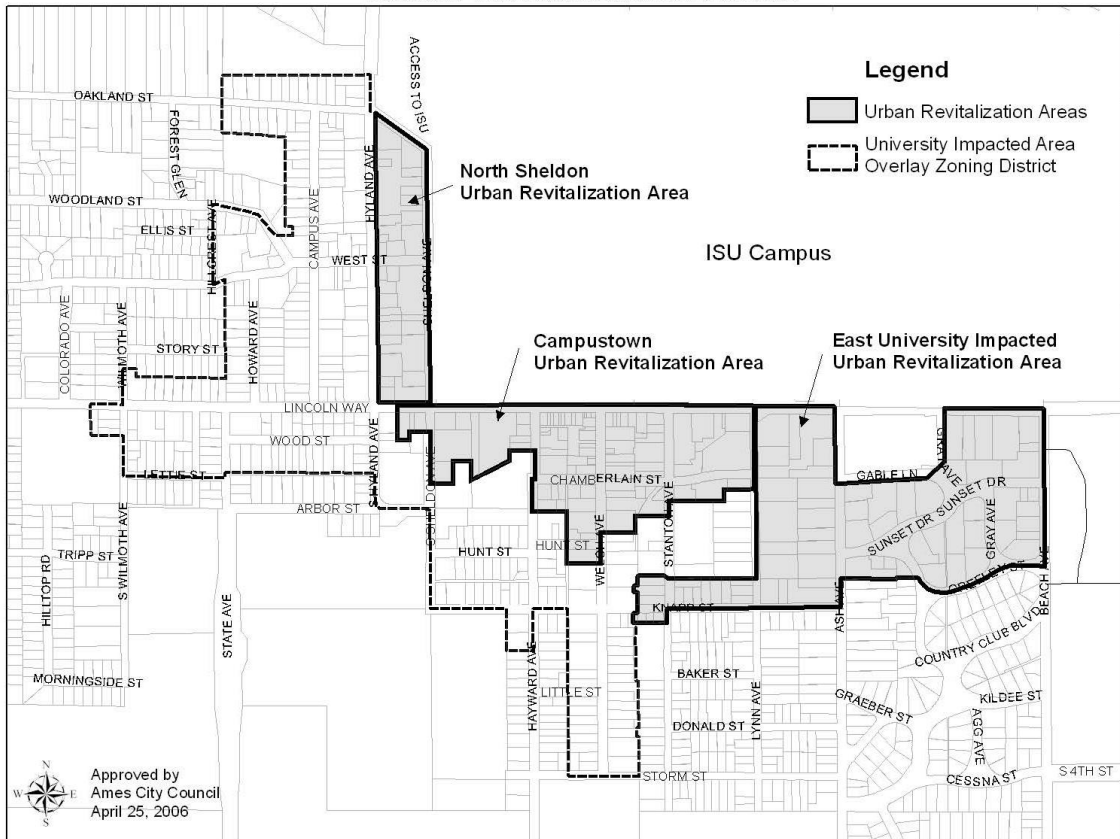
2121 Sunset Drive

Construction of a new Greek House (Delta Tau Delta) on the site of a prior Greek house. In accordance with the changes to the East University Impacted URA by the City

Council in December, 2017, this property is eligible, although it will have lost the first two years of their 10-year exemption. **Staff finds that the improvements meet the eligibility criteria as established in December 2017.**

ATTACHMENT 3: CAMPUSTOWN CRITERIA AND APPLICATION SUMMARY

University Area Urban Revitalization Areas



CAMPUSTOWN URBAN REVITALIZATION PLAN - Criteria for Renovation or New Construction

(A)	(B)	(C)
<p><i>Project must meet one criterion of three options from Column (A).</i></p> <p>(1) Slum and Blighted Properties where a majority of the assessed valuation has been determined to be substantially unsafe or to have an unsafe use by the City Council.</p> <p>-OR-</p> <p>(2) Parking & Mixed Use</p> <ul style="list-style-type: none"> 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>and</p> <ul style="list-style-type: none"> The first floor must be used for permitted commercial and retail uses as shown in Table 29.809(2) of the Municipal Code or for a small production facility. The second floor must be used for either commercial or retail uses as shown in Table 29.809(2) or for household living. All floors above the second floor must be used for household living. <p>-OR-</p> <p>(3) Adaptive Reuse</p> <ul style="list-style-type: none"> The building on the site is at least 50 years or older. <p>and</p> <ul style="list-style-type: none"> 70% of the area of existing walls of the structure will remain. <p>and</p> <ul style="list-style-type: none"> Historic materials and designs are preserved and/or restored. 	<p><i>Project must meet one criterion of two options from Column (B).</i></p> <p>(1) Underrepresented Properties that are to include a business use where the 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.</p> <p>-OR-</p> <p>(2) Design Standards</p> <ul style="list-style-type: none"> Retail and office uses on the first floor adjacent to a public sidewalk must have direct access to the public sidewalk. <p>and</p> <ul style="list-style-type: none"> Buildings greater than 3-stories shall include architectural features that create visual interest and variation in building design by differentiating building facade elements and include visual relief for long facades. <p>and</p> <ul style="list-style-type: none"> Approval of master sign program by the Planning and Housing Director with signage designs which are complimentary to the building design and supports business identity. <p>and</p> <ul style="list-style-type: none"> Limit driveways along Lincoln Way and Welch Avenue if alternative means of access are available. <p>No drive-throughs are allowed along Lincoln Way and Welch Avenue.</p> <p>and</p> <ul style="list-style-type: none"> 100% of the front facades and 80% of the 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>-OR-</p> <p>An adaptive reuse project (A3) may use siding materials that are historically significant for all stories of a building.</p>	<p><i>All projects with residential uses shall also meet the following criteria or equivalent as approved by City Council.</i></p> <ol style="list-style-type: none"> Limit commercial space in the same building to the ground floor. Provide separate entrances for commercial and residential uses. Residential entrances are visible from the street and provide secure access. Prevent access from the exterior to the interior through doors that serve only as fire exits. Prohibit public access to structured parking, using overhead door and secure access control. Provide transparent glass windows into all stairwells. Provide camera monitoring of all pedestrian and vehicle entrances and areas. Minimum widths of all exit routes: 48" for halls, 42" for doors, 60" between rails for stairs. No balconies are permitted. Provide for natural daylight requirements of applicable codes with exterior windows. On facades facing any street use only fixed windows, note modified tamper resistant windows do not comply. Design of all other windows to prevent passing of sphere larger than 4" diameter. Prevent by physical means access to all roofs. Where access is not required, provide security fencing controlling access to all areas between new or existing buildings. Provide a minimum of four 100w metal halide or LED 6,500 lumens light fixtures on each building facade: two at elevation between first and second floors and two at elevation between third and fourth floors.

Campustown URA Criteria Appendix

1. All Projects must comply with an option from both column A and column B. Additionally, projects with residential uses must also comply with all requirements of column C.
2. Projects requesting final tax abatement approval must be compliant with an approved Site Development Plan and have received a certificate of building occupancy from the City of Ames Inspection Division.
3. All features incorporated into a project to meet URA criteria must be maintained for the life of the tax abatement.
4. Applications for final tax abatement approval must include supporting documentation for each of the relevant criteria.

5. Architectural Design Guidelines:

The intent of this criterion is to promote building variation appearance within Campustown. The relative scale of new buildings can lead to similar building appearances due to construction techniques, uniform roof lines, and long building lengths; whereas, Campustown historically had diversity in building appearance and scale.

Visual interest of a building means incorporating architectural features that define buildings elements, such as the base, middle, and top of a building. Appropriate architectural features can include window details, brick and material color variations that highlight building elements and support building identity, parapets, or expressive storefront glazing systems.

Variation and Relief means building offsets that affect the apparent massing of the building at the ground level or for upper stories. For example, a uniform storefront at the base of building may have upper floor relief with a courtyard or changes in façade planes, alternatively, the lower levels of the building may have the appearance of multiple façades with a building offset that differentiates the façades and has a minimum depth of 6 inches. Recessed storefronts creating outdoor usable space at the ground floor can also provide variation and relief. The degree of needed facade relief will correspond to the scale of the building and length of the facade to achieve the desired effect of the URA criteria. Long façades are generally in excess of 60 feet; substantially longer façades may necessitate additional elements of relief.

6. Master Sign Program

Sign program details in the plan shall include the style of signs (blade, channel letters, etc.) location of signs, size and scale, lighting details, method of attachment to buildings.

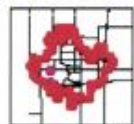
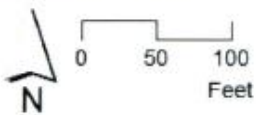
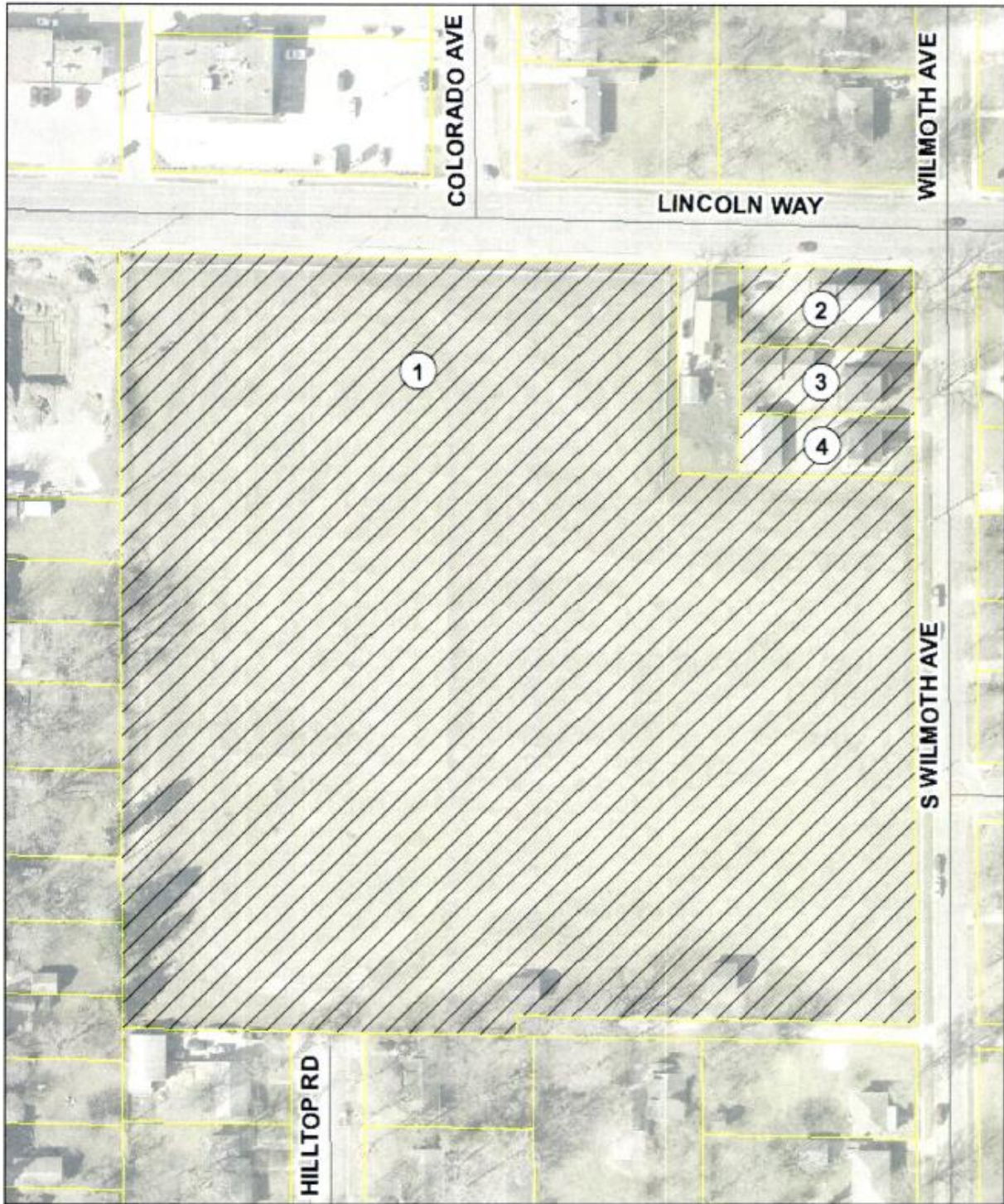
Signage shall be orientated to the pedestrian level, internal illuminated cabinet signs with white or light color backgrounds are prohibited, channel letters should be affixed directly to the building without a visible raceway or have a backing panel that covers a creating the appearance of an overall sign face. Preferred signage would be decorative in appearance through its use of sign face materials, design, lighting, and style of signage.

In consideration of approval of the Sign Program, the Planning Director will review the Campustown Idea Book signage guidelines, scale of signage and location in relation to the building features, and lighting type. Once a sign program is approved, individual sign permits must be consistent with the sign program.

120-124 Hayward Avenue

This mixed use development contains ground floor commercial space and five upper floors of housing. The owners are seeking a 3-year exemption. The building was designed with the intent of meeting the design criteria and the final inspection finds that it does. The final walk through with the Police Department verified consistency with the public safety requirements. **Staff finds that the improvements meet the eligibility criteria.**

ATTACHMENT 4: SOUTH WILMOTH URA CRITERIA AND APPLICATION SUMMARY



ATTACHMENT 3: ADDITIONAL QUALIFYING CRITERIA

1. All buildings shall use clay brick as the principal building material for 80 percent of the street facing facades, excluding openings. The remaining facades shall incorporate clay brick or cut stone into 50 percent of the façade materials. In the event that a building is behind another building and is set back at least 200 feet from Wilmoth Avenue or Lincoln Way, such building requires 80 percent brick on only one façade and 50 percent on all other facades.
2. Buildings used solely for residential and accessory uses shall utilize hipped or gabled roofs. Mixed-use buildings are exempt from this standard.
3. The project shall provide additional commercial parking in excess of the retail/office parking rate of 3.3 spaces per 1,000 square feet of gross commercial floor area. A minimum of 20 percent of the commercial floor area shall provide parking at a rate of 9 spaces per 1,000 square feet of gross commercial floor area for the first 30,000 square feet of gross floor area.
4. A clubhouse, as defined in the Zoning Ordinance, shall not be permitted on the ground floor of a commercial mixed use building.
5. Ground floor commercial uses of mixed use buildings must be a permitted use of the HOC base zone for Office Uses; Retail Sales and Services Uses; Entertainment, Restaurant, and Recreation; and miscellaneous use of childcare.
6. Typical commercial tenant footprint shall have a minimum depth of 40 feet.
7. Commercial areas shall have a floor to ceiling height of a minimum of 12 feet.
8. Primary entrances to residential buildings shall include covered entries with architectural enhancements increasing the buildings visual interest and identifying the entrance.
9. The residential project shall receive and maintain certification for the Iowa Crime Free Multi-Housing Program administered by the Ames Police Department.
10. 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. If a commercial ground sign is constructed, it is restricted to a single monument sign along Lincoln Way and shall include a decorative base compatible with the commercial buildings finishes and have an opaque sign face background. The Sign Program must be approved by the Planning Director.
11. The project shall provide landscape buffering with the L3 and F2 standards in a minimum of a 10-foot-wide planter along the perimeter property lines of the site.

12. The project shall provide street trees, per City specifications, along Wilmoth Avenue.

13. There shall be no balconies facing the south, west or east on the perimeter of the project or adjacent to Lincoln Way.

205 S. Wilmoth Avenue

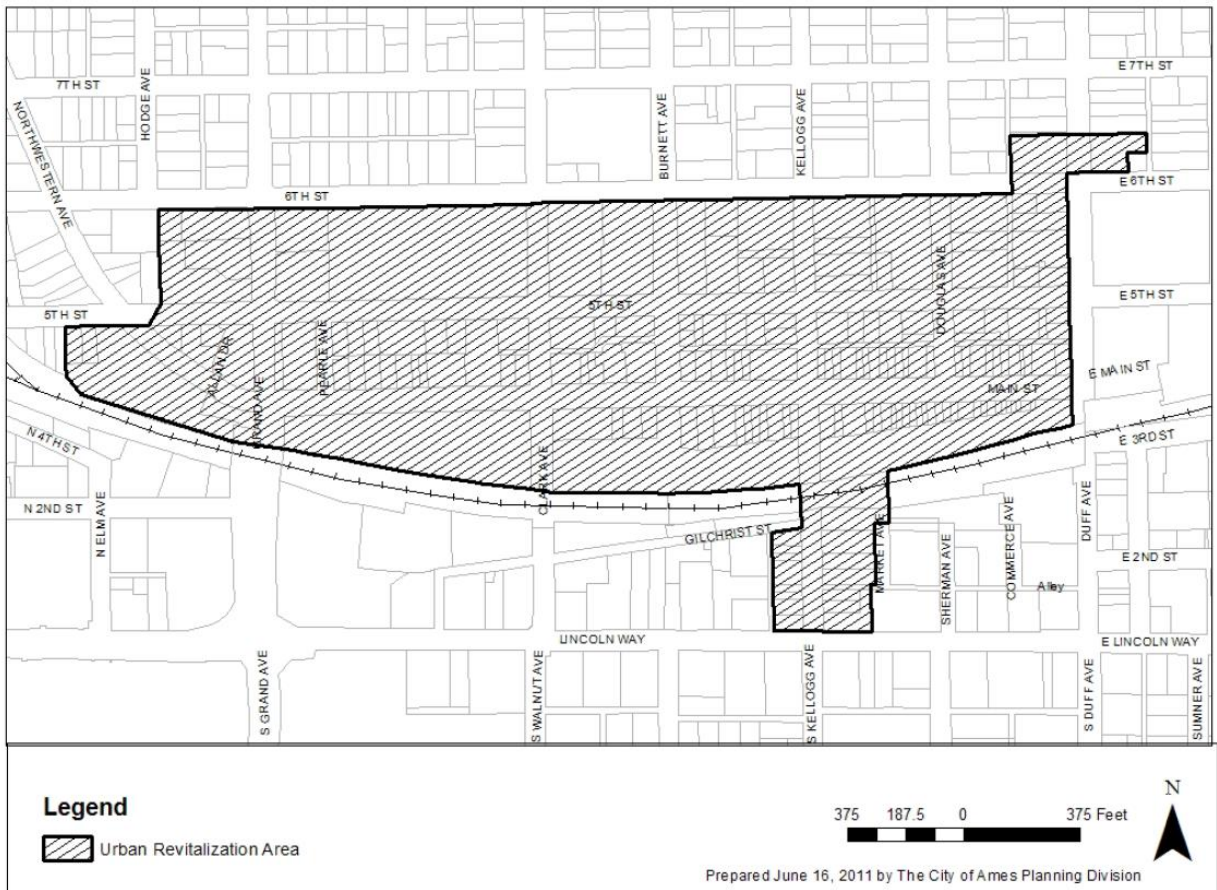
The major site development plan for this project was approved on April 26, 2016. It comprises four residential buildings with a total of 122 apartments with 422 bedrooms. There is a mixed-use building comprising 15,000 square feet of commercial space with 20 apartments with 64 bedrooms above it. A 7,000 square foot clubhouse is located at the northeast corner of the site.

In April, 2016, the developer sought “pre-approval” of the project for tax exemption. In question at the time were three design criteria regarding roof design, entrance design, and landscaping. The City Council found that the proposed design met the intent of the Plan criteria and “pre-approved” their eligibility for tax abatement. **This pre-approval only addressed those three specific design criteria of the Plan and did not exempt them from having to meet all the other criteria.**

The Aspen Heights buildings meet the design requirements of the Plan. However, Criteria Number 9 requires Aspen Heights to receive and maintain certification in the Crime Free Multi-Housing Program. This program has three components: training of management staff, a site review for CPTED (Crime Prevention Through Environmental Design) principles, and a social event for the residents. The Aspen Heights apartment management has yet to contact the Ames Police Department about the program and has made no effort to enroll. **Staff finds that the improvements do not meet the eligibility criteria.**

If Aspen Heights receives the Crime Free Multi-Housing designation prior to February 1, 2019 and submits a new application for tax exemption by that date, they may then be eligible for the requested exemption although they will have lost the first year of the 10-year abatement schedule.

ATTACHMENT 5: DOWNTOWN URA CRITERIA AND APPLICATION SUMMARY



DOWNTOWN CRITERIA

- Properties must be located within the designated Downtown Urban Revitalization Area.

AND

- Improvements must be made to one or more of the facades of a building on the property that follow the current Downtown Design Guidelines for façade improvements as approved by City Council.

AND

- The scope of the work must follow the current Downtown Design Guidelines for façade improvements as approved by City Council.

AND

- If first floor is vacant before the façade improvements are made, then the front half of the first floor is required to have a retail use after the improvements are completed. If the first floor is not vacant before the façade improvements are made, and has a permitted use, then it is eligible. No residential structures are eligible.

AND

- The improvements must be maintained for the three years.

301 Main Street

The building underwent a major renovation to the commercial and residential spaces. It included a façade grant awarded in the 2015-16 fiscal year. The improvements to the commercial space were a combination of renovation both vacant and occupied tenant spaces. Commercial uses are limited to either existing office uses or new retail and service uses for tax abatement eligibility. The property owner also renovated the apartments. The criteria, however, specifically exclude residential structures from tax abatement eligibility.

The owner is seeking a 3-year exemption. The building is divided into two separate assessment classes of residential and commercial uses. **With the exemption applied only to the commercial class portion of the building, staff finds that the improvements meet the eligibility criteria.** The assessor will apply the exemption only to the commercial portion of the building with the City Council determination of conformity to the criteria.

ATTACHMENT 6: WALNUT RIDGE MIXED USE URA CRITERIA AND APPLICATION SUMMARIES

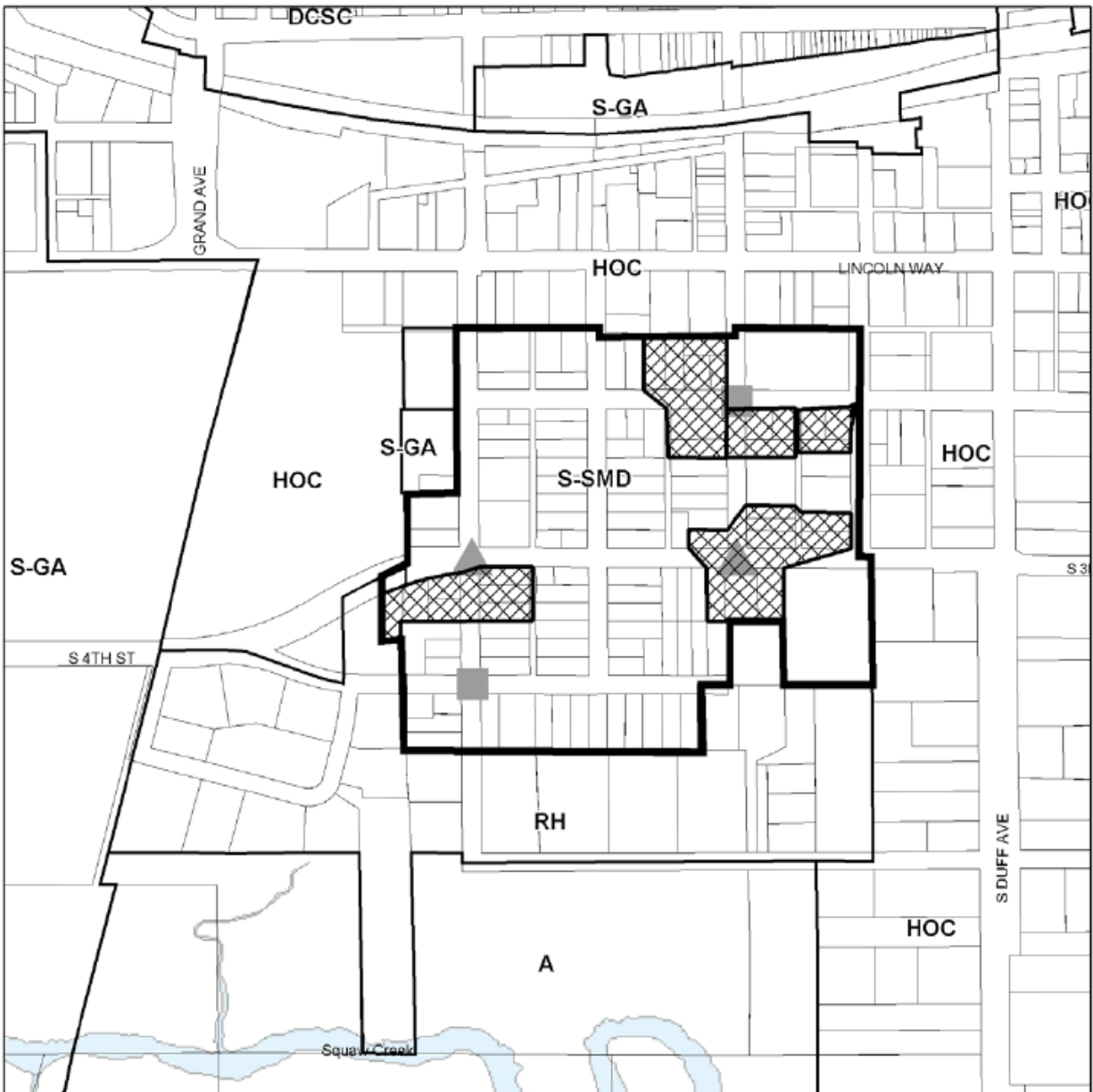
Eligibility Criteria.





- 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.
- The residential project shall receive and maintain certification for the Iowa Crime Free Multi-Housing Program administered by the Ames Police Department.


These two buildings received an exemption last year based on partial completion of the project. The owners have completed further improvements that have increased the assessed valuation. The buildings are compliant with the approved Major Site Development Plan. The police department has verified that the residential components of both structures have retained certification in the Iowa Crime Free Multi-Housing Program. This enrollment will need to be maintained in order to continue receiving the 10-year abatement the owners are seeking. **Staff finds that the improvements meet the eligibility criteria.**

Note that 3505 Lincoln Way includes two applications. The building has been converted to a condominium regime and there are two separate owners.

ATTACHMENT 7: SOUTH LINCOLN MIXED USE URA CRITERIA AND APPLICATION SUMMARY



	South Lincoln Urban Revitalization Area	
	Key Redevelopment Sites	Key Redevelopment Sites, Activity Nodes and Recreation Sites locations shown are approximate. See South Lincoln Sub-Area Plan for location information.
	Activity Nodes	
	Recreation Sites	



Map prepared August 20, 2003 by the Department of Planning and Housing

SOUTH LINCOLN NEIGHBORHOOD CRITERIA MATRIX

REQUIRED	AND	OPTIONAL	OR	OPTIONAL	OR	OPTIONAL
<p><i>Underutilized</i></p> <p>Properties must be located within the designated South Lincoln Urban Revitalization Area. Properties within the designated South Lincoln Urban Revitalization Area are all considered to be underutilized.</p>	<p><i>Commercial or Mixed Use</i></p> <p>If within a “Key Redevelopment Site” as designated by the South Lincoln Sub-area Plan, at least 1,500 square feet of the first floor must be used for permitted Office or Trade Uses as shown in Table 29.1003(2) of the <u>Municipal Code</u>.</p>	<p><i>Mixed Use</i></p> <p>If <u>not</u> within a “Key Redevelopment Site” as designated by the South Lincoln Urban Revitalization Plan, at least 4,000 square feet of the first floor must be used for permitted Office or Trade Uses as shown in Table 29.1003(2) of the <u>Municipal Code</u>. There must be at least one floor above that is to be used exclusively for household living.</p>	<p><i>Activity Node</i></p> <p>Must provide space for, construct, and provide public access in perpetuity to an activity node at a location identified in the South Lincoln Sub-area Plan, which shall include:</p> <ul style="list-style-type: none"> • at least 500 square feet of space with facilities for casual use by two to four people, if the development property is less than or equal to 15,000 square feet; • at least 1,200 square feet of space with facilities for casual use by ten or more people, if the development property is more than 15,000 square feet, and less than or equal to 25,000 square feet; • at least 2,500 square feet of space with a roofed structure and other facilities for special events for at least thirty people, if the development property is more than 25,000 square feet. <p style="text-align: center;">AND</p> <p>Provide distinctive paving, lighting, furnishings, plantings, architectural elements, and other improvements as approved by the City (See Guidelines).</p>	<p><i>Recreation Site</i></p> <p>Must provide space for, construct, and provide public access in perpetuity to a recreation site at a location identified in the South Lincoln Sub-area Plan, which shall include at least 5,000 square feet of space with facilities for active, structured recreation by groups of people, if the development property is less than or equal to 15,000 square feet.</p> <p style="text-align: center;">AND</p> <p>Provide facilities for half-court basketball, volleyball, or other active recreation and lighting furnishings, plantings, architectural elements, and other improvements as approved by the City (See Guidelines).</p>		
<p>The improvements must be maintained for the life of the tax abatement schedule applied for.</p>						

306 S. 3rd Street

This project consists of a new office and storage facility for the Celebrations party store. The project demolished two houses, combined the lots, and created a second commercial building on the lot. The site is within a “key redevelopment area” within the Plan. The building meets all the design criteria of the South Lincoln Sub Area Mixed Use District and the “Commercial or Mixed Use” criteria of the Plan. In this case the project includes more than 1,500 square feet of commercial office space to meet the optional requirements of the criteria. The owner is seeking a 10-year abatement. **Staff finds that the improvements meet the eligibility criteria.**

ATTACHMENT 8: ALL APPLICATIONS

RECEIVED

URA-000366

Effective Date: December 27, 2017

FEB 01 2018

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

University Area Urban Revitalization Program

Application Form

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

- Property Address: 313 Lynn Ave, Ames, IA 50014
- Property Identification Number (Geocode): 09-09-201-085
- Urban Revitalization Area: East University
- Legal Description (attach, if lengthy): Parcel A
Lots 2 & 3 HT Hills Subdivision
- Description of Improvements - Attach if lengthy: We renovated the existing building and added additions on the front and back of the building. More detail is attached

Improvement costs: \$ 2.93 million

Beginning construction date: January 2017

Estimated or actual completion date: August 11, 2017

Assessment year for which exemption is being claimed: 2017

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

- Property Owner: Iowa State House Assoc. of Delta Gamma Frat. LLC
 Business: Delta Gamma Fraternity Housing Corp.
 Address: 3220 Riverside Dr. Ste A2 Columbus, IA 50221
(Street) (City) (State) (Zip)
614-487-5599 ext 303 614-487-5595 jessica@delta gamma.org
(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: Amanda P. Reymann Date: 1/26/18
 Property Owner(s)
Amanda P. Reymann
 Print Name

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

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: **131ainage Revised**
 APPLICATION DATE: **09/29/17**
 PERIOD TO: **09/30/17**
 PROJECT NO: **16100**

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)		E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D.O.R.E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			D FROM PREVIOUS APPLICATION (D + E)	E THIS PERIOD					
1	General Conditions	184,679	184,679			0	184,679	0	7,500
2	Dumpsters/Clean-Up	23,364	23,364			0	23,364	0	-
3	Insurance	14,950	14,950			0	14,950	0	-
4	Permits	11,100	11,100			0	11,100	0	-
5	Surveying	5,400	5,400			0	5,400	0	-
6	Temporary Roads & Fencing	18,325	18,325			0	18,325	0	-
7	Earthwork/Site Utilities	78,150	78,150			0	78,150	0	-
8	Wood Fencing	7,650	7,650			0	7,650	0	-
9	Landscaping	17,271	17,271			0	17,271	0	-
10	Demolition	58,200	58,200			0	58,200	0	-
11	Cast-in-Place Concrete	145,761	145,761			0	145,761	0	-
12	Masonry Material/Installation	102,591	102,591			0	102,591	0	-
13	Structural Steel Material/Installation	16,054	16,054			0	16,054	0	-
14	Rough Carpentry Material/Installation	140,624	140,624			0	140,624	0	-
15	Finish Carpentry Material/Installation	155,887	155,887			0	155,887	0	-
16	Sealants & Caulking	18,312	18,312			0	18,312	0	-
17	Siding Material/Installation	70,200	70,200			0	70,200	0	-
18	Insulation	26,898	26,898			0	26,898	0	-
19	EDPM Roofing and Sheet Metal	110,800	110,800			0	110,800	0	-
20	Openings	212,328	212,328			0	212,328	0	-
21	Metal Framing/Drywall/ACT	76,630	76,630			0	76,630	0	-
22	Floor Coverings	98,984	98,984			0	98,984	0	-
23	Painting/Wallcovering	120,780	120,780			0	120,780	0	-
24	Specialties	18,067	18,067			0	18,067	0	-
25	Plumbing	118,620	118,620			0	118,620	0	-
26	HVAC	131,280	131,280			0	131,280	0	-
27	Fire Suppression	15,625	15,625			0	15,625	0	-
28	Electrical	235,403	235,403			0	235,403	0	-
29	Fee	66,067	66,067			0	66,067	0	-
30	CO #01	(81,538)	(81,538)			0	(81,538)	0	-
31	CO #02	32,757	32,757			0	32,757	0	-
32	CO #03	(1,437)	(1,437)			0	(1,437)	0	-
33	CO #04	51,221	51,221			0	51,221	0	-
GRAND TOTALS		\$ 2,301,003	\$ 2,301,003	\$ -	\$ -	\$ -	\$ 2,301,003	\$ -	7,500.00

Users may obtain validation of this document by requesting the license a completed AIA Document D401 - Certification of Document's Authenticity

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JAN 12 2018

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

URA-00348

Effective Date: December 27, 2017

University Area
Urban Revitalization Program

Application Form

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

1. **Property Address:** ___2136 Lincolnway Ames Iowa 50014_____

2. **Property Identification Number (Geocode):** ___X: 93.64129___ Y: 42.022766_____

3. **Urban Revitalization Area:** ___Eastern University Impacted_____

4. **Legal Description** (attach, if lengthy): ___See attached_____

5. **Description of Improvements - Attach if lengthy:** ___See attached_____

Improvement costs: \$ ___2,947,016 (Original contract plus change orders attached)_____

Beginning construction date: ___June 2014_____

Estimated or actual completion date: ___Temporary Occupancy August 2015_____

___Permanent Occupancy January 2016_____

Assessment year for which exemption is being claimed: ___TY 2015-2024_____

___Payable 2016-2025_____

Exemption schedule (3, 5, or 10 years): ___10 year exemption schedule_____

6. **Property Owner:** ___Beta Omicron Chapter of Sigma Chi Fraternity Corporation Board_____

Business: ___Sigma Chi Fraternity at Iowa State University_____

Address: ___PO Box 396___ Ankeny___ Iowa___ 50021___

(Street) (City) (State) (Zip)

___(815) 997-7399___ rlamoureux@betaomiconsig.org_

(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: 1-12-18

Property Owner(s)

___Jon Hall___ Corporation Board President_____

Print Name

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

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JAN 12 2018

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

4. Legal Description –

Property located in Story County, Iowa, locally known as 2136 Lincoln Way, Ames, Iowa 50015, and legally described as follows:

Lots Six (6), Seven (7) and Eight (8) in Block One (1), College Heights Addition to Ames, Story County, Iowa, and beginning at the NW Corner of Lot Ten (10) in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section Nine (9), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Story County, Iowa, thence South 301 feet, thence West 37 feet, thence North 151 feet, thence West 36 feet, thence North 150 feet, thence East 73 feet to the place of beginning (also described as the East 73 feet of the North 150 feet, and the East 37 feet of the South 151 feet of Lot 9 in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 9-T83N-R24W, of the 5th P.M., Story County, Iowa,) excepting therefrom a tract conveyed to the City of Ames, Story County, Iowa, described as follows: Beginning at a point 7.48 feet South of the NE Corner of the East 73 feet of the North 150 feet of Lot 9 in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 9-T83N-R24W of the 5th P.M., Story County, Iowa, thence North 7.48 feet, thence West 123 feet to the NW Corner of Lot 8, Block 1, College Heights Addition to Ames, Story County, Iowa, thence South 5.19 feet, thence Southeasterly to the point of beginning.

5. Description of Improvements – The Sigma Chi Fraternity Chapter House that was demolished was built in the early 1960's to meet the needs of college students at that time. It had a modern designed exterior consisting of a combination of brick and paneling. The structure was two stories with a partially finished basement. The interior was made up of 22 two or three man study rooms with a large open air dorm on the second floor of the house. The second floor also contained a community bathroom and shower room. A full kitchen existed on the first floor along with a dining room and a living room. The partially finished basement contained a laundry room and all of the environmental control equipment for the structure. It also contained two small, partially finished social rooms and room for storage.

The new construction that was built to replace the structure that was demolished was designed and built with standards that far exceeded the standards of the previous house and included those standards that are expected and required in the East University Impact area of Ames. These included:

- Building Material – accents of stone and contrasting brick patterns
- Building trim and detailed materials – lintels, sills, finials and balustrades of cut stone or cast concrete
- Building Form - more variation in plane of facades
- Roof Type – cascading roof form, steeper pitch, greater variety of shapes facing all directions
- Pedestrian entrance – cast accents around door, heavy wood door
- Windows – window proportions, segmented windows, true divided or leaded glass panes and stone or cast lintels

The new house whose size is roughly 20,000 square feet consists of 3 finished floors with a finished basement. The house contains 9 environmental zones to keep the air moving and healthy at all times and at a temperature that is comfortable regardless of the time of the year. The house accommodates 55 undergrads in a suite style living environment. The suites accommodate 3, 4 or 5 men, each suite

containing a full bathroom, common living area and sleeping/study area for each man living in the suite. The basement contains a recreation room along with a theatre. The first floor contains a chef's kitchen, a dining room that will accommodate up to 80 people, a living room and library. Large study rooms exist on all floors. A house director suite exists on the first floor. The property also contains a paved and marked parking lot accommodating 50 vehicles. Along with a stone and brick front porch, the back contains a picnic deck and barbeque area along with a basketball court.

Re: Final Draw - Sigma Chi

Greg Lynch

Mon 2/29/2016 8:58 AM

To: Rick Burnett <rhbretired@hotmail.com>;

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CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Rick,

Thanks for the data.



Gregory P. Lynch, M.S., MAI, CAE, CCIM
Ames City Assessor

515.239.5370 *main* | 515.239.5375 *direct* | 515.239.5376 *fax*
glynch@city.ames.ia.us | City Hall, 515 Clark Avenue | Ames, IA 50010
www.CityofAmes.org/Assessor | ~ Caring People ~ Quality Programs ~ Exceptional Service ~

-----Rick Burnett <rhbretired@hotmail.com> wrote: -----

To: "glynch@city.ames.ia.us" <glynch@city.ames.ia.us>
From: Rick Burnett <rhbretired@hotmail.com>
Date: 02/27/2016 07:01AM
Subject: Final Draw - Sigma Chi

Greg,

I wanted to send you something so that you did not think I was being unresponsive to your requests. This is our final draw from our contractor Dallenbach Larson. There are four (4) mistakes on this draw that I have asked to be corrected but in the meantime I wanted to provide this to you.

The 4 modifications/corrections I have asked be made are:

1. One page 3 in the "Equipment" section I have asked that the \$250, \$400 and \$300 amounts highlighted in red be documented as a change order totaling \$950 and listed on page 6 in the change order section as a new change order.
2. I have asked change order #9 which is currently shown as a "net zero" change order be changed to a \$4,681 change order to be consistent with how it is actually reflected on page 3 in the "Finishes" subsection. This is a mistake that needs to be corrected.
3. Even though change order #17 is listed on page 6, they did not bill me for this and I asked them to add this to the "Landscaping" subsection on page 4 as a new line under "Trash Enclosure".
4. I have pointed out to them that on page 5 that the Building Total of \$2,630,470 is actually \$2,637,470 so there must be an error in their spreadsheet summing that column.

When these changes are made, the summary box on page 6 which is what I am sure you are most interested in will reflect the following:

Original Contract Amount - \$2,867,470
Total of Change Orders - \$79,546.02
Contract Amt + Change Orders - \$2,947,016.02
Total Completed & Paid (Including today's draw) - \$2,945,111.85
Less Previous Payments - \$2,927,994.44
Current Payment Due - \$17,117.41

This is our final payment to the contractor and the reason for the \$1,904 difference between total contract value and the money we paid (line 3 and 4 above) is that the Energy Audit listed on page 1 under Plans and Permits ended up being covered by another task that was paid in full and the Window Cleaning listed on Page 5 under "General" came in under budget.

If you have any questions please do not hesitate to contact me. When I get the final version of this spreadsheet from Dallenbach Larson, I will forward to you.

Thanks again for your patience.

[attachment "CFW Sigma Chi - Draw 16 022316.pdf" removed by Greg Lynch/COA]



DESIGN | DEVELOPMENT | CUSTOM HOMES

Sigma Chi Fraternity
 136 Lincoln Way
 Ames IA

A = Allowance C = Change Order

Upper Floor 0
 Main Floor 0
 Lower Floor 0
 Total Finished

DATE	DRAW #	ITEMS IN RED INDICATE OVER INITIAL BUDGET
22-Feb-2016	16	

PLANS & PERMITS	A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Builder's Risk			6,000.00	6,000.00	0.00	6,000.00	
Plan Copies			500.00	500.00	0.00	500.00	
Building Permits			10,900.00	10,900.00	0.00	10,900.00	
Survey/Staking	10		0.00	0.00	0.00	0.00	
Insurance			6,000.00	6,000.00	0.00	6,000.00	
Energy Audit			1,000.00	0.00	0.00	0.00	
Safety Equipment			10,000.00	10,000.00	0.00	10,000.00	
Special Inspection			5,000.00	5,000.00	0.00	5,000.00	
TOTAL			\$39,400.00	\$38,400.00	\$0.00	\$38,400.00	

SITE WORK	A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Temporary Pole			600.00	600.00	0.00	600.00	
Temporary Power/Heat			5,000.00	5,000.00	0.00	5,000.00	
Temporary Water			500.00	500.00	0.00	500.00	
Site Fencing			5,000.00	5,000.00	0.00	5,000.00	
Fill Original Foundation			4,000.00	4,000.00	0.00	4,000.00	
Stom Sewer/New Water/Sewer			105,000.00	105,000.00	0.00	105,000.00	
Site Demo / Explorer/TV Old Sewer	2		0.00	2,832.50	0.00	2,832.50	
TOTAL			\$120,100.00	\$122,932.50	\$0.00	\$122,932.50	

EXCAVATION	A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Stone Fill/Parking Lot Prep			65,000.00	65,000.00	0.00	65,000.00	
Dig & Backfill			26,000.00	26,000.00	0.00	26,000.00	
Site Grading/Touch Grading			9,000.00	9,000.00	0.00	9,000.00	
Concrete & Soil Test			4,600.00	4,600.05	0.00	4,600.05	
Erosion Control	10		0.00	0.00	0.00	0.00	
Sand Fill			4,000.00	4,000.00	0.00	4,000.00	
			0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	
			0.00	0.00	0.00	0.00	
TOTAL			\$108,600.00	\$108,600.05	\$0.00	\$108,600.05	

CONCRETE	A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
W/Additional/ Foundation/Footings		3	123,700.00	130,136.00	0.00	130,136.00	
Parking, Driveway & Walks			71,400.00	71,400.00	0.00	71,400.00	
Concrete Pump			3,000.00	3,000.00	0.00	3,000.00	
Floor Slab			31,000.00	31,000.00	0.00	31,000.00	
Stoops/Steps			11,300.00	11,300.00	0.00	11,300.00	
Temp Driveway Rock			10,000.00	10,000.00	0.00	10,000.00	
Tread Stair Concrete			12,300.00	12,300.00	0.00	12,300.00	
Gypcrete (1" - No Sound)			14,000.00	14,000.00	0.00	14,000.00	
			0.00	0.00	0.00	0.00	
TOTAL			\$276,700.00	\$283,136.00	\$0.00	\$283,136.00	

MASONRY	A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Brick/Stone - Exterior		9	161,287.00	161,287.00	0.00	161,287.00	
Stone - Fireplace			3,000.00	3,000.00	0.00	3,000.00	
Cast Stone / Brick		18	0.00	0.00	10,386.50	10,386.50	
			0.00	0.00	0.00	0.00	
TOTAL			\$164,287.00	\$164,287.00	\$10,386.50	\$174,673.50	

WOOD & CARPENTRY	A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Frame Material			232,000.00	232,000.00	0.00	232,000.00	
Framing Labor			136,000.00	136,000.00	0.00	136,000.00	
Deck Material & Deck Labor			40,000.00	40,000.00	0.00	40,000.00	
Soffitt/Fascia Labor			15,000.00	15,000.00	0.00	15,000.00	
Nails and Fasteners/ Hinges			8,000.00	8,000.00	0.00	8,000.00	
Millwork			15,000.00	15,000.00	0.00	15,000.00	
Trim Labor			50,000.00	50,000.00	0.00	50,000.00	
Hardware Door Knobs/ Installed			12,000.00	12,000.00	0.00	12,000.00	
Built Ins & Bookshelf Labor			30,000.00	30,000.00	0.00	30,000.00	
Steel Construction			8,000.00	8,000.00	0.00	8,000.00	
Reframe Bedroom Walls		4	0.00	4,728.89	0.00	4,728.89	
TOTAL			\$546,000.00	\$550,728.89	\$0.00	\$550,728.89	

THERMAL & MOISTURE	A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
House Insulation			35,000.00	35,000.00	0.00	35,000.00	
Gutters			8,000.00	8,000.00	0.00	8,000.00	
Roofing Materials			18,000.00	18,000.00	0.00	18,000.00	
Roof & Flashing			2,500.00	2,500.00	0.00	2,500.00	
Roof Labor			25,000.00	25,000.00	0.00	25,000.00	
Sheet Metal Flashing			6,000.00	6,000.00	0.00	6,000.00	
TOTAL			\$94,500.00	\$94,500.00	\$0.00	\$94,500.00	

EXTERIOR DOORS & WINDOWS		A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Exterior Windows & Doors				34,127.00	34,127.00	0.00	34,127.00	
Interior Doors & Labor to Hang				83,000.00	83,000.00	0.00	83,000.00	
Roof Windows				7,500.00	7,500.00	0.00	7,500.00	
Folding Door				0.00	0.00	0.00	0.00	
Replace Entry Doors		8		0.00	4,408.27	0.00	4,408.27	
TOTAL				\$124,627.00	\$129,035.27	\$0.00	\$129,035.27	
FINISHES		A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Drywall				124,500.00	124,500.00	0.00	124,500.00	
Exterior Paint				10,000.00	10,000.00	0.00	10,000.00	
Interior Paint				50,000.00	50,000.00	0.00	50,000.00	
Tile & Flooring (All Floors)		9		130,000.00	134,681.00	0.00	134,681.00	
Paint / Iron Stair				56,000.00	56,000.00	0.00	56,000.00	
Fire Caulking				10,000.00	10,000.00	0.00	10,000.00	
Acoustical Ceiling				7,500.00	7,500.00	0.00	7,500.00	
Extra Tiles		16		0.00	83.00	0.00	83.00	
TOTAL				\$388,000.00	\$392,764.00	\$0.00	\$392,764.00	
SPECIALTIES		A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Fireplace				5,000.00	5,000.00	0.00	5,000.00	
Gas to Stove & Fireplaces				1,600.00	1,600.00	0.00	1,600.00	
Wood Mantel				3,000.00	3,000.00	0.00	3,000.00	
Towel Bars, Rods & TP Holders				10,000.00	10,000.00	0.00	10,000.00	
Miscellaneous Labor				4,000.00	4,000.00	0.00	4,000.00	
Mirrors				4,000.00	4,000.00	0.00	4,000.00	
Fire Extinguishers				5,000.00	5,000.00	0.00	5,000.00	
Lift Chair / Installed				21,500.00	21,500.00	0.00	21,500.00	
Hood Design Engineering		7		0.00	2,000.00	0.00	2,000.00	
Shower Doors		19		0.00	0.00	6,201.07	6,201.07	
TOTAL				\$54,100.00	\$56,100.00	\$6,201.07	\$62,301.07	
EQUIPMENT		A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Appliances				Owner	0.00	0.00	0.00	
Appliances Installation & Parts				Owner	250.00	0.00	250.00	
Data/Cable/TV Rough In		5		Included	841.54	0.00	841.54	
Fire Alarm System				Included	0.00	0.00	0.00	
Vent Stove Hood				Owner	400.00	0.00	400.00	
Appliances / House Director				Owner	300.00	0.00	300.00	
Kitchen Cabinets/Tops				0.00	0.00	0.00	0.00	
Kitchen Bar Plumbing		12		0.00	246.00	0.00	246.00	
TOTAL				\$0.00	\$2,037.54	\$0.00	\$2,037.54	

FURNISHINGS		A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Pantry Built-Ins				0.00	0.00	0.00	0.00	
Kitchen			Owner		0.00	0.00	0.00	
Kitchen Countertops			Owner		0.00	0.00	0.00	
Kitchen/Bar Labor			11,200.00	11,200.00	0.00	0.00	11,200.00	
Closets, Vanities & Tops			79,000.00	79,000.00	0.00	0.00	79,000.00	
Shades & Blinds	13		0.00	19,500.00	0.00	0.00	19,500.00	
			0.00	0.00	0.00	0.00	0.00	
TOTAL			\$90,200.00	\$109,700.00	\$0.00	\$0.00	\$109,700.00	
MECHANICAL		A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
HVAC System				185,000.00	185,000.00	0.00	185,000.00	
Plumbing Fixtures & Labor (w/Attic)				133,000.00	133,000.00	0.00	133,000.00	
Fire System				31,300.00	31,300.00	0.00	31,300.00	
1000 Gallon Grease Trap				12,000.00	12,000.00	0.00	12,000.00	
Bath Fans (Randy)	6		0.00	2,832.96	0.00	0.00	2,832.96	
Shower Basement Study	20		0.00	0.00	152.84	0.00	152.84	
TOTAL			\$361,300.00	\$364,132.96	\$152.84	\$0.00	\$364,285.80	
ELECTRICAL & LIGHTING		A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Rough-In w/ Fixture Installation		10		178,356.00	178,356.00	0.00	178,356.00	
Light/Fans				Included	0.00	0.00	0.00	
Transfer From Erosion Control		11		7,500.00	7,500.00	0.00	7,500.00	
				0.00	0.00	0.00	0.00	
				0.00	0.00	0.00	0.00	
TOTAL			\$185,856.00	\$185,856.00	\$0.00	\$0.00	\$185,856.00	
LANDSCAPING		A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Landscaping		14		0.00	11,814.72	0.00	11,814.72	
Window Wells/Retaining Wall at House				20,000.00	20,000.00	0.00	20,000.00	
Finish Grade				4,000.00	4,000.00	0.00	4,000.00	
Sod				12,000.00	12,000.00	0.00	12,000.00	
Black Dirt				4,000.00	4,000.00	0.00	4,000.00	
Trash Enclosure	15		0.00	0.00	1,200.00	0.00	1,200.00	
TOTAL			\$40,000.00	\$53,014.72	\$0.00	\$0.00	\$53,014.72	

GENERAL	A	C	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
Exterior Caulk			12,000.00	12,000.00	0.00	12,000.00	
Temporary Toilet			2,000.00	2,000.00	0.00	2,000.00	
Window Cleaning			2,800.00	1,896.50	0.00	1,896.50	
Trash Hauling			7,000.00	7,000.00	0.00	7,000.00	
Interior Detailing			10,000.00	9,873.00	127.00	10,000.00	
Contingencies			10,000.00	10,000.00	0.00	10,000.00	
TOTAL			\$43,800.00	\$42,769.50	\$127.00	\$42,896.50	

TOTALS & FEES	BUDGET	PAST	CURRENT	TOTAL	CLIENT COMMENTS
BUILDING TOTAL	2,630,470.00	2,697,994.43	16,867.41	2,714,861.84	
BUILDER FEE - HOUSE	230,000.00	230,000.00	0.00	230,000.00	
DOWN PAYMENT	0.00	0.00	0.00	0.00	
SIGMA CHI BUILDING FUND	0.00	0.00	0.00	0.00	
HOUSE GRAND TOTAL	\$2,860,470.00	\$2,927,994.44	\$16,867.41	\$2,944,861.85	

APPLICATION AND CERTIFICATE FOR PAYMENT

To: Sigma Chi Fraternity
 From: Dallenbach Larson Development, LLC
 Period Covered: February 2016

Project: 2136 Lincoln Way
 Application #: 15

CHANGE ORDERS		
DESCRIPTION	CO #	COST
Initial Ammendment to Contract (\$40,170)	1	\$ -
Dig & TV for Old Sewerline (May)	2	\$ 2,832.50
Foundation Height	3	\$ 6,436.00
Reframe Bedroom Wall (To Date)	4	\$ 1,728.89
Reframe Bedroom Walls & Closets	4	\$ 3,000.00
TV Rough In	5	\$ 841.54
Baths Fans	6	\$ 2,832.96
Hood Design Engineering	7	\$ 2,000.00
Replace Entry Doors	8	\$ 4,408.27
Reverse Brick & Carpet Line Items	9	\$ -
Reverse Electric & Survey	10	\$ -
Reverse Electric & Erosion	11	\$ -
Juice Bar at Dining Room	12	\$ 246.80
Shades & Blinds	13	\$ 19,500.00
Perennial Gardens/Plants	14	\$ 11,814.72
Trash Enclosure	15	\$ 1,200.00
Extra Ceiling Tiles	16	\$ 83.00
Remove Trash Gates	17	\$ 250.00
Cast Stone / Brick	18	\$ 10,386.50
Shower Door	19	\$ 6,201.00
Basement G-1 Shower Issue	20	\$ 152.84
	21	\$ -
	22	\$ -
TOTAL		\$ 73,915.02

→ 4,681

2,947,616

→ 7950
 → 904.17 → still to be paid
 → 79,546.02

APPLICATION IS MADE FOR PAYMENT AS SHOWN BELOW, IN CONNECTION WITH THE CONTRACT. THE CONTRACT CONTINUATION SHEET IS ATTACHED **17**

DESCRIPTION	COST
1. Original Contract Amount	\$2,860,470.00
2. Total of Change Orders	\$73,915.02
3. Contract Amt + Change Orders	\$2,934,385.02
4. Total Completed & Paid (including today's draw)	\$2,944,861.85
5. Less Previous Payments	\$2,927,994.44
6. Current Payment Due (this draw)	\$16,867.41

Dallenbach Larson Development, LLC

Draw Date

2/22/16

Draw #

15

URA-000338

Effective Date: December 27, 2017

RECEIVED

JAN 03 2018

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

University Area
Urban Revitalization Program
Application Form

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

- 1. Property Address: 2121 Sunset Drive
- 2. Property Identification Number (Geocode): 09-09-227-030
- 3. Urban Revitalization Area: East University Imperial Area
- 4. Legal Description (attach, if lengthy): Zentmire SA Lots 1-5 Parcel B
Slide 477 PG 6
- 5. Description of Improvements - Attach if lengthy: _____
Replacement of previous DTJ fraternity building (1952) with
completely new fraternity building at the same location.

Improvement costs: \$ <u>6,404,875</u>
Beginning construction date: <u>8/1/2015 2014</u>
Estimated or actual completion date: <u>07 January 2016</u>
Assessment year for which exemption is being claimed: <u>2017</u>
Exemption schedule (3, 5, or 10 years): <u>10-yr</u>

- 6. Property Owner: Gamma Pi Delta Tau Delta, Inc.
- Business: _____
- Address: 4107 Greenview (Street), Urbandale, IA (City), 50322 (State) (Zip)
- 515-276-2996 (Phone), _____ (Fax), safris@mac.com (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: [Signature] Date: 01/02/2018
 Property Owner(s)
Stephen E. Jones Charles Safris
 Print Name

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



MEMO

DATE: November 9, 2015

TO: Brad Rodenburg, RDG Planning and Design

RE: Delta Tau Delta Retainage

FROM: Clint Jensen, Story Construction

Brad,

The Pay Application attached is all retainage owed to Story Construction minus Thirty Thousand (\$30,000.00) dollars. Twenty Thousand (\$20,000.00) dollars are held for finishes the metal panels in the front entries of the house; North and South. Ten Thousand (\$10,000.00) dollars are held for the finish of the electronic door hardware at the front and back entry.

A handwritten signature in purple ink, appearing to read 'Clint Jensen', with a long horizontal line extending to the right.

Clint Jensen

Continuation Sheet

AIA Document, G702™-1992, Application and Certification for Payment, or G736™-2009, Project Application and Project Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
 In tabulations below, amounts are in US dollars.
 Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 013

APPLICATION DATE: 11/09/2015

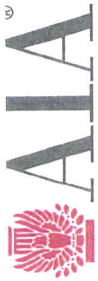
PERIOD TO: 10/31/2015

ARCHITECT'S PROJECT NO: 14605

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			D FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD				
1	PreConstruction Services	40,000.00	40,000.00	0.00	0.00	40,000.00	0.00	0.00
2	Building Permits	42,029.00	42,029.00	0.00	0.00	42,029.00	0.00	0.00
3	Mobilization	60,000.00	60,000.00	0.00	0.00	60,000.00	0.00	0.00
4	General Conditions	399,406.00	399,406.00	0.00	0.00	399,406.00	0.00	0.00
5	Site Work/Building Demo	149,984.00	149,984.00	0.00	0.00	149,984.00	0.00	0.00
6	Site Utilities	130,073.00	130,073.00	0.00	0.00	130,073.00	0.00	0.00
7	Fencing/Temp Fencing	8,930.00	8,930.00	0.00	0.00	8,930.00	0.00	0.00
8	Landscaping/Seeding /Erosion Control	63,366.00	63,366.00	0.00	0.00	63,366.00	0.00	0.00
9	Parking Lot Paving	20,812.00	20,812.00	0.00	0.00	20,812.00	0.00	0.00
10	Building Foundation/Walls	365,156.00	365,156.00	0.00	0.00	365,156.00	0.00	0.00
11	Building Slabs and Site Concrete	99,410.00	99,410.00	0.00	0.00	99,410.00	0.00	0.00
12	Gypcrete Floors	62,974.00	62,974.00	0.00	0.00	62,974.00	0.00	0.00
13	Masonry	427,474.00	427,474.00	0.00	0.00	427,474.00	0.00	0.00
14	Steel Erection	81,584.00	81,584.00	0.00	0.00	81,584.00	0.00	0.00
15	Steel Material	327,231.00	327,231.00	0.00	0.00	327,231.00	0.00	0.00
16	Framing	143,581.00	143,581.00	0.00	0.00	143,581.00	0.00	0.00
17	Framing Material	249,817.00	249,817.00	0.00	0.00	249,817.00	0.00	0.00
18	Millwork	125,697.00	125,697.00	0.00	0.00	125,697.00	0.00	0.00

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)						
19	Millwork Material	151,975.00	151,975.00	0.00	0.00	0.00	151,975.00	100.00 %	0.00
20	Insulation	53,994.00	53,994.00	0.00	0.00	0.00	53,994.00	100.00 %	0.00
21	Caulking	24,323.00	24,323.00	0.00	0.00	0.00	24,323.00	100.00 %	0.00
22	Weather Barrier	45,768.00	45,768.00	0.00	0.00	0.00	45,768.00	100.00 %	0.00
23	Water Proofing	28,571.00	28,571.00	0.00	0.00	0.00	28,571.00	100.00 %	0.00
24	Shingles	50,208.00	50,208.00	0.00	0.00	0.00	50,208.00	100.00 %	0.00
25	Siding	30,017.00	30,017.00	0.00	0.00	0.00	30,017.00	100.00 %	0.00
26	Door and Frames	42,884.00	42,884.00	0.00	0.00	0.00	42,884.00	100.00 %	0.00
27	Door and Frames Materials	157,730.00	157,730.00	0.00	0.00	0.00	157,730.00	100.00 %	0.00
28	Wood Window Material	203,311.00	203,311.00	0.00	0.00	0.00	203,311.00	100.00 %	0.00
29	Coiling Door	6,319.00	6,319.00	0.00	0.00	0.00	6,319.00	100.00 %	0.00
30	Drywall Hang and Finish	183,103.00	183,103.00	0.00	0.00	0.00	183,103.00	100.00 %	0.00
31	Terrazzo/Ceramic Tile	121,739.00	121,739.00	0.00	0.00	0.00	121,739.00	100.00 %	0.00
32	Acoustical Ceilings	7,484.00	7,484.00	0.00	0.00	0.00	7,484.00	100.00 %	0.00
33	Flooring	90,172.00	90,172.00	0.00	0.00	0.00	90,172.00	100.00 %	0.00
34	Paint	99,487.00	99,487.00	0.00	0.00	0.00	99,487.00	100.00 %	0.00
35	Specialties	38,120.00	38,120.00	0.00	0.00	0.00	38,120.00	100.00 %	0.00
36	Elevator	99,556.00	99,556.00	0.00	0.00	0.00	99,556.00	100.00 %	0.00
37	Mechanical	990,688.00	990,688.00	0.00	0.00	0.00	990,688.00	100.00 %	0.00
38	Fire Sprinkler	52,563.00	52,563.00	0.00	0.00	0.00	52,563.00	100.00 %	0.00
39	Electrical	650,336.00	650,336.00	0.00	0.00	0.00	650,336.00	100.00 %	0.00
	Change Order 1	89,325.00	89,325.00	0.00	0.00	0.00	89,325.00	100.00 %	0.00
	Fee	271,961.00	271,961.00	0.00	0.00	0.00	271,961.00	100.00 %	0.00
	Contingency	117,717.00	117,717.00	0.00	0.00	0.00	117,717.00	100.00 %	0.00
	GRAND TOTAL	\$6,404,875.00	\$6,404,875.00	\$0.00	\$0.00	\$0.00	\$6,404,875.00	100.00 %	\$0.00

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 User Notes: (1883465029)



AIA Document G702™ - 1992

Application and Certificate for Payment

TO OWNER: Gamma Pt of Delta Tau Delta, Inc.
4107 Greenview Drive
Urbandale, Iowa 50322

PROJECT: Delta Tau Delta
2121 Sunset Drive
Ames, Iowa 50010

FROM: Story Construction Co.
300 South Bell Avenue
Ames, Iowa 50010

VIA ARCHITECT: RDG IA Inc. dba/RDG Planning and Design
301 Grand Avenue
Des Moines, Iowa 50309

APPLICATION NO: 013
PERIOD TO: October 31, 2015
CONTRACT FOR: General Construction
CONTRACT DATE: December 26, 2013
PROJECT NOS: / 14605 /

Distribution to:
OWNER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 6,315,550.00
2. NET CHANGE BY CHANGE ORDERS \$ ~~156,911.00~~ ~~89,325.00~~
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ ~~6,472,461.00~~ ~~6,404,875.00~~
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ ~~6,472,461.00~~ ~~6,404,875.00~~

5. RETAINAGE:

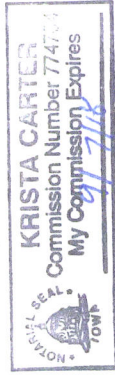
- a. % of Completed Work (Column D + E on G703) \$ 0.00
- b. % of Stored Material (Column F on G703) \$ 0.00

- Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$ 30,000.00
6. TOTAL EARNED LESS RETAINAGE \$ 6,374,875.00
(Line 4 Less Line 5 Total)
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 6,244,753.13
(Line 6 from prior Certificate)
 8. CURRENT PAYMENT DUE \$ 130,121.88
 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 30,000.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 89,325.00	\$ 0.00
Total approved this Month	\$ 67,586.00 0.00	\$ 0.00
TOTALS	\$ 156,911.00 89,325.00	\$ 0.00
NET CHANGES by Change Order	\$	156,911.00 89,325.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
By:
Date: 11/18



State of: IOWA
County of: STORY
Subscribed and sworn to before me this 17th day of NOVEMBER 2015
Notary Public:
My Commission expires: 9/11/18

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 130,121.88
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By:
Date: 11.9.2015

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

RECEIVED

URA 000330

Effective Date: March 8, 2016

DEC 11 2017

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

University Area
Urban Revitalization Program

Application Form

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

1. **Property Address:** 120, 122 and 124 Hayward Ave. Ames, IA 50014
2. **Property Identification Number (Geocode):** Attached
3. **Urban Revitalization Area:** University Area--Campustown
Lots 23,24,34 and 35 all in Block 4 of the Auditor's Replat of Blocks 3, 4 and 5, Beardshear's Addition and Walter's Subdivision, City of Ames, Story County, Iowa all together
4. **Legal Description (attach, if lengthy):** containing 0.57 acres.
5. **Description of Improvements - Attach if lengthy:** _____
Mixed Use Redevelopment resulting in two Commercial Suites (120 and 124 Hayward)
along with a 46 dwelling units with amenity space

Improvement costs: <u>\$ \$10,250,000</u>
Beginning construction date: <u>May 1, 2016</u>
Estimated or actual completion date: <u>August 18, 2017</u>
Assessment year for which exemption is being claimed: <u>2017</u>
Exemption schedule (3, 5, or 10 years): <u>3 Year Full Abatement</u>


6. **Property Owner:** Campus Plaza LC

Business: _____

Address: 2519 Chamberlain St. Ste. 101 Ames IA 50014
(Street) (City) (State) (Zip)

515.290.3487 515.290.3487 luke@resgi.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: 11-30-17
Property Owner(s)

Luke Jensen
Print Name

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

University Area Urban Revitalization Program *Tax Exemption Schedule*

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%

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.

Carefully examine the exemption schedules before making a selection. Once the selection of the schedule is made and the exemption is granted, the owner is not permitted to change the method of exemption.

CAMPUSTOWN URBAN REVITALIZATION PLAN - Criteria for Renovation or New Construction

(A)

Project must meet one criterion of three options from Column (A).

(1) Slum and Blighted

Properties where a majority of the assessed valuation has been determined to be substantially unsafe or to have an unsafe use by the City Council.

-OR-

(2) Parking & Mixed Use

- 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.

and

- The first floor must be used for permitted commercial and retail uses as shown in Table 29.809 (2) of the Municipal Code or for a small production facility. The second floor must be used for either commercial or retail uses as shown in Table 29.809 (2) or for household living. All floors above the second floor must be used for household living.

-OR-

(3) Adaptive Reuse

- The building on the site is at least 50 years or older.

and

- 70% of the area of existing walls of the structure will remain.

and

- Historic materials and designs are preserved and/or restored.

(B)

Project must meet one criterion of two options from Column (B).

(1) Underrepresented

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.

-OR-

(2) Design Standards

- Retail and office uses on the first floor adjacent to a public sidewalk must have direct access to the public sidewalk.

and

- Buildings greater than 3-stories shall include architectural features that create visual interest and variation in building design by differentiating building facade elements and include visual relief for long facades.

and

- Approval of master sign program by the Planning and Housing Director with signage designs that are complimentary to the building design and supports business identity

and

- Limit driveways along Lincoln Way and Welch Avenue if alternative means of access are available. No drive-troughs are allowed along the Lincoln Way and Welch Avenue.

and

- 100% of the front facades and 80% of the 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.

-OR-

An adaptive reuse project (A3) may use siding materials that are historically significant for all stories of a building.

(C)

All projects with residential uses shall also meet the following criteria or equivalent as approved by City Council.

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 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.
11. On facades facing any street use only fixed windows, note modified tamper resistant windows do not comply.
12. Design of all other windows to prevent passing of sphere larger than 4" diameter.
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 a minimum of four 100w metal halide or LED 6,500 lumens light fixtures on each building facade: two at elevation between first and second floors and two at elevation between third and fourth floor.

Campustown URA Criteria Appendix

1. All Projects must comply with an option from both column A and column B. Additionally, projects with residential uses must also comply with all requirements of column C.
2. Projects requesting final tax abatement approval must be compliant with an approved Site Development Plan and have received a certificate of building occupancy from the City of Ames Inspection Division.
3. All features incorporated into a project to meet URA criteria must be maintained for the life of the tax abatement.
4. Applications for final tax abatement approval must include supporting documentation for each of the relevant criteria.

5. **Architectural Design Guidelines:**

The intent of this criterion is to promote building variation appearance within Campustown. The relative scale of new buildings can lead to similar building appearances due to construction techniques, uniform roof lines, and long building lengths; whereas, Campustown historically had diversity in building appearance and scale.

Visual interest of a building means incorporating architectural features that define buildings elements, such as the base, middle, and top of a building. Appropriate architectural features can include window details, brick and material color variations that highlight building elements and support building identity, parapets, or expressive storefront glazing systems.

Variation and Relief means building offsets that affect the apparent massing of the building at the ground level or for upper stories. For example, a uniform storefront at the base of building may have upper floor relief with a courtyard or changes in façade planes, alternatively, the lower levels of the building may have the appearance of multiple façades with a building offset that differentiates the façades and has a minimum depth of 6 inches. Recessed storefronts creating outdoor usable space at the ground floor can also provide variation and relief. The degree of needed façade relief will correspond to the scale of the building and length of the façade to achieve the desired effect of the URA criteria. Long façades are generally in excess of 60 feet, substantially longer façades may necessitate additional elements of relief.

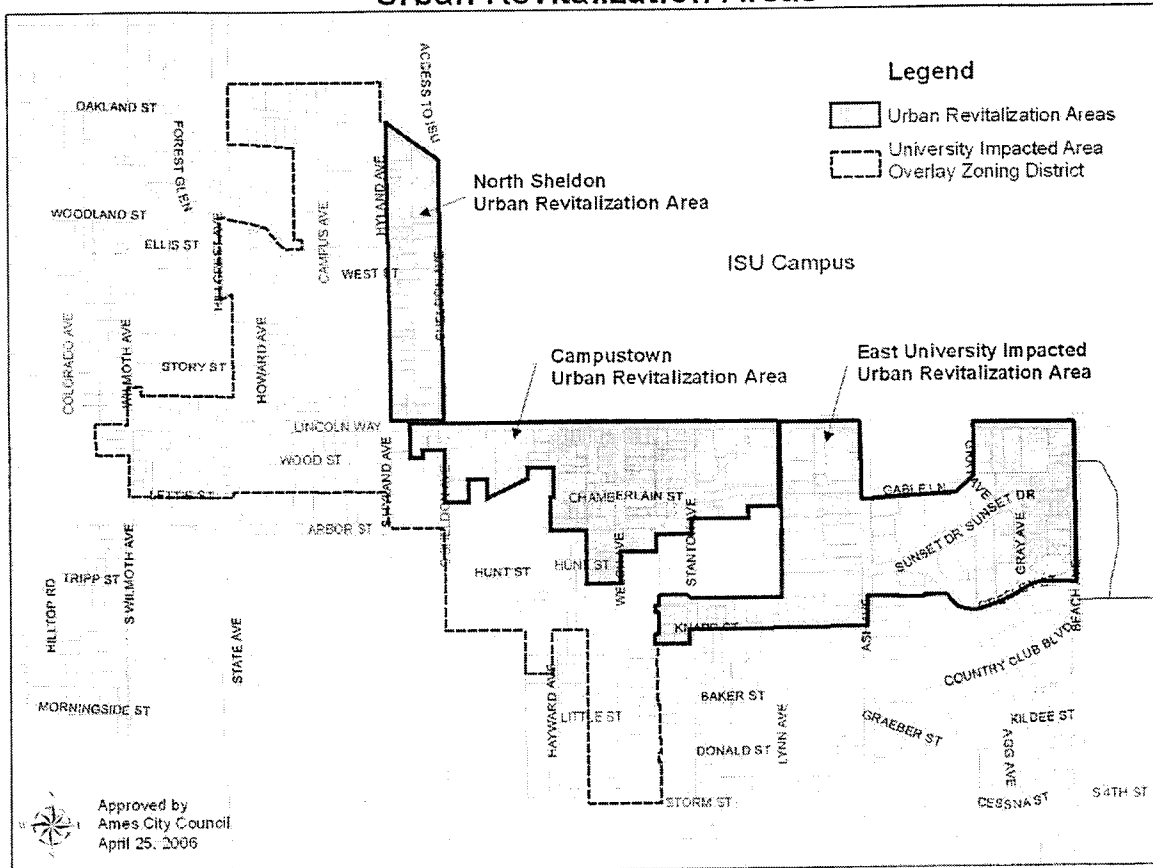
6. **Master Sign Program**

Sign program details in the plan shall include the style of signs (blade, channel letters, etc.) location of signs, size and scale, lighting details, method of attachment to buildings.

Signage shall be orientated to the pedestrian level, internal illuminated cabinet signs with white or light color backgrounds are prohibited, channel letters should be affixed directly to the building without a visible raceway or have a backing panel that covers a creating the appearance of an overall sign face. Preferred signage would be decorative in appearance through its use of sign face materials, design, lighting, and style of signage.

In consideration of approval of the Sign Program, the Planning Director will review the Campustown Idea Book signage guidelines, scale of signage and location in relation to the building features, and lighting type. Once a sign program is approved, individual sign permits must be consistent with the sign program.

University Area Urban Revitalization Areas

























































































 **Beacon**™ Story County, IA / City of Ames

Results











48 Results

 Show Property Photos

Parcel ID	Owner	Property Address	City
 0909123200	 CAMPUS PLAZA LC (Deed)	124 HAYWARD AVE	AMES
 0909123205	 CAMPUS PLAZA LC (Deed)	120 HAYWARD AVE	AMES
 0909123210	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 202	AMES
 0909123215	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 301	AMES
 0909123220	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 302	AMES
 0909123225	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 303	AMES
 0909123230	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 304	AMES
 0909123235	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 305	AMES
 0909123240	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 306	AMES
 0909123245	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 307	AMES
 0909123250	 CAMPUS PLAZA LC (Deed)	124 HAYWARD AVE UNIT 308	AMES
 0909123255	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 309	AMES
 0909123260	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 401	AMES
 0909123265	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 402	AMES
 0909123270	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 403	AMES
 0909123275	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 404	AMES
 0909123280	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 405	AMES
 0909123285	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 406	AMES
 0909123290	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 407	AMES
 0909123295	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 408	AMES
 0909123300	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 409	AMES
 0909123305	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 501	AMES
 0909123310	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 502	AMES
 0909123315	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 503	AMES
 0909123320	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 504	AMES
 0909123325	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 505	AMES
 0909123330	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 506	AMES
 0909123335	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 507	AMES
 0909123340	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 508	AMES
 0909123345	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 509	AMES
 0909123350	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 601	AMES
 0909123355	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 602	AMES
 0909123360	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 603	AMES
 0909123365	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 604	AMES
 0909123370	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 605	AMES
 0909123375	 CAMPUS PLAZA LC (Deed)	124 HAYWARD AVE UNIT 606	AMES
 0909123380	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 607	AMES
 0909123385	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 608	AMES
 0909123390	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 609	AMES
 0909123395	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 701	AMES
 0909123400	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 703	AMES
 0909123405	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 703	AMES
 0909123410	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 704	AMES

11/29/2017

Beacon - Story County, IA / City of Ames

Parcel ID ↕	Owner ↕	Property Address ↕	City ↕
 0909123415	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 705	AMES
 0909123420	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 706	AMES
 0909123425	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 707	AMES
 0909123430	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 707	AMES
 0909123435	 CAMPUS PLAZA LC (Deed)	122 HAYWARD AVE UNIT 709	AMES

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

Last Data Upload: 11/28/2017 11:32:18 PM



Developed by
The Schneider
Corporation

CAMPUSTOWN URBAN REVITALIZATION PLAN -

Explanation of Compliance to the Relevant Criteria for
New Construction @ 122 Hayward, Ames, IA located
in the Ames Campustown Service Center(CSC) Zone

Column A – Option (2) Parking & Mixed Use

- A minimum of 70% of the total required parking is provided in a structure.

The building contains 46 residential units. 41 parking stalls are in the enclosed parking structure . . . 91% of the required parking.

- If utilizing a Parking Deck, the restrictions in Chapter 29.406(12) of the Municipal Code must be adhered to.

The buildings parking is a combination of exterior on-grade parking, enclosed on-grade parking and enclosed stacked-deck parking. Per Chapter 29.406(12),

- a) The stacked-deck structure is not visible from the street, it is behind the Commercial portion of the building.*
- b) The stacked-deck structure is fully enclosed, thus all parked vehicles within are shielded from view.*
- c) The street level frontage measures 134.68'. The Commercial portion of the building is 122.68' . . . 91% of the property length. The north 12.0' of frontage is open for outdoor restaurant seating, separated from the public sidewalk with a 42" tall fence. 18.68' of the 122.68' frontage is used for residential entry and a glazed front vertical circulation tower. The remaining 104.0' of Commercial length is 77.25% of the property length . . . greater than the 75% required to be maintained for walk-in retail and service uses.*
- d) The parking structure is within all building setbacks(0' front and side yards, 10' rear yard) and meets height, bulk and landscaping requirements.*
- e) The on-grade, stacked deck and under deck parking is located 44' or more from the street lot line, exceeding the 35' minimum by 9' or more.*

- The first floor must be used for permitted Commercial and Retail uses as shown in Table 29.809 (2) of the Municipal Code or for a small production facility. The second floor must be used for either Commercial or Retail uses as shown in Table 29.809 (2) or for Household Living. All floors above the second floor must be used for Household Living.

The first floor Commercial spaces are used for Restaurant use.

The second floor is a combination of Residential Units (Household Living) and Residential Amenity use supporting the Residential Units above. Amenities include a fitness room, study/meeting rooms, recreation room for pool table, etc.

Floors three thru seven are for Residential Units (Household Living).

Column B – Option (2) Design Standards

- Retail and Office uses on the first floor adjacent to a public sidewalk must have direct access to the public sidewalk.

Three doors access the public sidewalk along Hayward Avenue; one door for the north Commercial Space (approx. 1500sf), one for the south Commercial Space (approx. 1800sf) and one for the Residential Lobby and supporting Office/Fire Sprinkler area (approx. 1000sf).

- Buildings greater than 3-stories shall include architectural features that create visual interest and variation in building design by differentiating building façade elements and include visual relief for long facades.

The building is 7-stories in height. The first 2-stories are redish in color brick along with large glazed openings for strong visual access into the Commercial spaces. The 122.68' of façade is broken-up in the center by an 8.0' wide recessed entry door into the Residential foyer and a 10.68' wide glazed front vertical circulation tower that is set-back 1.0' from the main Commercial and Residential wall line. A dark metal wrapped parapet band will horizontally separate the redish color Commercial levels brick from the lighter tan colored Residential above. The 5-stories of Residential will be broken-up with the lower 3-stories being light tan colored brick and the upper 2-stories being a dark grey colored smooth precast concrete paneled cap to the building. These two materials will be separated with a soldier course of tan brick. The tan panels will correlate with the dark grey cap with dark grey brick below the windows on the front elevation and matching dark grey exposed precast on the remaining side and rear elevations. All windows will be fixed and will have black frames and green tinted glazing (similar to the Chamberlain Lofts building to the south).

- Approval of master sign program by the Planning and Housing Director with signage designs that are complementary to the building design and supports the business identity.

Signage permits have been reviewed and approved by City Staff and/or City Council. Signage has been installed in compliance of issued permit.

- Limit driveways along Lincoln Way and Welch Avenue if alternative means of access are available. No drive-thru's are allowed along Lincoln Way and Welch Avenue.

Vehicle access to the site/building/parking is directly from the City of Ames internal parking lot and public alley accessed from Welch Avenue. The building does not have vehicle ingress access from Hayward Avenue but will exit onto Hayward Avenue from the public alley. The building does not have any drive-thru's.

- 100% of the front facades and 80% of the 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.

All facades exceed this requirement.

Column C – Residential Use Projects shall meet the following criteria or be equivalent as approved by City Council

1. Limit Commercial space in the same building to the ground floor.

Commercial space is on the ground floor only.

2. Provide separate entrances for Commercial and Residential uses.

The two Commercial spaces are each accessed directly through private doors into their spaces only from the public sidewalk along Hayward Avenue. The Residences are accessed through their own private controlled access door also from the public sidewalk along Hayward Avenue into a lobby accessing a vertical circulation stair tower, elevator and parking garage.

3. Residential entrances are visible from the street and provide secure access.

The main Residential pedestrian entrance is from Hayward Avenue and is a controlled access door. Vehicular access into/from the enclosed parking is through controlled access garage doors visible from the City of Ames internal parking lot and alleyway.

4. Prevent access from the exterior to the interior through doors that serve only as fire exits.

The rear(east) stair tower is for fire exit only and will have handles for exit only onto a sidewalk connecting into the City of Ames internal parking lot and alleyway. Pedestrian fire exits in the parking garage will have handles for exit only.

5. Prohibit public access to structured parking by use of overhead doors and secured access controls.

The structured parking is fully enclosed with controlled access overhead doors.

6. Provide transparent glass windows into all stairwells.

There are two stair towers one on the front(west) side and one on the rear(east) side. Both stair towers have significant transparent glass.

7. Provide camera monitoring of all pedestrian and vehicle entrances and areas.

Pedestrian and vehicle entrances as well as circulation areas are monitored with cameras. Ames Police Department has reviewed the technology package.

8. Minimum widths of all exit routes: 48" for halls, 42" for doors, 60" between rails for stairs.

Halls are 72" wide, doors are 42" wide and the clear distance between stair rails will be 60" or greater.

9. No balconies are permitted.

The building has no balconies.

10. Provide for natural daylight requirements of applicable codes with exterior windows.

Requirements are achieved.

11. On facades facing any street, use only fixed windows. Note: modified tamper resistant windows do not comply.

All windows are fixed.

12. Design all other windows to prevent the passing of a sphere larger than 4" diameter.

All windows are fixed.

13. Prevent, by physical means, access to all roofs.

Low roof area's over the Commercial space are 20' above the ground accessed thru locked doors by maintenance keys only. High roof area is accessed in the rear fire exit stair only by maintenance keys only.

14. Where access is not required, provide security fencing controlling access to all areas between new or existing buildings.

An access controlling fence is provided across the patio area north of the new building and the existing 112 Hayward Avenue building. An access easement to the electric transformer and the dumpster for 2519 Chamberlain is provided along the south so no fencing will be provided between these properties.

15. Provide a minimum of four (100 watt metal halide or LED 6,500 lumens) light fixtures on each building façade: two at elevation between first and second floors and two at elevation between third and fourth floor.

All required exterior light fixtures are installed and activated on all sides of the building.

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URA-000360

Effective Date: March 25, 2013

JAN 24 2018

Urban Revitalization Program

Application Form

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

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

- 1. **Property Address:** 205 S Wilmoth Avenue
- 2. **Property Identification Number (Geocode):** 09-08-225-015
- 3. **Legal Description** (attach, if lengthy): See attached

4. **Description of Improvements:**

Established Urban Revitalization Areas

- | | |
|---|--|
| <input type="checkbox"/> Downtown | <input type="checkbox"/> North Sheldon |
| <input type="checkbox"/> Campustown | <input type="checkbox"/> South Lincoln |
| <input type="checkbox"/> East University Impacted | |

Urban Revitalization Policy Areas

- | | |
|--|-------------------------------------|
| <input type="checkbox"/> Southeast 16 th Street | Address _____ |
| <input type="checkbox"/> Other Commercial Area | Address _____ |
| <input type="checkbox"/> University Impacted Area – West | Address _____ |
| <input checked="" type="checkbox"/> South Wilmoth URA | Address <u>205 S Wilmoth Avenue</u> |

Improvement costs: \$19,200,000
Beginning construction date: 07/05/2016
Estimated or actual completion date: 08/08/2017
Assessment year for which exemption is being claimed: 2018
Exemption Schedule (3, 5, or 10 years): 10 years

5. **Property Owner:** Breckenridge Group Ames Iowa LLC

Business: Aspen Ames

Address: 1301 S Capital of Texas Hwy (Street)	Austin (City)	TX (State)	78746 (Zip)
--	------------------	---------------	----------------

Telephone: N/A (Home)	512-369-3030 (Business)	512-369-3454 (Fax)
--------------------------	----------------------------	-----------------------

Effective Date: March 25, 2013

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

Signed by:  Date: 1-23-18

Property Owner(s)

Greg Henry

Print Name

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



South Wilmoth Avenue Urban Revitalization Plan 2015

Amended and Approved by the Ames City Council on November 24, 2014
In accordance with Chapter 404, Code of Iowa

Legal Description (see Attachment 1: Location Map for Map Numbers)

Map #	Parcel ID	Address	Legal Description
1	09-08-225-020	205 S Wilmoth Ave.	Parcel M of Garden Subdivision Lots 5-13 and a part of the Northeast Quarter (NE ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th P.M., in the City of Ames, Story County, Iowa as recorded on Slide 483, Page 4 as Instrument No. 2014-00003844 in the Office of the Story County Recorder
2	09-08-225-040	101 S Wilmoth Ave.	Lot One (1), except the South four (4) feet thereof, in Block One (1) in Garden Subdivision of the North 201.9 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th P.M., in the City of Ames, Story County, Iowa
3	09-08-225-050	105 S Wilmoth Ave.	The South four (4) feet of Lot One (1), Block One (1) in Garden Subdivision of the North 201.9 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th P.M., in the City of Ames, Story County, Iowa and Lot Two (2), Block One (1) in Garden Subdivision of the North 201.9 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th P.M., in the City of Ames, Story County, Iowa

4	09-08-225-060	107 S Wilmoth Ave.	Lot Three (3), Block One (1) in Garden Subdivision of the North 201.9 feet of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5 th P.M., in the City of Ames, Story County, Iowa
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Assessed Valuations

Map #	Land Value	Building Value	Total Value
1	\$350,000	\$0	\$350,000
2	\$76,300	\$73,700	\$150,000
3	\$31,100	\$71,900	\$103,000
4	\$30,000	\$62,500	\$92,500

Owners and Addresses

Map#	Owner Name	Owner Address
1	Breckenridge Group Ames Iowa LLC	1301 S Capital of Texas Highway, Ste. B201, Austin TX 78746
2	Breckenridge Group Ames Iowa LLC	1301 S Capital of Texas Highway, Ste. B201, Austin TX 78746
3	Breckenridge Group Ames Iowa LLC	1301 S Capital of Texas Highway, Ste. B201, Austin TX 78746
4	Breckenridge Group Ames Iowa LLC	1301 S Capital of Texas Highway, Ste. B201, Austin TX 78746

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

Map #	Existing		Proposed	
	Zoning	Land Use	Zoning	Land Use
1	RL	Vacant	RH or Commercial	Commercial and High Density
2	RH, O-UIW	Apartments	RH	High Density Residential
3	RH, O-UIW	Apartments	RH	High Density Residential
4	RH, O-UIW	Apartments	RH	High Density Residential

RL=Low Density Residential
RM=Medium 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.

URA-000365

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Downtown

JAN 31 2018

Urban Revitalization Program

Application Form

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

1. **Property Address:** 301 Main St. Ames, IA 50010

2. **Property Identification Number (Geocode)** (if known): 09-02-378-070

3. **Legal Description** (attach, if lengthy): Lots twenty-five (25), twenty-six (26), twenty-seven (27),
tewnty-eight (28), twenty-nine (29), and thirty (30) in block ten (10) in the original town of Ames, Iowa

4. **Description of Improvements**(attach, if lengthy): Remove existing wood and wood infill store fronts.
retain historic brick and stone surrounding openings. Replace deteriorated store fronts with new metal store
front with energy efficient glazing. Brick infill to match historic look of the building.

Improvement costs: \$ Total project (including interior remodel) : \$3,589,861.92

Beginning construction date: 7/1/2016

Estimated or actual completion date: 2/28/17

Assessment year for which exemption is being claimed: 2018

5. **Property Owner:** 301 Main, LLC

Address: 130 E 3rd St. Suite 400 Des Moines, IA 50309

(Street) (City) (State) (Zip)

515-269-1254 harry@blackbirdinvest.com

(Phone) (Fax) (e-mail)

Designed by: John Lott

Business: Benjamin Design Collaborative,PC

Address: 401 Clark St. Ames, IA 50010
(Street) (City) (State) (Zip)

515-232-0888 515-232-0882
(Phone) (Fax) (e-mail)

I (We) certify that I (we) have submitted to the best of our knowledge all the required information to apply for approval of the Downtown Urban Revitalization Program and that the information is factual.

Signed by:  Date: 1/29/18
(Property Owner)

Harry Doyle
(Print Name)

(Applicant - if different than Property Owner) Date: _____

(Print Name)

URBAN REVITALIZATION DOWNTOWN CRITERIA

- Properties must be located within the designated Downtown Urban Revitalization Area.

AND

- Improvements must be made to one or more of the facades of a building on the property that follow the current Downtown Design Guidelines for façade improvements as approved by City Council.

AND

- The scope of the work must follow the current Downtown Design Guidelines for façade improvements as approved by City Council.

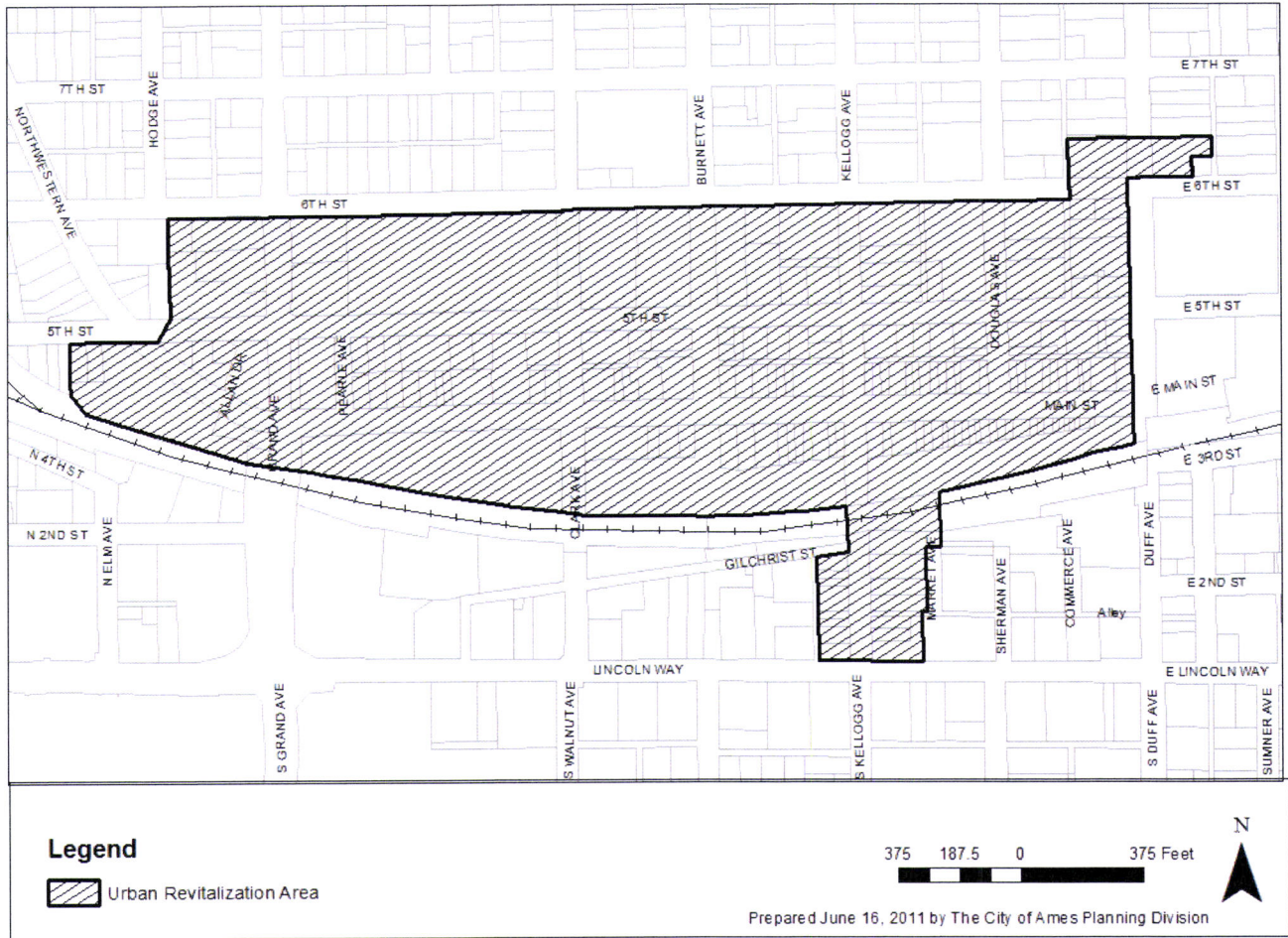
AND

- If first floor is vacant before the façade improvements are made, then the front half of the first floor is required to have a retail use after the improvements are completed. If the first floor is not vacant before the façade improvements are made, and has a permitted use, then it is eligible. No residential structures are eligible.

AND

- The improvements must be maintained for the three years.

Downtown Urban Revitalization Area



JAN 19 2013

AMES CITY
ASSESSOR'S OFFICE

URA-000354

Effective Date March 25, 2013

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JAN 19 2018

Urban Revitalization Program

Application Form

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

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

1. **Property Address:** 3505 Lincoln Way - #102, 103, 104, 105
2. **Property Identification Number (Geocode):** ~~000000000000~~ see attached
3. **Legal Description** (attach, if lengthy): see attached

4. Description of Improvements:

Established Urban Revitalization Areas

- | | |
|---|--|
| <input type="checkbox"/> Downtown | <input type="checkbox"/> North Sheldon |
| <input type="checkbox"/> Campustown | <input type="checkbox"/> South Lincoln |
| <input type="checkbox"/> East University Impacted | |

Urban Revitalization Policy Areas

- | | |
|--|---------------------------------|
| <input type="checkbox"/> Southeast 16 th Street | Address _____ |
| <input checked="" type="checkbox"/> Other Commercial Area | Address <u>3505 Lincoln Way</u> |
| <input type="checkbox"/> University Impacted Area – West | Address _____ |

Improvement costs: \$ <u>600,000</u>
Beginning construction date: <u>Jan 2017</u>
Estimated or actual completion date: <u>oct 2017</u>
Assessment year for which exemption is being claimed: <u>2018</u>
Exemption Schedule (3, 5, or 10 years): <u>10 years</u>

5. **Property Owner:** TPM Properties LLC

Business: _____

Address: 3505 Lincoln Way Ames IA 50010
(Street) (City) (State) (Zip)

Telephone: N/A 515-292-7777 515-290-4104
(Home) (Business) (Fax) Cell

Effective Date: March 25, 2013

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

Signed by:  _____ Date: Jan 17, 18
Property Owner(s)

Brad Stehr
Print Name

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

3505 Lincoln Way Geocodes and legal descriptions

January 17, 2018

TPM Properties LC

3505 Lincoln Way #102 09-05-451-806	3505 Lincoln Way condominiums unit 102 Ames
3505 Lincoln Way #103 09-05-451-811	3505 Lincoln Way condominiums unit 103 Ames
3505 Lincoln Way #104 09-05-451-816	3505 Lincoln Way condominiums unit 104 Ames
3505 Lincoln Way #105 09-05-451-821	3505 Lincoln Way condominiums unit 105 Ames

WS Properties LLC

3505 Lincoln Way #101 09-05-451-801	3505 Lincoln Way condominiums unit 101 Ames
3505 Lincoln Way #201 09-05-451-826	3505 Lincoln Way condominiums unit 201 Ames
3505 Lincoln Way #202 09-05-451-831	3505 Lincoln Way condominiums unit 202 Ames
3505 Lincoln Way #203 09-05-451-836	3505 Lincoln Way condominiums unit 203 Ames
3505 Lincoln Way #204 09-05-451-841	3505 Lincoln Way condominiums unit 204 Ames
3505 Lincoln Way #205 09-05-451-846	3505 Lincoln Way condominiums unit 205 Ames
3505 Lincoln Way #206 09-05-451-851	3505 Lincoln Way condominiums unit 206 Ames
3505 Lincoln Way #207 09-05-451-856	3505 Lincoln Way condominiums unit 207 Ames
3505 Lincoln Way #208 09-451-451-861	3505 Lincoln Way condominiums unit 208 Ames

JAN 19 2018

AMES CITY
ASSESSOR'S OFFICE

URA-008355

Effective Date: March 25, 2013

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Urban Revitalization Program

JAN 19 2018

Application Form

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

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

- 1. **Property Address:** 3505 Lincoln Way Units 101, 201 - 208
- 2. **Property Identification Number (Geocode):** see attached
- 3. **Legal Description** (attach, if lengthy): see attached

4. Description of Improvements:

Established Urban Revitalization Areas

- | | |
|---|--|
| <input type="checkbox"/> Downtown | <input type="checkbox"/> North Sheldon |
| <input type="checkbox"/> Campustown | <input type="checkbox"/> South Lincoln |
| <input type="checkbox"/> East University Impacted | |

Urban Revitalization Policy Areas

- | | |
|--|---------------------------------|
| <input type="checkbox"/> Southeast 16 th Street | Address _____ |
| <input checked="" type="checkbox"/> Other Commercial Area | Address <u>3505 Lincoln Way</u> |
| <input type="checkbox"/> University Impacted Area – West | Address _____ |

Improvement costs: \$ 600,000

Beginning construction date: Jan 2017

Estimated or actual completion date: Oct 2017

Assessment year for which exemption is being claimed: 2018

Exemption Schedule (3, 5, or 10 years): 10 years

5. **Property Owner:** WS Properties LLC

Business: _____

Address: 105 S. 16th St. Ames IA 50010

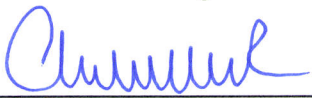
(Street) (City) (State) (Zip)

Telephone: N/A 515-239-8606 515-290-7007

(Home) (Business) (Fax) Cell

Effective Date: March 25, 2013

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

Signed by:  Date: Jan 18, 18
Property Owner(s)

Chuck Winkleblack
Print Name

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

3505 Lincoln Way Geocodes and legal descriptions

January 17, 2018

TPM Properties LC

3505 Lincoln Way #102 09-05-451-806	3505 Lincoln Way condominiums unit 102 Ames
3505 Lincoln Way #103 09-05-451-811	3505 Lincoln Way condominiums unit 103 Ames
3505 Lincoln Way #104 09-05-451-816	3505 Lincoln Way condominiums unit 104 Ames
3505 Lincoln Way #105 09-05-451-821	3505 Lincoln Way condominiums unit 105 Ames

WS Properties LLC

3505 Lincoln Way #101 09-05-451-801	3505 Lincoln Way condominiums unit 101 Ames
3505 Lincoln Way #201 09-05-451-826	3505 Lincoln Way condominiums unit 201 Ames
3505 Lincoln Way #202 09-05-451-831	3505 Lincoln Way condominiums unit 202 Ames
3505 Lincoln Way #203 09-05-451-836	3505 Lincoln Way condominiums unit 203 Ames
3505 Lincoln Way #204 09-05-451-841	3505 Lincoln Way condominiums unit 204 Ames
3505 Lincoln Way #205 09-05-451-846	3505 Lincoln Way condominiums unit 205 Ames
3505 Lincoln Way #206 09-05-451-851	3505 Lincoln Way condominiums unit 206 Ames
3505 Lincoln Way #207 09-05-451-856	3505 Lincoln Way condominiums unit 207 Ames
3505 Lincoln Way #208 09-451-451-861	3505 Lincoln Way condominiums unit 208 Ames

05

JAN 19 2013

URA-000356

Effective Date: March 25, 2013

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AMES CITY
ASSESSOR'S OFFICE

Urban Revitalization Program

JAN 19 2018

Application Form

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

CITY OF AMES, IOWA
DEPT OF PLANNING & HOUSING

- 1. **Property Address:** 3515 Lincoln Way Units 101, 102, 103, 104, 105 and 201 through 208
- 2. **Property Identification Number (Geocode):** see attached
- 3. **Legal Description** (attach, if lengthy): see attached

4. Description of Improvements:

Established Urban Revitalization Areas

- | | |
|---|--|
| <input type="checkbox"/> Downtown | <input type="checkbox"/> North Sheldon |
| <input type="checkbox"/> Campustown | <input type="checkbox"/> South Lincoln |
| <input type="checkbox"/> East University Impacted | |

Urban Revitalization Policy Areas

- | | |
|--|---------------------------------|
| <input type="checkbox"/> Southeast 16 th Street | Address _____ |
| <input checked="" type="checkbox"/> Other Commercial Area | Address <u>3515 Lincoln Way</u> |
| <input type="checkbox"/> University Impacted Area – West | Address _____ |

Improvement costs: \$ <u>600,000</u>
Beginning construction date: <u>Jan 2017</u>
Estimated or actual completion date: <u>Dec 2017</u>
Assessment year for which exemption is being claimed: <u>2018</u>
Exemption Schedule (3, 5, or 10 years): <u>10 year</u>

5. **Property Owner:** Turkey Investments LLC

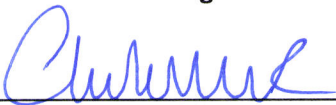
Business: _____

Address: 105 S. 16th St Ames IA 50010
(Street) (City) (State) (Zip)

Telephone: N/A 515-239-8606 515-290-7007
(Home) (Business) (Fax) Cell

Effective Date: March 25, 2013

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

Signed by:  Date: Jan 18, 18
Property Owner(s)

Chuck Winkleblack
Print Name

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

3515 Lincoln Way Geocodes and legal descriptions

January 17, 2018

Turnkey Investments LLC

3515 Lincoln Way #101 09-05-451-701	3515 Lincoln Way condominiums unit 101 Ames
3515 Lincoln Way #102 09-05-451-706	3515 Lincoln Way condominiums unit 102 Ames
3515 Lincoln Way #103 09-05-451-711	3515 Lincoln Way condominiums unit 103 Ames
3515 Lincoln Way #104 09-05-451-716	3515 Lincoln Way condominiums unit 104 Ames
3515 Lincoln Way #105 09-05-451-721	3515 Lincoln Way condominiums unit 105 Ames
3515 Lincoln Way #201 09-05-451-726	3515 Lincoln Way condominiums unit 201 Ames
3515 Lincoln Way #202 09-05-451-731	3515 Lincoln Way condominiums unit 202 Ames
* 3515 Lincoln Way #203 09-05-451-736	3515 Lincoln Way condominiums unit 203 Ames
3515 Lincoln Way #204 09-05-451-741	3515 Lincoln Way condominiums unit 204 Ames
3515 Lincoln Way #205 09-05-451-746	3515 Lincoln Way condominiums unit 205 Ames
3515 Lincoln Way #206 09-05-451-751	3515 Lincoln Way condominiums unit 206 Ames
3515 Lincoln Way #207 09-05-451-756	3515 Lincoln Way condominiums unit 207 Ames
3515 Lincoln Way #208 09-451-451-761 15	3515 Lincoln Way condominiums unit 208 Ames

RECEIVED

URA-000304

Effective Date: March 25, 2013

OCT 30 2017

South Lincoln Neighborhood
Urban Revitalization Program

CITY OF AMES, IOWA
DEPT. OF PLANNING & HOUSING

Application Form

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

- 1. Property Address: 302, 304, 308 S 3RD ST
PROPERTY WILL NOW BE COMBINED 306 S 3RD
- 2. Property Identification Number (Geocode): 0911175045
- 3. Legal Description (attach, if lengthy): ATTACHED
- 4. Description of Improvements - Attach if lengthy: ATTACHED

Improvement costs: \$ 921,678⁰⁰

Beginning construction date: MAY 1, 2017

Estimated or actual completion date: NOV 30, 2017

Assessment year for which exemption is being claimed: 2018

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

- 5. Property Owner: DEN VENTURES LLC
- Business: PARTY RENTAL & CELEBRATIONS AND WEDDING STORE
- Address: 306 S 3RD ST. AMES, IA 50010
(Street) (City) (State) (Zip)
- 515-268-9333 (Phone) 515-268-9334 (Fax) celebrationsamese@yahoo.com (e-mail)

LEGAL DESCRIPTION

Lot One (1), except the West 56 feet in Cayler's Subdivision, Ames, Iowa, and a parcel of land in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Eleven (11), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th P.M., Iowa, described as follows: Commencing at the NE Corner of Lot 1, Cayler's Subdivision to Ames, Iowa, which is the point of beginning; thence East 102.33 feet along the South line of South 3rd Street; thence South 180 feet; thence West 102.33 feet; thence North 180 feet to the point of beginning; (locally known as 302 South 3rd Street, Ames, Iowa);

AND

The West Fifty-six (56) Feet of Lot One (1) of Cayler's Subdivision to Ames, Iowa; (locally known as 304 South 3rd Street, Ames, Iowa);

AND

Lot Two (2) in Cayler's Subdivision, Ames, Story County, Iowa; (locally known as 308 South 3rd Street, Ames, Iowa);

together with any easements and appurtenant servient estates, but subject to any reasonable easements of record for public utilities or roads, any zoning restrictions customary restrictive covenants and mineral reservations of record, if any, herein referred to as the "Property," upon the following terms and conditions provided BUYER, on possession, is permitted to use the Property for commercial or residential purposes.

IMPROVEMENTS 302, 304, 308 South 3rd St.

304, 308 South 3rd St.

1. Removed 2 unlivable dilapidated houses and all the junk around them. Houses had only raccoons and mice living in them.
2. Removed unusable junk garages and sheds and all the junk around them.
3. Constructed new 70 x 120 retail and warehouse as per local Ames specifications including lap siding and asphalt roofing.
4. Constructed special four chambers water retention concrete structure as per city instructions.
5. Landscaping as per city.
6. Constructed new concrete driveways on two sides of new building.

Total cost: \$820,300.00

302 South 3rd St

1. Removal of all VCT tile and carpeting which was in bad shape .
2. Installed new epoxy coating and new commercial carpeting along with new base on floors.
3. Removed all the abandoned junk and sheds around building.
4. Installed new steel doors and window along with new framing and insulation in the back of the building.
5. Built new stairs with handrails to mezzanine.
6. Removed old concrete drives on south and west and installed new concrete drives.
7. Next summer asphalt will be repaired on east side of building.
8. Installed new heating and air conditioning in building.

Total cost: \$101,378.00

Total project cost: \$921,678.00

Effective Date: March 25, 2013

Designed by: ROSELAND, MACKAY, HARRIS

Business: ARCHITECTS PC

Address: 1615 GOLDEN ASPEN DR #110 AMES, IA 50010
(Street) (City) (State) (Zip)

1-515-292-6075 1-515-292-6370 maile@mbarchitects.com
(Phone) (Fax) (e-mail)

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

Signed by: Donald H Taylor Jr Date: 10-30-17
Nancy E Taylor
Property Owner(s)

DONALD H TAYLOR JR
Print Name NANCY E TAYLOR

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