

**COUNCIL ACTION FORM**

**SUBJECT: AMENDMENT OF CAMPUSTOWN URBAN REVITALIZATION PLAN**

**BACKGROUND:**

The Campustown Urban Revitalization Area and Plan were established because the rehabilitation, conservation, redevelopment and economic development of this area are in the interest of public health, safety, and welfare of the residents of Ames. Currently, the Plan provides for tax abatement for renovation or new construction that reduces slum and blight, provides structured parking, or reuses historic buildings, while also increasing underrepresented retail uses or adding brick to facades. The Criteria Matrix is used to guide City Council decisions regarding tax abatement.

The ten-story residential building at 111 Lynn Avenue, within the Campustown Urban Revitalization Area, is subject to a City requirement that certain types of existing buildings install fire sprinkler systems to improve public safety (see attached Location Map). When establishing this requirement, the City Council approved a policy to provide abatement of the property taxes if installing the fire sprinkler system, along with any other improvements, adds more than 5% to the value of a building. City Council is now being asked to revise the Campustown Criteria Matrix to implement this policy for 111 Lynn. A proposed revision to the Campustown Criteria Matrix is attached. The revision makes it clear that tax abatement requires either renovation or new construction or a required retrofit fire sprinkler system in an existing building.

If the revision is approved, then after completing improvements including the required sprinkler system the owners of 111 Lynn will apply for tax abatement. Council will review that request in its annual review of tax abatement in February. Staff is not aware of any other buildings in the Campustown Urban Revitalization Area that will be eligible under this criterion.

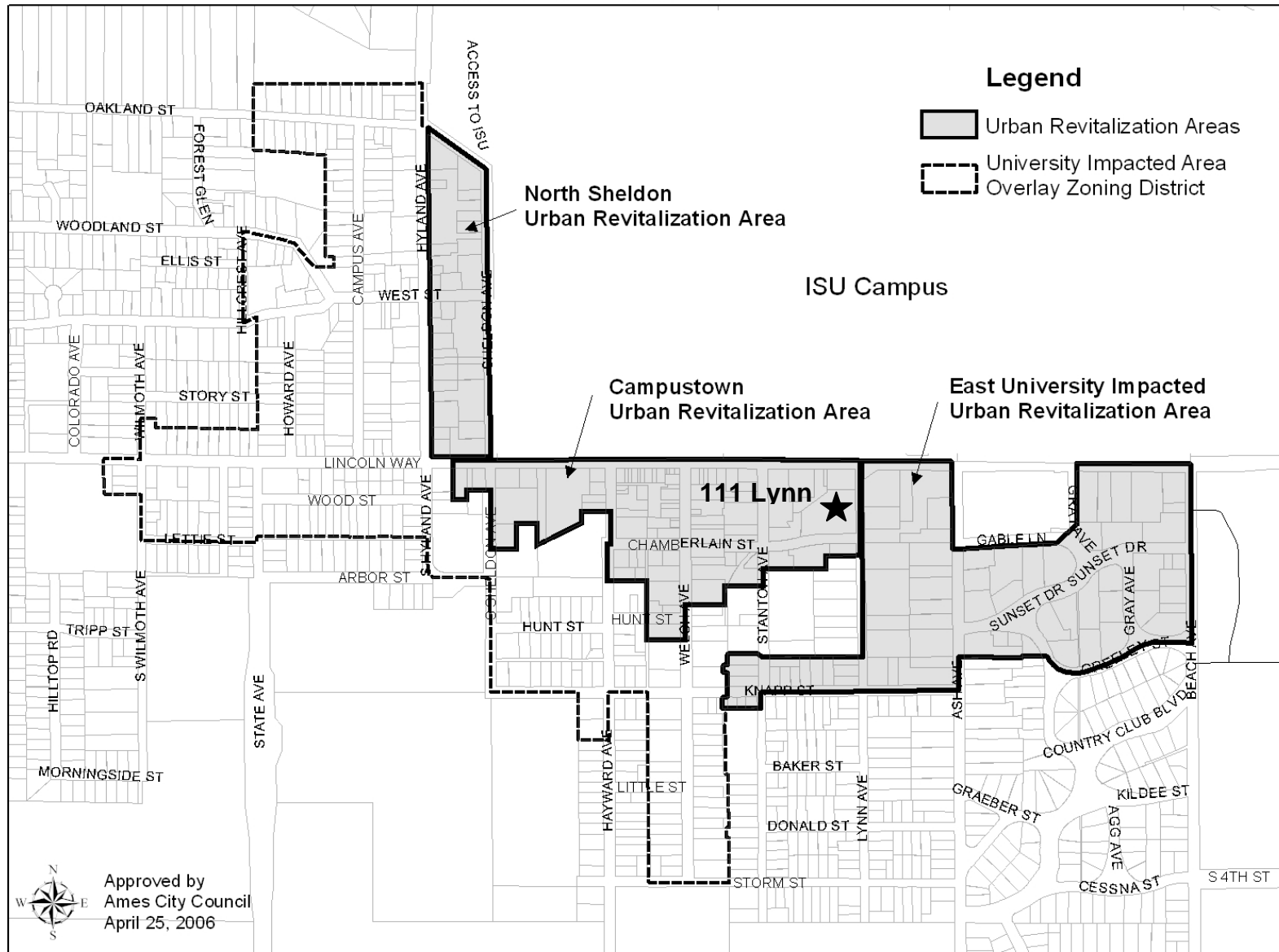
**ALTERNATIVES:**

1. The City Council can approve the proposed changes to the Campustown Urban Revitalization Plan.
2. The City Council can approve alternate changes to the Campustown Urban Revitalization Plan.
3. The City Council can refer this item back to staff for additional information.

**MANAGER'S RECOMMENDED ACTION:**

Substantial investment is being made to improve safety for residents and visitors of 111 Lynn. The proposed revisions to the Campustown Urban Revitalization Plan will allow for tax abatement when those improvements are completed according to the City Council's policies. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 approving the proposed changes to the Campustown Urban Revitalization Plan.

## University Area Urban Revitalization Areas



# CAMPUSTOWN URBAN REVITALIZATION PLAN

## Criteria for Renovation or New Construction

PROJECT MUST MEET CRITERIA OF ONE OF THESE COLUMNS			AND	PROJECT MUST MEET CRITERIA OF ONE OF THESE COLUMNS		
<i>Slum and Blighted</i> Properties where a majority of the assessed valuation of the properties has been determined to be substantially unsafe or to have an unsafe use by the City Council.	<i>Parking</i> 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.	<i>Adaptive Reuse</i> The building on the site was originally built before 1941.		<i>Underrepresented</i> Properties that are to include a business use where that actual sales of the business use is below the expected sales for the business use as determined by the City Council to be of benefit to the City (should be supported by a retail leakage study).	<i>Design Standards</i> Retail and office uses on the first floor adjacent to a public sidewalk must have direct access to the public sidewalk.	
	AND	70% of the area of existing exterior walls of the structure will remain			AND	
	<i>Mixed Use</i> The first floor must be used for permitted commercial and retail uses as shown in Table 29.803(2) of the Municipal Code. The second floor must be used for either commercial or retail uses as shown in the Table 29.803(2) or for household living. All floors above the second floor must be used for household living.	AND			Historic materials and designs are preserved and/or restored.	AND
					OR	
					<i>Brick Material</i> 100% of the front and 80% of the three remaining sides of the structure shall be faced with clay brick for the first four stories. On stories five through seven any other building materials except vinyl will be allowed.	<i>Alternative Siding Material</i> If historically significant - use and repair of historically appropriate siding material is permitted and must be maintained for the term of the selected tax abatement schedule.
ALL RESIDENTIAL USES SHALL ALSO MEET THE FOLLOWING CRITERIA OR EQUIVALENT AS APPROVED BY THE CITY COUNCIL						
1. Limit commercial space in the same building to the ground floor 2. Provide separate entrances for commercial and residential uses 3. Locate all residential entrances to be visible from the street and provide secure access control at each 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 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 100 w. metal halide light fixtures on each building façade: two at elevation between first and second floors and two at elevation between third and fourth floor		

# CAMPUSTOWN URBAN REVITALIZATION PLAN

## Criteria for Sprinkler Retrofitting

### Who is eligible for the Program?

Owners of properties of pre-existing high-rise buildings, dormitories, institutions, and residences with occupants who have impractical evacuation capabilities will be eligible for this tax abatement program. The definitions of these categories are as follows:

**Existing High-Rises:** Buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

**Institutions:** Buildings housing more than 16 persons on a 24-hour basis to be cared for or provided a supervised environment because of their physical or mental condition, including hospitals, nursing homes, and assisted living facilities.

**Mobility Impaired:** Buildings with 16 or more dwelling units of which eight are occupied by one or more persons who have an impaired evacuation capability. The fire chief, or his/her designee, shall have the authority to determine whether a person is an occupant with an impaired evacuation capability as aforesaid, and to conduct a timed evacuation drill to determine the extent to which an apartment building may contain occupants with such impaired evacuation capabilities.

**Dormitories:** A building in which sleeping accommodations are provided for more than 16 persons, who are not related by marriage or consanguinity, in one room or a series of closely associated rooms, with or without meals.

### What type of improvement must be accomplished?

In order to qualify for the Tax Abatement Program, the property owner must install an International Building Code/International Fire Code (2003) compliant sprinkler system.

### How long is the abatement incentive available?

In order to be considered for the tax abatement program, the installation of a Code compliant sprinkler system must be completed prior to October 1, 2011.

### What improvements will be eligible for tax abatement?

For existing buildings, tax abatement will be given for the installation of a sprinkler system in accordance with Section 403.2 of the 2003 International Building Code and Section 903 of the 2003 International Fire Code and for any other improvements that are made as part of the same construction project where the value has been increased by at least 5%.