

**COUNCIL ACTION FORM**

**SUBJECT:** PUBLIC HEARING FOR APPROVAL OF THE URBAN REVITALIZATION AREA AND PLAN FOR 415 STATION AVENUE

**BACKGROUND:**

The Crawford Ames, LLC, owner and developer, are requesting the designation of an Urban Revitalization Area for the property located at 415 Stanton Avenue. The subject site consists of six platted lots and other parts of properties for a total of approximately 1.6 acres that are currently zoned Residential High Density (RH). A location map is included as an exhibit to the Draft URA Plan in Attachment A.

The history of the site includes a prior use as a former elementary school, most recently used as the Ames Community School District Offices. The property owner requested determination by City Council in June of 2008 that the site was underutilized as described in the City's former policy for commercial tax abatement for HOC zoned property. City Council adopted a resolution in 2008 recognizing redevelopment of the subject site with the commercial area as meeting the underutilized threshold of the 2008 Commercial Policy. However, no formal designation of the site as an Urban Revitalization Area occurred or was directed by Council at that time.

On November 28, 2017, City Council directed staff to proceed with creation of an Urban Revitalization Area for the project at the request of the property owners. At the March 27, 2018 City Council meeting, Council determined that the site is eligible for an Urban Revitalization Area under the statutory Section 404.1(5) of the Code of Iowa as "An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing". ***The Council directed that the Minor Site Development Plan (approved by staff April 16, 2018) be established as the criteria for the revitalization area. Additionally, five more criteria were required to be satisfied.***

Those five criteria are:

1. The existing building is no longer occupied as a public school, and has not been converted to another use prior to designation as an Urban Revitalization Area; and, *(There has been no use of the building since the School District sold the property)*
2. Structured parking (enclosed garage parking) is provided on site with at least one covered stall per unit; and, *(Project plans include a minimum of 1 required space per unit, to be verified upon completing the project)*

3. The character of the existing building on the north and east elevations is maintained and preserved, with the exception of adding windows. The proposed addition matches the architectural style of the existing building. *(Building elevation plan attached as exhibit, the project appears to meet this standard through massing, building materials, building height, window fenestration, to be verified upon completing the project)*
4. The original school structure will remain, and historic materials will be preserved or adaptively reused when possible. This includes a requirement that 100% of the exterior walls of the north and east façade of the existing building remains brick, with the exception of adding windows and doors. *(Attached building plan indicates original materials for exterior brick to be retain on the existing building, to be verified upon completing the project)*
5. The site and building substantially conforms to the site and architectural plans approved by the City Council as part of the URA Plan. *(To be determined at time of completion of the project)*

#### **URBAN REVITALIZATION PLAN:**

The draft Urban Revitalization Plan (Attachment A) includes the statutory content and also includes qualifying criteria. These criteria are found in Attachment 3 of the Urban Revitalization Plan and require substantial conformance to the Concept Plans as depicted in Attachment 4 of the Draft Urban Revitalization Plan. Staff proposes that the URA Plan expire on December 31, 2020. This would mean all improvements used as a basis for requesting property tax abatement as qualified real estate would need to be complete prior to the expiration date. Previously approved abatements would continue for the duration of the tax exemption schedule.

The proposed concept plan exhibits include a note on the building elevations stating the “west portion of the roof profile subject to change dependent on structural requirements”. This note is related to final architectural detail regarding the elevator shaft and snow load calculations for the roof. These calculations have not been finalized. The note is meant to indicate that the roofline of this area may vary somewhat from the profile shown on the plan. Staff and developer believe any changes would be minor and substantial conform to the concept plan.

#### **ALTERNATIVES:**

1. The City Council can approve the first reading of an ordinance establishing the Crawford School Urban Revitalization Area and by resolution approve the Crawford School Urban Revitalization Plan.
2. The City Council can modify or change the Crawford School Urban Revitalization Area or Plan and then approve the ordinance and resolution.

**MANAGER'S RECOMMENDED ACTION:**

The attached plan is in conformance with the direction that was given in November for drafting an Urban Revitalization Plan for 415 Stanton Avenue and the draft plan presented to Council on March 27th. Staff has determined that the proposed URA meets the criteria established by Council. A minor site development plan has been approved by staff that is consistent with the conceptual plan shown as an exhibit.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as described above.

**It should be emphasized that in order to be eligible for tax abatement, improvements must be consistent with City ordinances and also meet the criteria in Attachment 3.**

## ATTACHMENT A: DRAFT URA PLAN



# Urban Revitalization Plan

Approved by the Ames City Council on \_\_\_\_\_, 2018  
In accordance with Chapter 404, Code of Iowa

### Legal Descriptions (See Attachment 1: Location Map)

#### 415 Stanton Avenue

PARCEL D, LOTS 2-7 (EX S 5' LOT 7) W.T.SMITH'S ADDITION & E 15' LOTS 3-8 (EX S 15', E 15' LOT 8) LEE & LITTLE'S ADDITION, CITY OF AMES, STORY COUNTY, IOWA.

### Owners and Addresses

Property	Owner Name	Owner Address
Parcel D	The Crawford Ames, LLC	2519 Chamberlain St., Ste 101 Ames, IA 50014-2525

### Assessed Valuation

Property	Land Value	Building Value	Total Value
Parcel D	75,000	0	75,00

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

Property	Existing	
	Zoning	Land Use
Parcel D	RH	Residential High Density

### 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 this site provided that qualifying criteria found in Attachment 3 of this Plan are met.

## **Relocation Plan**

There is only one building within the boundaries of the URA the building is to be retained and renovated to a residential use as condition of the Zoning Agreement. No relocations will occur.

## **Tax Exemption Schedule**

The property owner may choose one of the following options:

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

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

**The exemption period for five (5) years.**

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

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

## **Required Increase in Valuation**

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

## **Federal, State or Private Funding**

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

## **Duration**

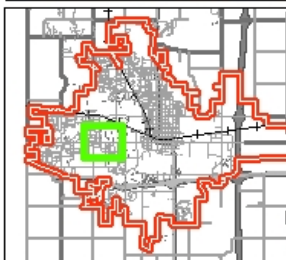
The Urban Revitalization Area shall expire on December 31, 2020. All projects seeking tax abatement must have been completed prior to expiration. Projects already determined to be eligible for tax abatement shall continue to receive tax abatement consistent with the chosen schedule for abatement and in accordance with state law.

## **Additional Criteria**

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



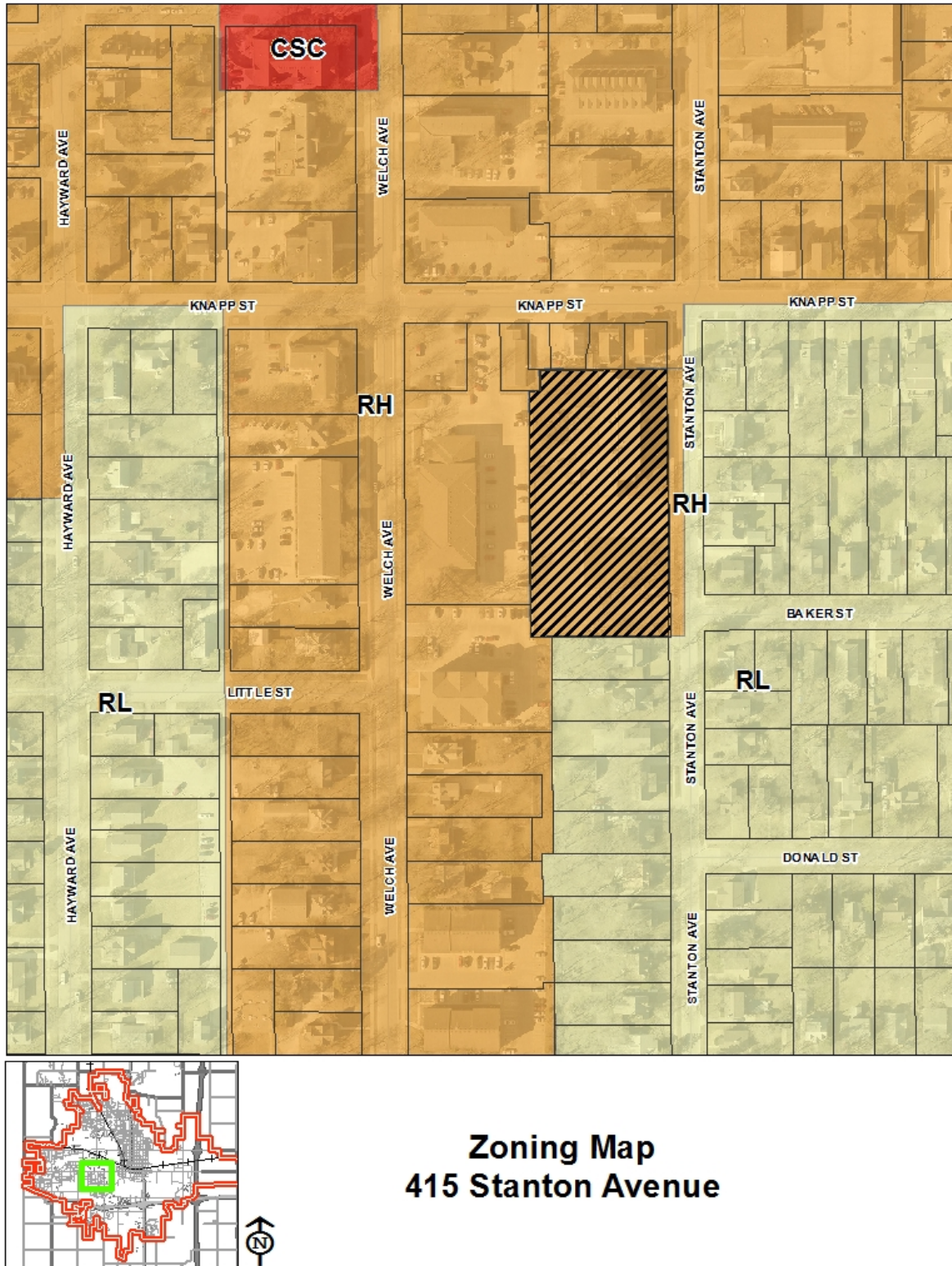
## ATTACHMENT 1: LOCATION OF PROPOSED URBAN REVITALIZATION AREA



**Location Map**  
**415 Stanton Avenue**



**ATTACHMENT 2: ZONING OF PROPOSED URBAN REVITALIZATION AREA**



### **ATTACHMENT 3: ADDITIONAL QUALIFYING CRITERIA**

1. The building is no longer occupied as a public school, and has not been converted to another use prior to designation as an Urban Revitalization Area; and,
2. Structured parking (enclosed garage parking) is provided on site with at least one covered stall per unit; and,
3. The character of the existing building on the south and east elevations is maintained and preserved. The proposed addition matches the architectural style of the existing building.
6. The original school structure will remain, and historic materials will be preserved or adaptively reused when possible. This includes a requirement that 100% of the exterior walls of the south and east façade of the existing building remains brick.
4. The site and building substantially conforms to the site and architectural plans approved by the City Council as part of the URA Plan.





① 3D View - East

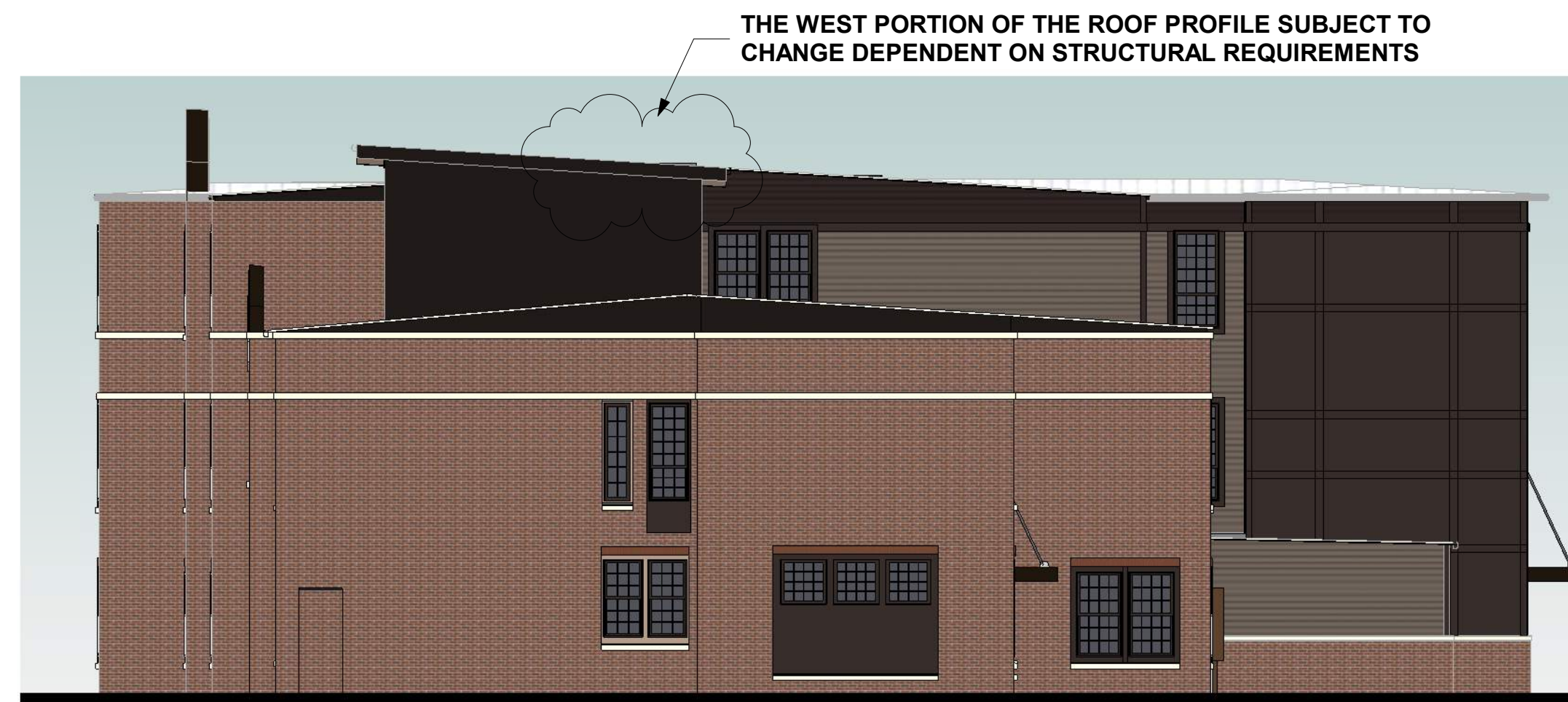


③ 3D View - SE

② 3D View - West







**4 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"