

COUNCIL ACTION FORM

SUBJECT: 2019 URBAN REVITALIZATION TAX ABATEMENT REQUESTS

BACKGROUND:

The City Council established Urban Revitalization Areas (URAs) which allow 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 each request and determines the amount of the exemption based on the increase in incremental valuation.**

Property owners for two projects submitted requests for property tax exemptions on the increase in valuations based on the 2019 assessments. **These projects include the Union along the 2700 Block of Lincoln Way and the Aspen Heights Apartment/mixed use project.** A table showing project addresses, Urban Revitalization Areas, project costs and requested tax abatement schedules is included in Attachment 1. Attachments 2 through 5 contain the specific eligibility criteria for the designated Areas, a brief description of the individual projects in those areas, and staff's determination of eligibility. Attachment 6 contains the submitted application forms.

Notably, the Aspen Heights request was submitted last year and found to not comply with the URA criteria due to no enrollment in the Crime Free Housing program. The Police Department has verified enrollment in the program as of February 2019. The Union is subject to a development agreement that includes additional provisions regarding the use of the property and ensuring its consistency with the URA criteria. In regards to the Union, Police and Planning staff completed a site visit to verify compliance with public safety requirements and report no inconsistencies with the development agreement.

The property owners have reported construction values totaling \$56,588,610 for these two projects. The applicant estimates are self-reported construction and soft cost values 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 exemptions.

ALTERNATIVES:

1. The City Council can approve the two requests for tax exemptions as outlined in Attachment 1 by finding that they meet the criteria of their respective Urban Revitalization Areas and forward the findings to the City Assessor.
2. The City Council can deny either or both 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:

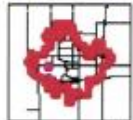
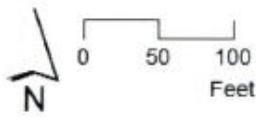
Staff has examined the applications submitted as of February 1, 2019, and finds that the two requests for the completed projects substantially conform to criteria of their respective Urban Revitalization Plans approved by the City Council.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving both of the requests 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
2700 Lincoln Way (The Union)	2700 Lincoln Way	37,388,610	10
205 S. Wilmoth Avenue (Breckenridge)	South Wilmoth URA	\$19,200,000	10

ATTACHMENT 2: 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.

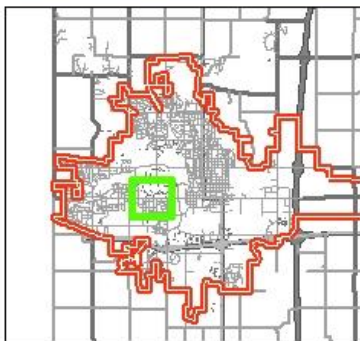
13. There shall be no balconies facing the south, west or east on the perimeter of the project or adjacent to Lincoln Way.

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 2018 Aspen Heights applied for tax exemption on the incremental value of improvements for the 2018 assessment year. At that time approval was not given because Aspen Heights had not completed enrollment in the Crime Free Multi-Housing Program. Aspen Heights is now applying for exemption for the 2019 assessment year. The owners are seeking a 10-year sliding scale exemption.

ATTACHMENT 4: 2700 LINCOLN WAY URA CRITERIA AND APPLICATION SUMMARY



**Location Map
2700 Lincoln Way**

ATTACHMENT 5: ADDITIONAL QUALIFYING CRITERIA

- A. The project shall be built in substantial compliance with the approved Concept Plan for site layout and architectural appearance and amenity deck as depicted in Attachment 4: Concept Plan.
- B. The project must be constructed and maintain enhanced public safety features as follows:
 - 1. Limit commercial space in the same building to the ground floor.
 - 2. Provide separate entrances for commercial and residential uses.
 - 3. Residential entrances are visible from the street and provide secure access.
 - 4. Prevent access from the exterior to the interior through doors that serve only as fire exits.
 - 5. Prohibit public access to structured parking, using overhead door and secure access control.
 - 6. Provide interior transparent glass windows into all stairwells.
 - 7. Provide camera monitoring of all pedestrian and vehicle entrances and areas.
 - 8. Minimum widths of all exit routes: 48" for halls, 42" for doors, 60" between rails for stairs.
 - 9. No balconies are permitted.
 - 10. Provide for natural daylight requirements of applicable codes with exterior windows with an allowance for internal bedrooms to have a transom or approved equivalent to meet this requirement.
 - 11. On facades facing any street use only fixed windows, note modified tamper resistant windows do not comply. Facades above the amenity deck must also be fixed windows.
 - 12. All other windows must be designed to prevent passing of sphere larger than 4" diameter. The window must be manufactured to restrict opening of the window permanently; modified windows with restrictors or tamper proof screws do not comply.
 - 13. Prevent by physical means access to all roofs.
 - 14. Where access is not required, provide security fencing controlling access to all areas between new or existing buildings.
 - 15. Provide exterior lighting along the commercial facades and residential entrances.
- C. The project must include the installation of necessary mechanical vent/exhaust equipment for at least one full kitchen restaurant use.
- D. The commercial area of the floor plan must have one tenant space that does not exceed 1,000 square feet and is available for general lease by a permitted commercial or retail use. Accessory functions or related businesses to the apartments or hotel do not qualify as meeting this requirement of available for

general lease.

- E. Provide a minimum of 13-feet of sidewalk clearance along Lincoln Way.
- F. The project shall utilize a Sign Program for commercial tenants that provide a cohesive design and lighting style to the site. Sign Program will allow for wall signage per the Sign Code, with no commercial signage along the Hyland or rear façade of the building. The Sign Program must be approved by the Planning Director.

2700 Lincoln Way “The Union”

The Minor Site Development Plan was approved March 10th of 2017. The project is a seven story mixed use building containing a total of 157 apartments with 501 bedrooms. There are 20 hotel units along with 7,500 square feet of commercial retail space on the ground floor. The owners are seeking a 10-year sliding scale exemption. Note, that the conceptual plans included with the URA are not attached.

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 6- All Applications

RECEIVED

URA-000577

Effective Date: March 25, 2013

JAN 07 2019

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

- Checkboxes for Downtown, Campustown, East University Impacted, North Sheldon, South Lincoln

Urban Revitalization Policy Areas

- Checkboxes for Southeast 16th Street, Other Commercial Area, University Impacted Area - West, South Wilmoth URA with corresponding address lines

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: 2019
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 Austin TX 78746
(Street) (City) (State) (Zip)

Telephone: N/A 512-369-3030 512-369-3454
(Home) (Business) (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: 1-3-2019
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.

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: 1/31/2019
Property Owner(s)

Edwin B. Brewer, Jr
Print Name

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

ORDINANCE NO. _____

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

Section 1: The land described as:

PARCEL 1: 2718 Lincoln Way:

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

PARCEL 2: 2702 Lincoln Way:

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

PARCEL 3: 2700 Lincoln Way:

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

PARCEL 4: 2728 Lincoln Way:

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

PARCEL 5: 112 S. Hyland Avenue:

THE SOUTH 47 FEET OF LOT FOUR (4) OF LEE'S SUBDIVISION OF THE NORTH 213 FEET, EXCEPT THE NORTH 33 FEET THEREOF, OF THE W3/5 OF THE E1/2 OF THE NE1/4 OF THE

NW1/4 OF THE NW1/4 OF SEC. 9-T83N-R24W OF THE 5TH P.M., AMES, STORY COUNTY, IOWA.

PARCEL 6: 115 S. Sheldon Avenue:

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

PARCEL 7: 114 S. Hyland Avenue:

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

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

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

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

ADOPTED THIS ____ day of _____, 2016.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Urban Revitalization Program

Tax Exemption Schedule

All qualified real estate located in the designated 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.

Tax Abatement Urban Revitalization Program

Application Packet

This application packet is for applying for Tax Abatement for improvements made to properties within an Urban Revitalization Area established by the City Council.

The City of Ames Planning and Housing Department is available to assist you in completing your application. Please call (515)239-5400 and someone can help you to start the process and answer questions.

Before completing this application, the Ames City Council must designate the proposed improvement project site as an Urban Revitalization Area. There is a separate application and process for that designation.

The "Application Packet" for the *Tax Abatement* includes the following:

- Application Form; and
- Tax Exemption Schedule.

1. Eligibility Criteria.

- *Improvements must be made to the property that conform to the approved Urban Revitalization Plan for that area and increase the actual value by 5% or more.*
- *Improvements must be made consistent with the criteria of an approved Urban Revitalization Plan (see attached criteria)*

2. Application Process.

- *Contact the Ames Planning and Housing Department to schedule a pre-application meeting to ensure that the requirements for a successful application are satisfied.*
- *Fill out all sections completely and return to the Department of Planning & Housing.*
- *The application must be received and construction begun prior to February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed.*
- *Once the application is reviewed, and is satisfactory, it will be forwarded to the City Council for formal action at the first meeting in February.*
- *If approved by the City Council, the City Clerk will forward the application to the City Assessor, who will review the application once the improvement is completed to determine the Actual Value of the improvement for property tax purposes.*

Effective Date: March 25, 2013

Submit the completed *Tax Abatement* Application Packet to the:

Department of Planning and Housing
Room 214, City Hall
515 Clark Avenue
Ames, Iowa 50010
Phone: 515-239-5400
FAX: 515-239-5404
E-mail: planning@city.ames.ia.us

February 1, 2019

VIA HAND-DELIVERY

Mr. Justin Moore
Department of Planning and Housing
Room 214, City Hall
515 Clark Avenue
Ames, IA 50010

RE: Urban Revitalization Program Property Tax Abatement Application

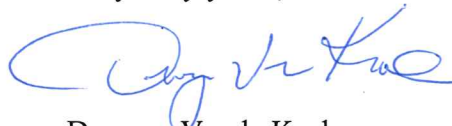
Dear Mr. Moore:

On behalf of my client, Greystar Student Housing Growth and Income Trust (“Greystar”), I have enclosed the following documents related to Greystar’s property at 2700 and 2702 Lincoln Way:

- City of Ames Urban Revitalization Program Application Form; and
- A copy of an Urban Revitalization Area Compliance Memo prepared by The Opus Group, confirming compliance with the terms of the Development Agreement.

Please contact me at (515) 283-8195 or dvandekrol@nyemaster.com if you have any questions or need additional information. Thank you.

Very truly yours,



Dwayne Vande Krol

DVK/mks

Enc.

Cc: Agnes Webb, Greystar Student Housing Growth and Income Trust

Urban Revitalization Area Compliance Memo

Union on Lincoln Way – 2700 Lincoln Way Ames, Iowa
3 August 2018



At the request of City staff the project development team is providing to help expedite the review of the project stated above for final Certificate of Occupancy approval. This memo is one of two, one responds to the Development Agreement and one response to the Urban Revitalization Area Agreement.

Urban Revitalization Area Agreement - Qualifying Criteria

- A. The project shall be built in substantial compliance with the approved Concept Plan for site layout and architectural appearance and amenity deck as depicted in Attachment 4: Concept Plan.**
Confirmed, submitted and building with substantial compliance.
- B. The project must be constructed and maintain enhanced public safety features as follows:**
- 1. Limit commercial space in the same building to the ground floor.**
Confirmed, commercial space only provided on ground floor.
 - 2. Provide separate entrances for commercial and residential uses.**
Confirmed, separate entrances have been provide for each tenant and use.
 - 3. Residential entrances are visible from the street and provide secure access.**
Confirmed, entrances are secure and visible from street.
 - 4. Prevent access from the exterior to the interior through doors that serve only as fire exits.**
Confirmed, Controlled access is in place to prevent access at fire exits.
 - 5. Prohibit public access to structure parking, using overhead door and secure access control.**
Confirmed, Overhead doors have been provided within parking structure and secure access controls are in place at surface parking lot.
 - 6. Provide interior transparent glass windows into all stairwells.**
Confirmed, provided.
 - 7. Provide camera monitoring of all pedestrian and vehicle entrances and areas.**
Confirmed, refer to installation and submitted and approved security plans.
 - 8. Minimum widths of all exit routes: 48" for halls, 42" for doors and 60" between rails for stairs.**
Confirmed, clearances have been provided.
 - 9. No balconies are permitted.**
Confirmed, no balconies have been provided.
 - 10. Provide natural daylight requirements of applicable cores with exterior windows with an allowance for internal bedrooms to have a transom or approved equivalent to meet this requirement.**
Confirmed, Natural daylight is provided per code with approved allowance for internal bedrooms receiving shared light per code.
 - 11. On facades facing any street use only fixed windows, not modified tamper resistant windows does not comply. Facades above the amenity desk must also be fixed windows.**
Confirmed, no operable windows provided.
 - 12. All other windows must be designed to prevent passing of sphere larger than 4" diameter. The window must be manufactured to restrict opening of the window permanently; modified windows with restrictors or tamper proof screws do not comply.**
Confirmed, no operable windows provided.
 - 13. Prevent by physical means access to all roofs**
Confirmed, all roof access areas are physically secured and locked preventing access by residents and public.
 - 14. Where access is not required, provide security fencing controlling access to all areas between new or existing buildings.**
Confirmed, security fencing provided along southern perimeter.

Urban Revitalization Area Compliance Memo

15. Provide exterior lighting along the commercial facades and residential entrances.

Confirmed, exterior lighting provided in compliance with requirements. Refer to lighting plan submission and installed conditions.

C. The project must include the installation of necessary mechanical vent/exhaust equipment for at least one full kitchen restaurant use.

Confirmed, Refer to retail tenant space #1 with Grease Shaft installation provided.

D. The commercial area of the floor plan must have one tenant space that does not exceed 1,000 SF and is available for general lease by a permitted commercial or retail use. Accessory functions or related businesses to the apartments or hotel do not qualify as meeting this requirement of available for general lease.

Confirmed, Refer to retail tenant space #2 and shared bike valet tenant space.

E. Provide a minimum of 13 feet of sidewalk clearance along Lincoln Way.

Confirmed, refer to submitted and approved Civil plans and right-of-way improvements.

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

Confirmed, signage plan submitted and approved. Commercial Tenants will submit signage plans accordingly upon leasing.

Certificate of Occupancy

515 Clark Avenue, P.O. Box 811, Ames, IA 50010 - www.CityOfAmes.org - 515-239-5153

City of Ames, Iowa

Permit No.: BLDC-000819-2017 **Address:** 2700 LINCOLN WAY
Ames, IA 50014

Owner: AMES CADDIS LLC **Contractor:** OPUS DESIGN BUILD

Issued Date: April 12, 2017 **Expiration Date:** April 12, 2018

Zoning: CSC - Campustown Service Center

Additional Information:

Project Description: New 6 story hotel, apartment and retail building
Construction Type: T-IA/IIIB
Occupancy Type: R1, R2, B and S2
Sprinkler System: yes
Number of Stories: 6
Examiner Notes:
Certificate of Occupancy Issue Date: Nov 21 2018 12:00AM


Sara Van Meeteren, Building Official