ITEM #: 7
DATE: 08-21-13

COMMISSION ACTION FORM

BACKGROUND:

On August 2, 2013, the applicant (Dean Jensen, RES Development, Inc.) submitted a complete application for approval of an Adaptive Reuse Plan (ADP) for conversion of the former Roosevelt School located at 921 9th Street to 23 multi-family residential units. The site is within the (UCRM) "Urban Core Residential Medium Density" zone and is approximately 2.3 acres. The applicant proposes to retain the former school building, including the original building, constructed in 1923, and the 1968 addition. A second addition to the original building is proposed on the north end of the building, which will include a glass atrium that houses the new elevator and north staircase. The atrium will connect the 1968 portion of the building to a new parking garage for residents of the units.

Adaptive reuse allows for some flexibility in design features to encourage retention of significant historic elements of a site or building. The purpose of the adaptive reuse provisions in Section 29.306 of the Municipal Code is to foster the renovation and reuse of structures that have historic, architectural, or economic value to the City and are vacant or at risk of becoming under-utilized, vacant or demolished.

On July 16, 2013, the City Council approved text amendments to the Zoning regulations of the Municipal Code to allow conversion of a former school building to an apartment dwelling in the Urban Core Residential Medium Density Zone (UCRM) as a permitted use, and to allow a higher residential density if specified in an Adaptive Reuse Plan approved by the City Council.

On July 23, 2013, the City Council approved the rezoning of land at 921 9th Street from "S-GA" (Government/Airport) to (UCRM) "Urban Core Residential Medium Density."

On August 12, 2013, the Historic Preservation Commission reviewed the ADP and unanimously recommended approval of the plan finding it to be a great example of historic preservation while allowing for a new use and life for the building.

The attached addendum provides background and analysis of the proposal and the requested action.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the Adaptive Reuse Plan for conversion of the former Roosevelt School, located at 921 9th Street, to a multiple-family residential dwelling with 23 units as proposed or as modified.

2. The Planning and Zoning Commission can recommend that the City Council deny approval of the Adaptive Reuse Plan for conversion of the former Roosevelt School, located at 921 9th Street, to a multiple-family residential dwelling with 23 units.

3. The Planning and Zoning Commission can defer action on this request and refer it back to City staff and/or the applicant for additional information.

DEPARTMENT RECOMMENDATION:

Staff has reviewed the proposed Adaptive Reuse Plan and finds that the proposal meets the conditions to qualify for City Council review and conforms to the Adaptive Reuse Performance Standards, as described in Section 29.306(3) of the Municipal Code. The applicant has requested tax abatement through the creation of an urban revitalization area for the site. An approved ADP would also serve as the basis for preparation of an Urban Renewal Plan needed for tax abatement. City Council will considered the urban revitalization area concurrently with the review of the ADP.

Therefore, it is the **recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative** #1, which is to recommend to the City Council approval of the Adaptive Reuse Plan for conversion of the former Roosevelt School, located at 921 9th Street, to a multiple-family residential dwelling with 23 units.

ADDENDUM

BACKGROUND:

Applicant Request. Dean Jensen, RES Development, Inc. is seeking approval of a Adaptive Reuse Plan (Major Site Development Plan) to convert the former Roosevelt School building, located at 921 9th Street, to a multiple-family residential dwelling with 23 individual condominium units for sale. The applicant proposes to retain the former school building, including the original building, constructed in 1923, and the 1968 addition. A second addition to the original building is proposed on the north end of the building, which will include a glass atrium that houses the new elevator and north staircase. The atrium will connect the 1968 portion of the building to a new garage for residents of the units.

A total of 58 surface parking spaces exist on the site. The Plan proposes 30 surface parking spaces, including the addition of three handicap-accessible spaces, and 31 garage spaces bringing the total number of parking spaces on site to 61. A total of 54 parking spaces are required, based upon the number of bedrooms in each of the 23 units.

The applicant has provided information on the existing building and site conditions as follows (see attached "Adaptive Reuse Narrative" submitted by the applicant):

- No original windows, or doors exist. The voids are filled with commercial window

and door frames along with metal and Styrofoam in-fills. Window air conditioners and venting also fill the former openings.

- The exterior brick and limestone are dirty but remain in relatively good shape. Some window air conditioners and venting do exist in the wall structure.

- Due to the age and condition of the original masonry roof and parapet wall, a newer low-profile custom, bronze colored, ribbed metal roof has been installed.

- The building site has asphalt parking and pea gravel along the west, north and east portions of the site.

Changes to the building and site, as proposed by the applicant, includes the following (see attached "Adaptive Reuse Narrative" submitted by the applicant):

- Window replacement:
  - Removal of the metal and Styrofoam inserts that fill the majority of the original window openings;
  - Installation of windows to fill the entire original window opening with divided lights in a 12 over 12 grill pattern, without an internal spacer, colonial wide profile, aluminum clad, bronze color. Glass will be double pane, insulated Low-E, clear. Operational single or double hung as available;
  - Installation of glass block on the lower level in place of the existing glass windows.

- Create new window openings:
  - Repeat window bays in the 1968 addition, and cut openings for windows on the east, west and north facades of the 1968 building addition, with five or three bands of windows, as shown on the attached building elevations.
  - Bays of windows for the apartment units on the lower level

- Door replacement:
  - Entry doors and new balcony doors to be wood, or fiberglas (wood grain) with matching divided lights;
  - Door hardware to match the 1920's vintage appearance.
  - The glass above and on either side of the main entry door will be installed in place of the existing solid panels inserted for energy efficiency years ago.

- Construct balconies for units on the first floor and second floor levels:
  - Black metal balcony and rail design, with five balconies on the east building façade, six balconies on the west facade of the 1968 addition.

- Construct a glass atrium entry to house the elevator and north staircase and serve as a link between the proposed garage and the multiple-family building.

- Construct a garage that connects to the atrium and provides direct access to the interior of the building from the enclosed garage.
  - Combination of brick, limestone, vertical metal siding, as found on the existing building;
  - 31 garage parking spaces;

- Cleaning of the building exterior materials:
  - Masonry, horizontal limestone bands;
  - Cornice ridges;
  - Tuck-pointing throughout

- Asphalt surfacing and landscaping:
  - Replace much of the existing asphalt with grass, plantings, gardens, curving sidewalks and patios.

- Parking and traffic flow:
  - Eliminating the through access between 9th Street and 10th Street;
  - Add a new garage structure with 31 parking spaces.

The residential units will be located in three levels of the building. The lower basement level is partially above grade, and includes three units, with a single unit that has one-bedroom, one two-bedroom, and one three-bedroom unit The next level has nine units, including four one-bedroom units, one two-bedroom, and four three-bedroom units. The top level has eleven units, including two one-bedroom, three two-bedroom, and six three-bedroom. The 23 units have a total of 50 bedrooms.

Adaptive Reuse Code Provisions. The purpose of the adaptive reuse provisions in Section 29.306 of the Municipal Code is to foster the renovation and reuse of structures that have historic, architectural, or economic value to the City and are vacant or at risk of becoming under-utilized, vacant or demolished. Approval by the City Council must be based on the project meeting these four conditions:

1. "The proposed adaptive reuse must be residential, commercial, or a combination of such uses…."

   Staff Comments: The proposed adaptive reuse is a residential use, which complies with this condition.

2. **"The structure or group of structures proposed for adaptive reuse must have historic, architectural, or economic value to the City justifying renovation and preservation, as determined by the City Council."**

   Staff Comments: The building has historic and architectural value to the City, as evidenced by listing of the property in the National Register of Historic Places, and as documented in the nomination for listing. (see "National Register Listing" section of this report)

3. "The City Council must determine that the long-term benefits of the proposed adaptive reuse outweigh any negative impact on the neighborhood of the proposed project and on the City, as compared with the alternative of having the structures demolished or remaining vacant or underutilized."

Staff Comments: The long-term benefits of the proposed adaptive reuse include, but are not limited to preservation of an historic building that is historically significant in terms of the architecture of the building, as well as in terms of the people and events that have been associated with this building, since its construction in 1923. Another benefit is the provision of multiple-family housing in an historical structure that is to be the product of an adaptive reuse of a former school building. There are no other buildings in Ames that offer this same housing opportunity in an historic school building.

4. "**In all matters relative to the administration of the Adaptive Reuse requirements, the City Council shall obtain a recommendation from the Historic Preservation Commission on all structures that are determined to have architectural or historic value."**

   Staff Comments: This item is included on the August 12, 2013 agenda of the Historic Preservation Commission for review and recommendation of the Adaptive Reuse Plan to the City Council for consideration.

If the City Council determines that the proposed project, to convert the former Roosevelt School to a multiple-family dwelling in the "UCRM" zoning district, qualifies for consideration as an adaptive reuse, then the City Council may waive some or all of the applicable Zone Development Standards for the "UCRM" zone, as described in Table 29.703(3), and General Development Standards set forth in Article 4 of Chapter 29 of the Municipal Code, so long as the project conforms to the following performance standards in Section 29.306(3):

Staff Comments: The applicant is not requesting a waiver of any of the applicable Zone Development Standards for General Development Standards include in Chapter 29 of the *Municipal Code*.

(a) "The renovation and remodeling of structures for adaptive reuse may not destroy or obscure essential architectural features. In addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so."

Staff Comments: The applicant has stated in the Adaptive Reuse application that "Current building exterior brick and limestone will be preserved entirely on the south façade. Minimal intrusions for planned balconies on the east and west elevations. Period sensitive; as close as possible to original windows and doors will be installed. Parking garage and elevator/entry atrium will be integrated to existing materials (i.e. brick, glass and metal). Existing bronze metal roof and gutters remain with future trim to match." In addition, staff notes that the south façade, which features two projecting bays that flank the monumental front entry, with the door centered on the façade and featuring a white stone cornice overhang and scrolled console bracket is preserved under the applicant's proposal. The cornerstone inscribed with "1923" at the southeast corner of the building will

also remain intact.

(b) "Where landscaping and public space required by Section 29.403 cannot be provided on site, any area on site that is available for landscaping shall be so utilized. When the City grants permission, the owner or operator of the site must also use areas within the public right-of-way and adjacent to the site to satisfy landscaping requirements."

Staff Comments: The applicant is not requesting a waiver of any of the applicable requirements.

(c) "Where necessary parking cannot be provided on site, reasonable provision for parking shall be provided off site."

Staff Comments: The applicant is not requesting a waiver of any of the applicable parking requirements.

Land Use Designation/Zoning. The LUPP designation is One- and Two-Family Medium Density Residential. The following tables provide the future land use designation and zoning of the subject property and other surrounding properties.

Direction from Subject Property	LUPP Map Designation	Zoning Map Designation
Subject Property	One & Two Family Medium Density Residential	"UCRM" (Urban Core Residential Medium Density)
North	One & Two Family Medium Density Residential	"UCRM" (Urban Core Residential Medium Density)
East	One & Two Family Medium Density Residential	"UCRM" (Urban Core Residential Medium Density)
South	One & Two Family Medium Density Residential	"UCRM" (Urban Core Residential Medium Density)
West	One & Two Family Medium Density Residential	"UCRM" (Urban Core Residential Medium Density)

Existing Land Use. Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses/ Ownership of Properties
Subject Property	Former Roosevelt School RES Development, Inc.
North	Single-Family Homes/ Individual Home Owners

East	Single-Family Homes/ Individual Home Owners
South	Single-Family Homes/ Individual Home Owners
West	Single-Family Homes/ Individual Home Owners

Infrastructure. The subject area is already a developed lot and served by all City infrastructure. Public utility mains and streets are immediately adjacent to the subject property with infrastructure to serve the site.

Access. The present configuration of the subject property's parking lot and access drive allows for access from 9th Street, 10th Street and Northwestern Avenue. The Adaptive Reuse Plan maintains the existing accesses from 10th Street and Northwestern Avenue, and the access from 9th Street that is west of the building. However, the Plan shows the access east of the building along 9th Street will be eliminated with the site changes proposed.

Impacts. The applicant intends to the utilize the former school building, existing parking lots west of the building and open space as shown on the attached Adaptive Reuse Plan, as part of this development. The amount of impervious surface will be reduced by the proposed Plan. Asphalt paving will be removed east of the building and section will be removed west of the building, as well. The 9th Street access west of the building will remain open. The traffic generated by the multiple-family dwelling is anticipated to be less than what the neighborhood experienced when the building was utilized as an elementary school.

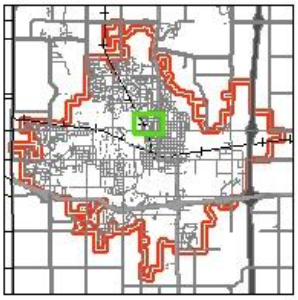
Density. The density of the proposed multiple-family dwelling is based on the number of dwelling units divided by the number of acres of land included in the site. A total of 23 units is proposed on 2.33 acres of land. This results in a density of 9.87 dwelling units per net acres, which must be approved by the City Council as part of the Adaptive Reuse Plan, since the density exceeds the maximum density allowed in the "UCRM" zoning district, which is no more than 7.26 dwelling units per net acre.

Landscaping. The attached Landscape Plan shows the addition of trees, shrubs, perennial beds, and walkways east of the building where asphalt paving currently exists. The asphalt will be removed to establish this landscaped setting next to the City park located between this site and Roosevelt Avenue. Other trees and shrubs will be added to the front façade abutting 9th Street to meet landscaping requirements for apartment buildings. Landscaping, including trees, shrubs, grass turf and a perennial bed will be added to the area west of the building, where asphalt is currently in place, and will also be planted in landscape islands to be added in the parking lots on the western portion of the site.

Public Notice. Notice was mailed to property owners within 200 feet of the site and a sign was posted on the subject property. As of this writing, no comments have been received.

Attachment A

Location Map



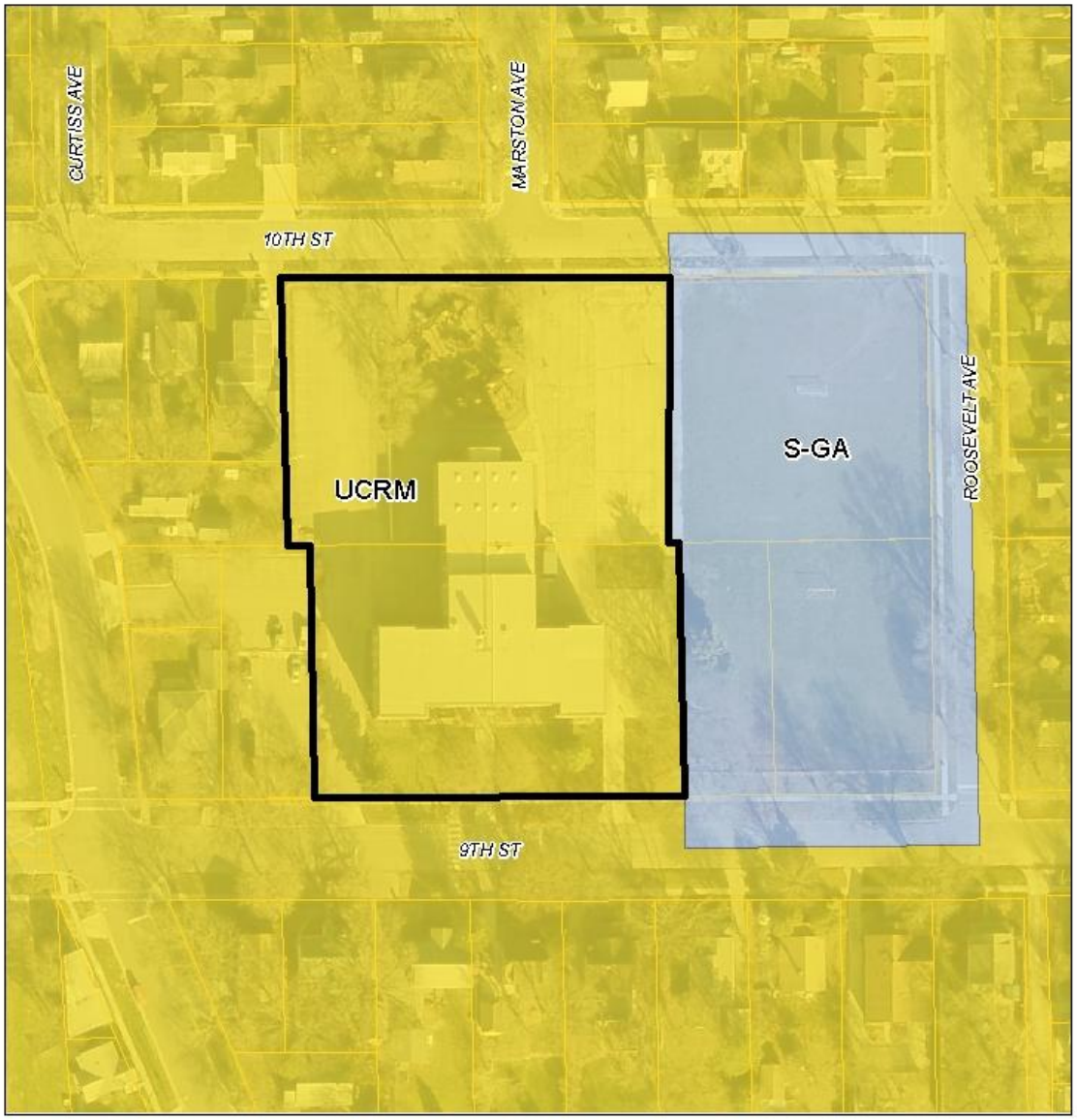
Location Map
921 9th Street

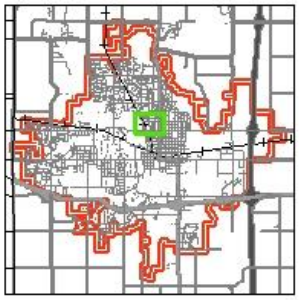
N

Feet
0 30 60 90 120

Attachment B

Existing Zoning





Proposed Zoning (UCRM)
921 9th Street

N

Feet
0 30 60 90 120

Attachment C

Applicant Narrative-Page 1

Adaptive Re-Use Narrative, Former Roosevelt School, 921 9th Street, Ames, Iowa

Prepared by RES Development Inc., 8-2-13.

Adaptive re-use exists on a continuum between demolition and restoration that allows a structure to reflect past use and harmonize with additions or modifications to satisfy new use. The former Roosevelt School represents a wonderful opportunity to "Re-imagine" new life in a property that can no longer serve as a school, but has the "bones" and structural integrity to be sustainable and useful for decades to come.

The structure is on the National Registry of Historic Places which calls the adaptive reuse to be especially sensitive toward preservation of critical architectural features. In 1968, the building was given a major north addition along with the removal of original doors and windows. The 1968 addition permanently altered the east, west, and north elevations. The south elevation contains the bulk of the original exterior features of decorative cornice work and original horizontal limestone banding. (See attached photos of existing. Photo group "A"). The current condition of the property is summarized in the following:

1. No original windows or doors. The voids are filled with commercial window and door frames along with metal and styrofoam in-fills. Window air conditioners and venting also fill the former openings.

2. The exterior brick and limestone are dirty but remain in relatively good shape. Some window air conditioners and venting do exist in the wall structure.

3. Due to the age and condition of the original masonry roof and parapet wall, a newer low-profile custom, bronze colored, ribbed metal roof has been installed.

4. Building site has asphalt parking area and pea gravel along west, north, and east portions.

5. Interior mechanicals of HVAC, and plumbing are not functional and are abandoned.

6. Some newer electric is salvageable and can be used as a part of the future "house meter".

7. Most of the interior was modified in the 1968 renovation. Some interior trim and moldings are still in good shape and can be re-used.

Proposed changes to the current exterior of the structure can be summarized in the following:

1. Window and Door replacement. (See attached photo group "B" of probable original design). Replacement formal description: (See attached photo group "C"), classic, divided light with fixed exterior and interior 12 over 12 grill pattern without an internal spacer, colonial wide profile, bronze, aluminum color. Double pane, insulated Low-E, clear. Operational single or double hung as available. Entry doors to be wood or fiberglass (wood grain), with matching divided lights. Vintage look (1920's) hardware as available. This window and door replacement proposal matches the 3"-5"frame molding as close to the original as possible. The biggest

Attachment C

Applicant Narrative-Page 2

change would be the new windows would be bronze aluminum frames (not white, painted wood) and the glass would be insulated, not single pane.

2. The exterior masonry of the building will be carefully cleaned and tuck-pointed throughout. Limestone horizontal bands and cornice ridges will be cleaned and tuck-pointed as well. The south facade of the original will be restored as close to the original as possible while the west and east elevations will be repaired where required, with the addition of orderly balconies. The balcony doors will be "integrated to the window bays" and the black, metal balcony and rail design will serve to accent the orderly design of the Progressive Era, Neo Classical architectural design. The metal rail is reminiscent of past fire-escapes typical of this age building.

3. Continuity, unity, and simplicity of design will be achieved by repetition of window bays in the 60's addition, along with new glass block window in-fills in the garden level. Light will be enhanced to the low level through window wells which will allow larger bodies of glass window panes to this area.

4. The new glass atrium entry houses the elevator and north staircase. A transparent approach is given to this area in order to maintain a light and airy entry that allows the original brick exterior to be emphasized and viewed from the interior of this space. Exposure to the park-like setting of the grounds is also achieved by using this transparent approach. The atrium also serves as a transition to the new, enclosed, garage structure to the north which is key to the new function of the project. The materials used on the garage are simply repeated from the existing structure. Composed of brick, limestone, vertical metal siding and doors/windows that are all proposed design elements of the structure.

5. The new site is designed to enhance the park-like setting that will emerge with the addition of the city park to the east of the building. Much of the existing asphalt will be replaced with grass, plantings, gardens, curving sidewalks, and patios. The facade of the structure will take on a new residential quality while maintaining a strong echo to its original use as a school. The simplicity and repetition of building ingredients will serve as an excellent backdrop for color that can be encouraged with flowers, sculpture, and the like.

6. Parking and traffic flow is minimized by restricting and simplifying the points of entry as well as providing for the new garage feature.

Attachment C

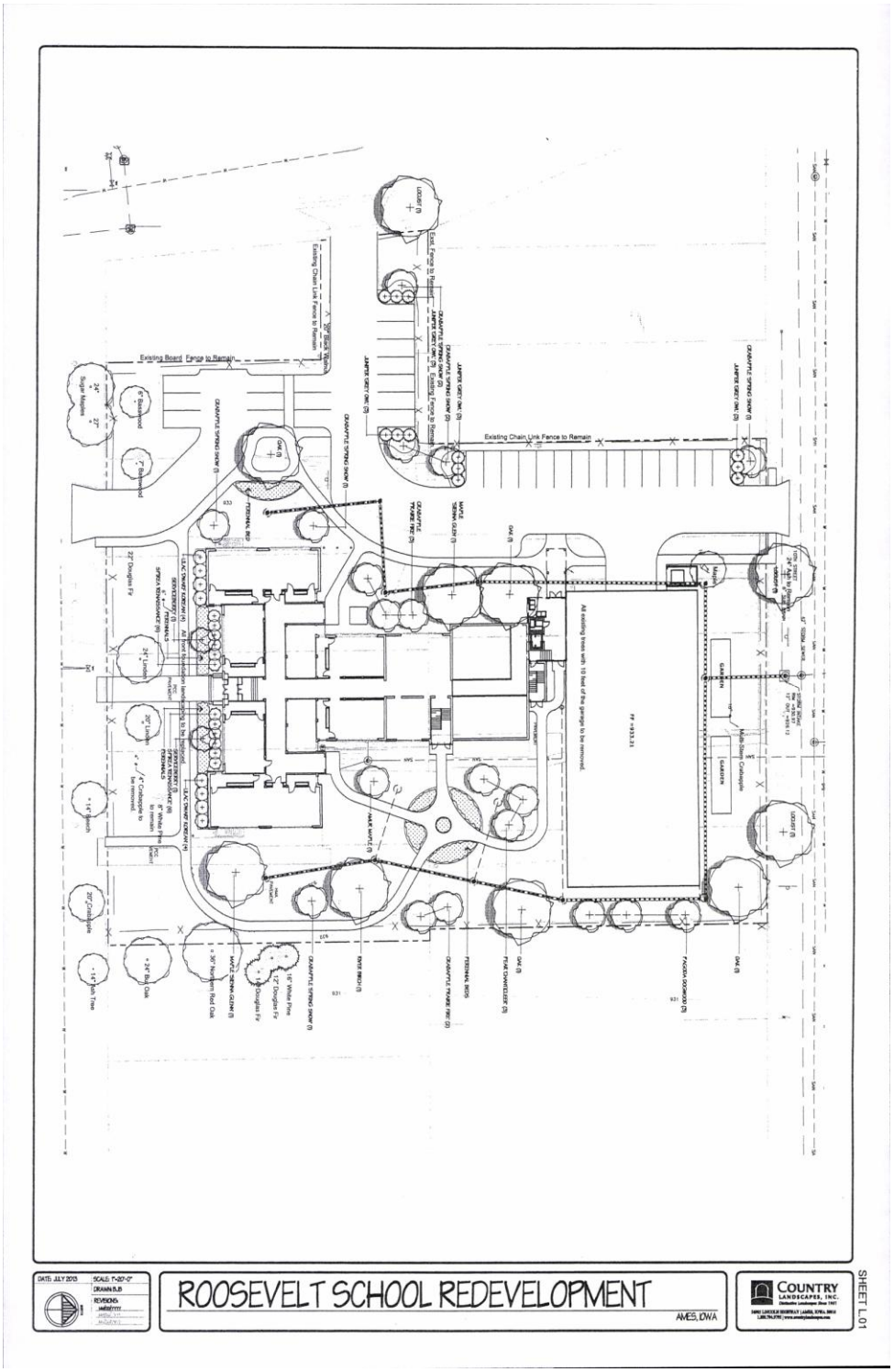
Applicant Narrative-Page 3

Roosevelt Adaptive Reuse

UNIT	Bedrooms
101	3
102	2
103	1
201	1
202	1
203	1
205	2
206	1
207	3
208	3
210	3
211	3
301	1
302	1
303	2
304	2
305	3
306	3
307	3
308	3
309	2
310	3
311	3
23 Units	50 Bedrooms

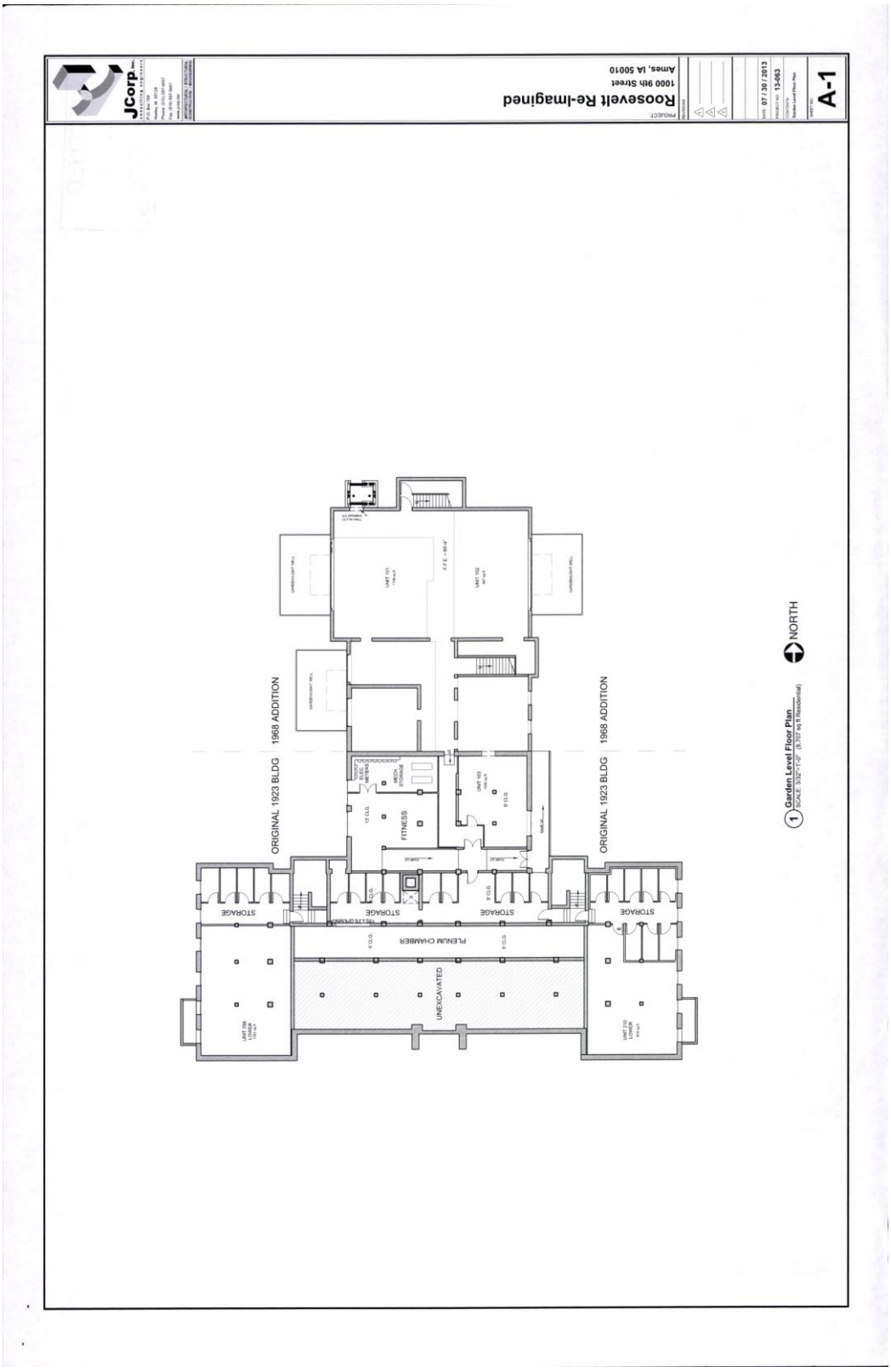
Attachment D

Adaptive Reuse Plan (Landscaping)



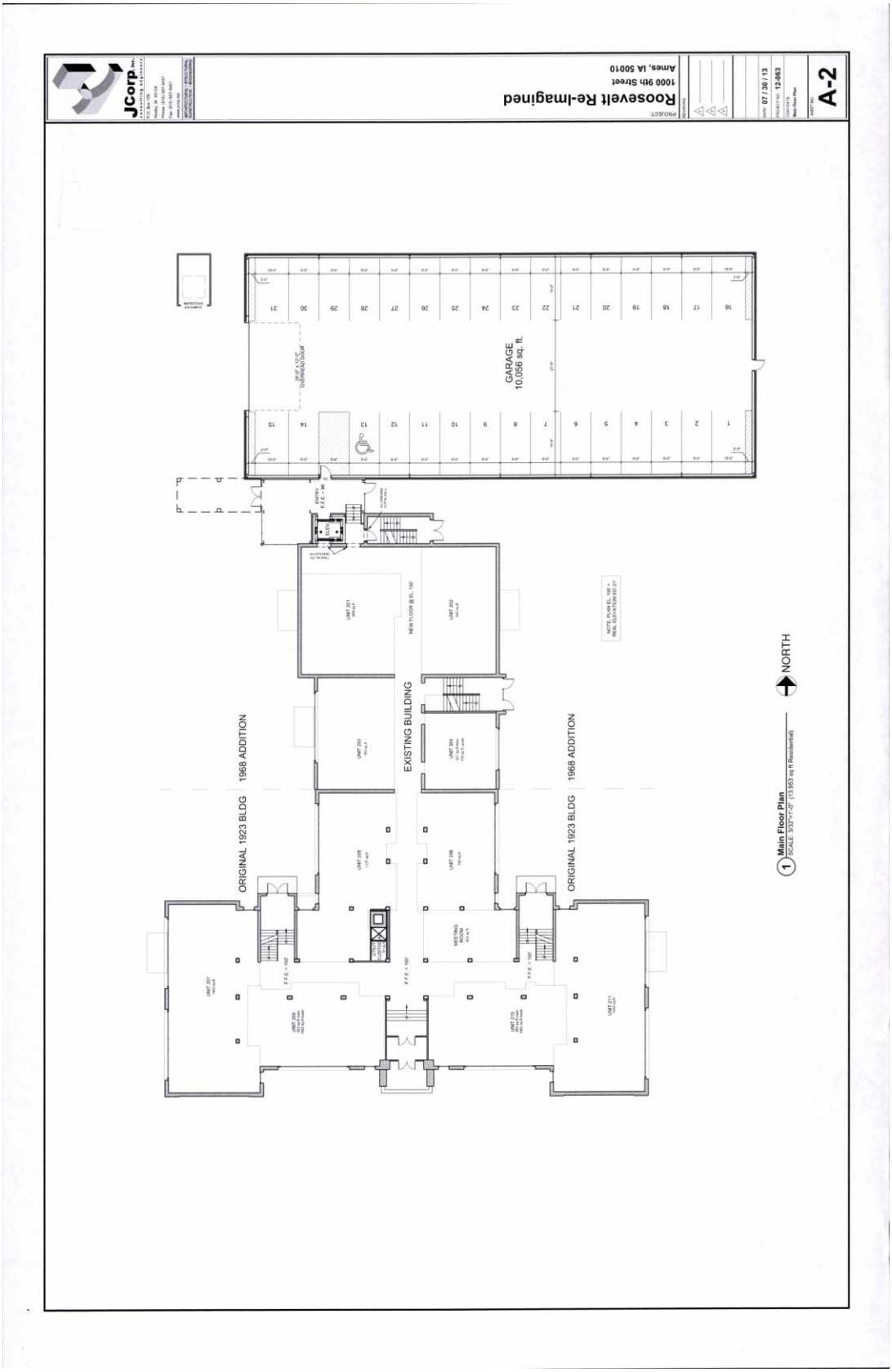
Attachment E

Floor Plan-Garden Level



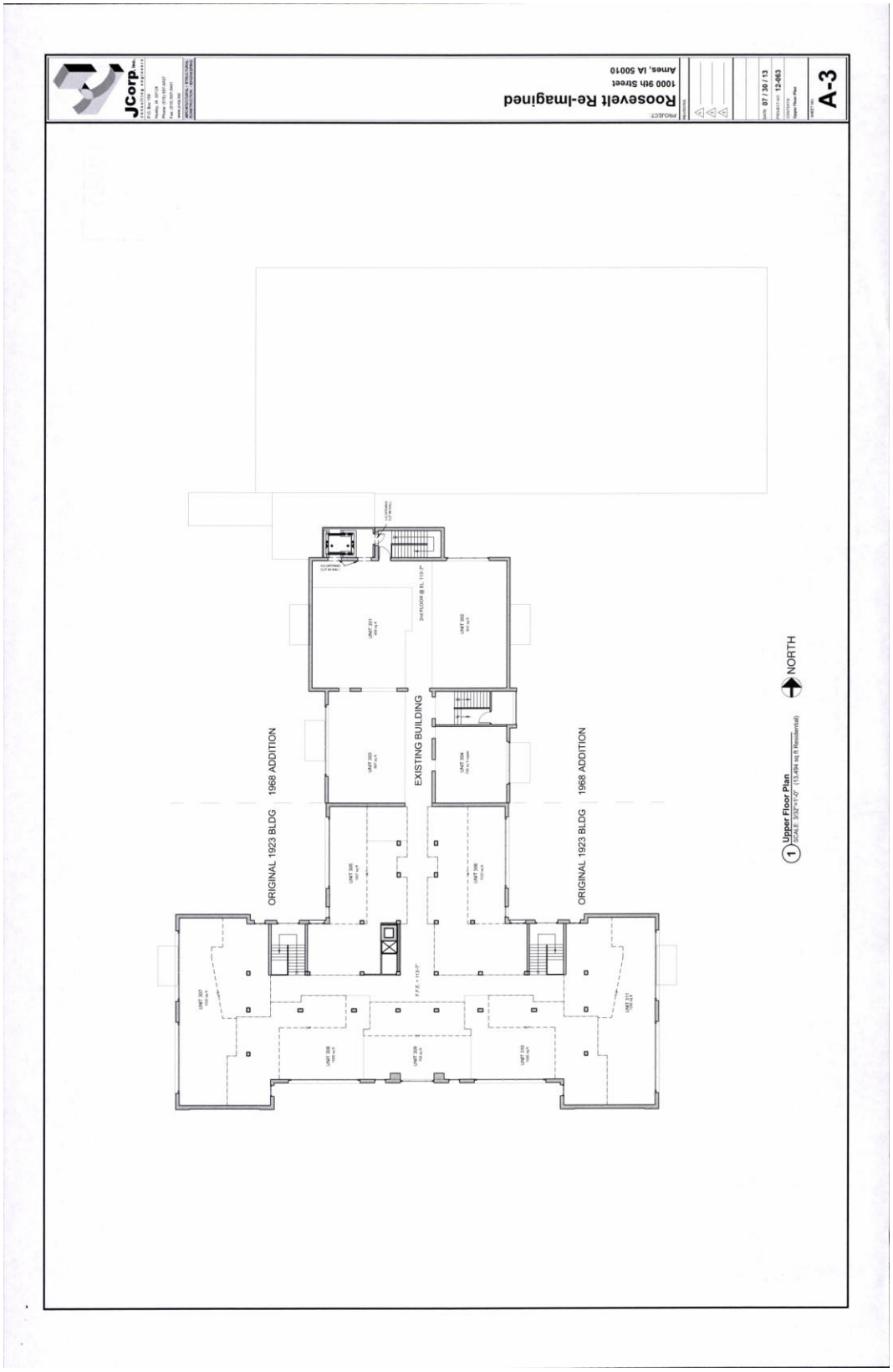
Attachment E

Floor Plan-Main Floor Level



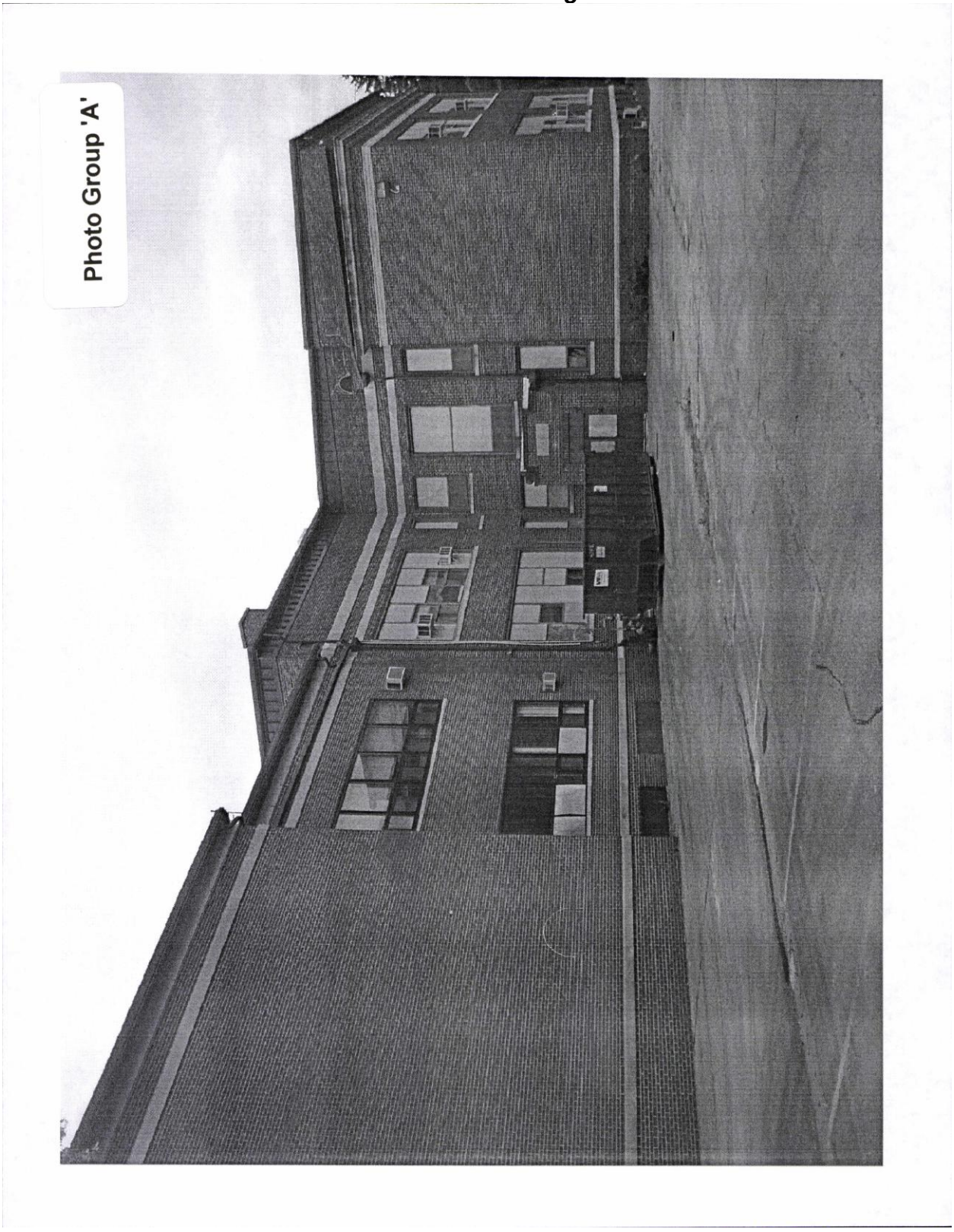
Attachment E

Floor Plan-Upper Floor Level



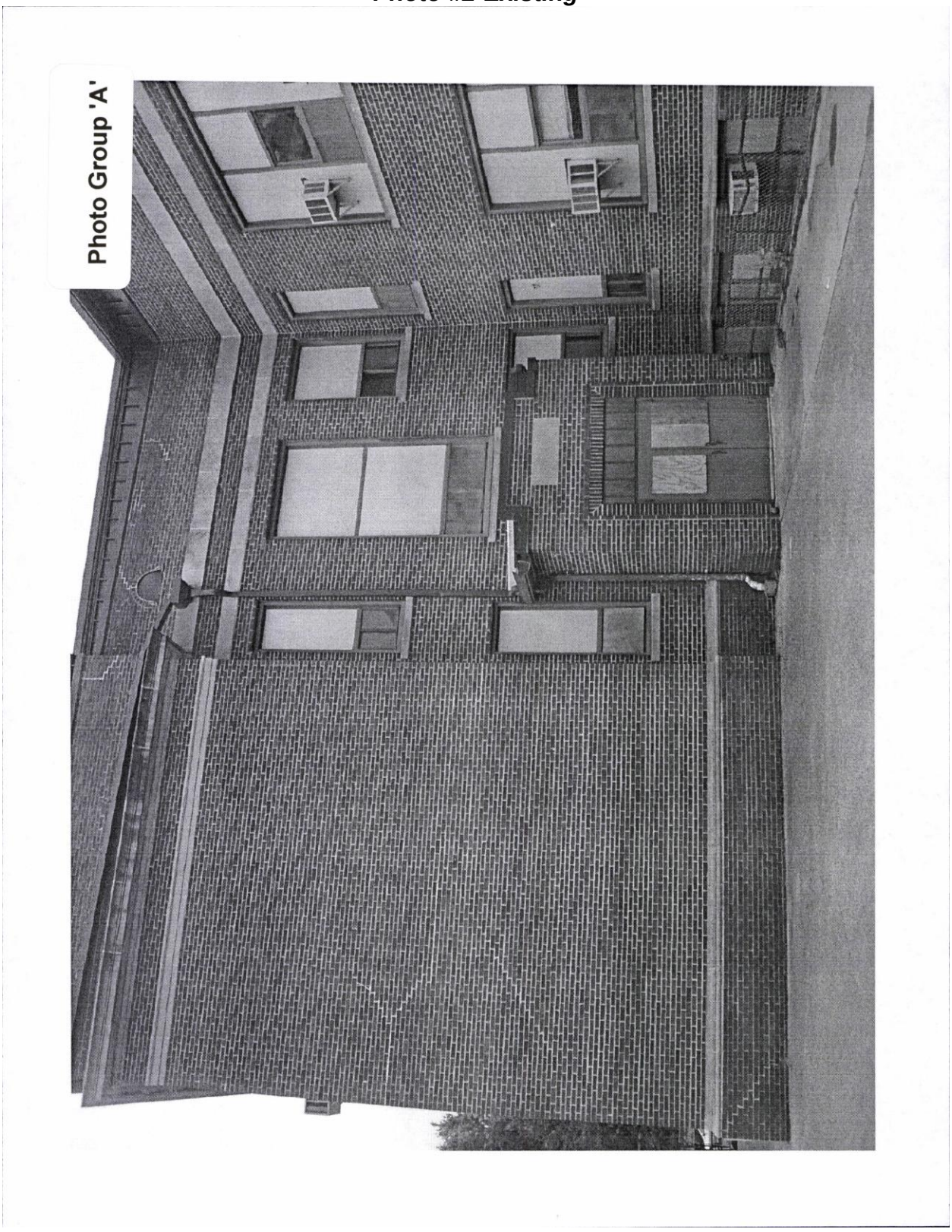
Attachment F

Photo #1-Existing



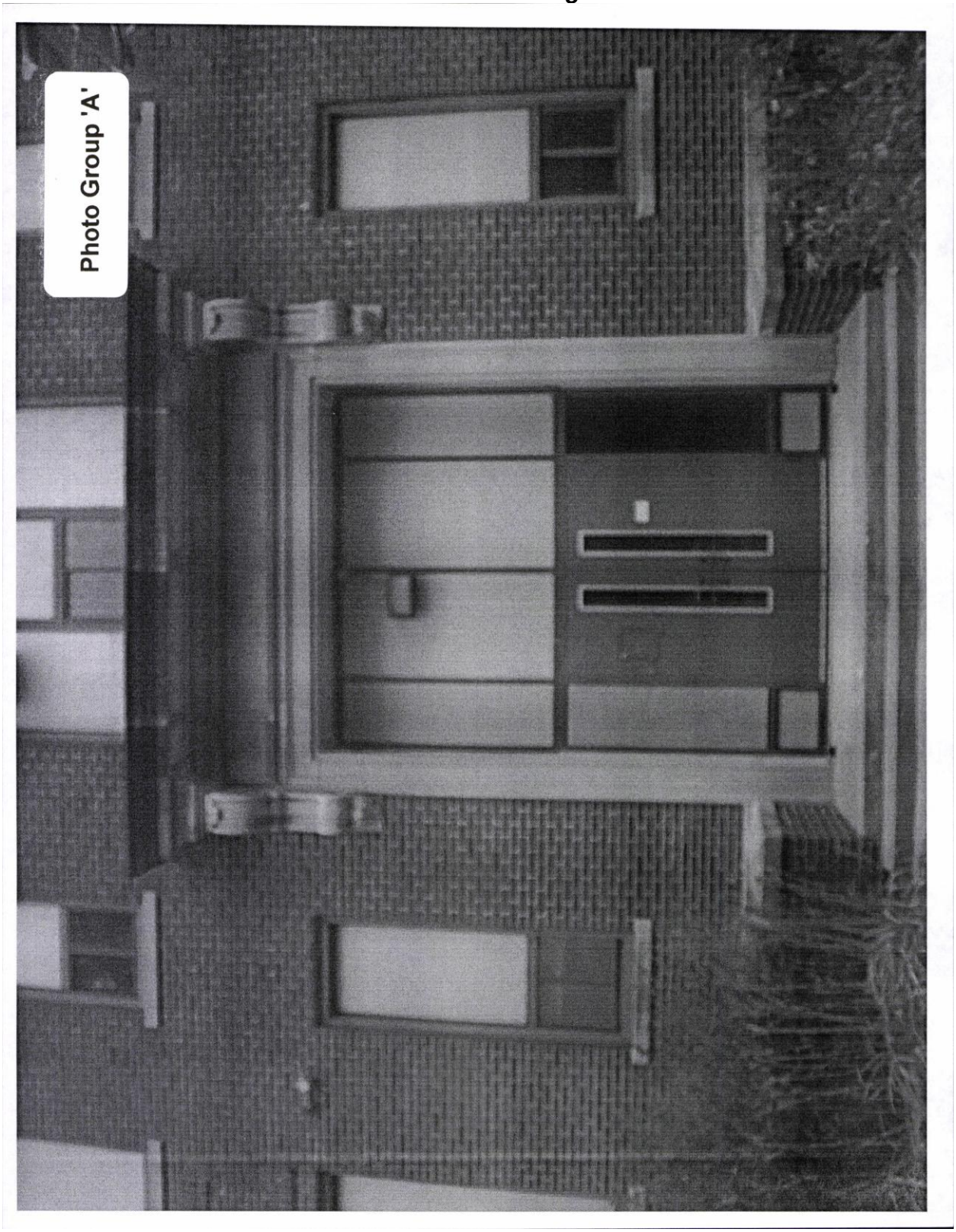
Attachment F

Photo #2-Existing



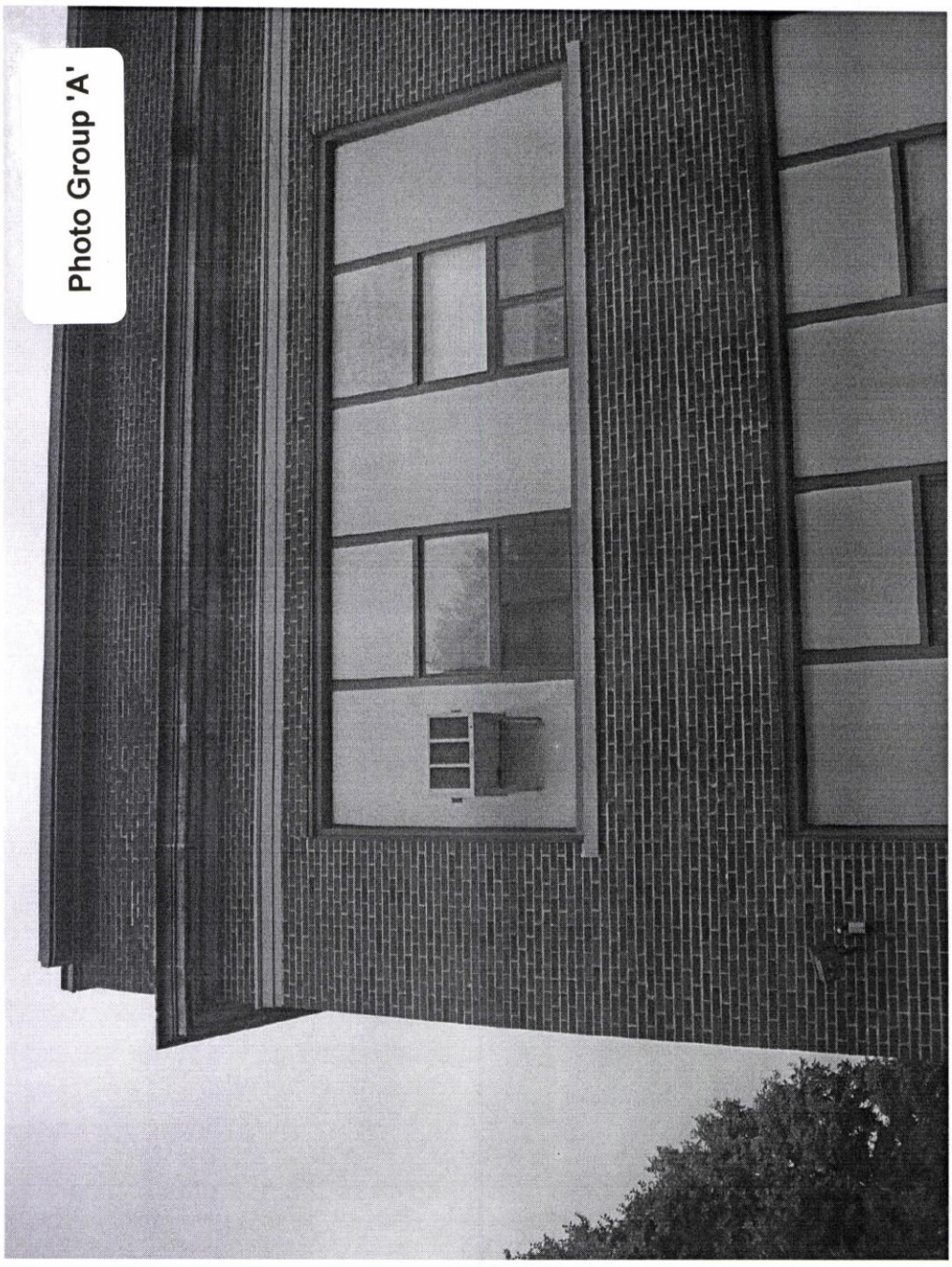
Attachment F

Photo #3-Existing



Attachment F

Photo #4-Existing



Attachment G

Photo #1-Historical

Attachment G

Photo #2-Historical