South Lincoln Neighborhood
Urban Revitalization Program
Application Packet

Thank you for your interest in the South Lincoln Neighborhood Urban Revitalization Program. The City of Ames Planning and Housing Department is available to assist you in completing your application. Please call 239-5400 and someone can meet you at your convenience to start the process and answer questions.

The purpose of the South Lincoln Neighborhood Urban Revitalization Program is to promote growth in the South Lincoln Neighborhood commercial areas. It is hoped that the program activities will result in the improvement of the area, as well as the enhancement of the entire community. This is accomplished by offering partial property tax abatement for buildings that are constructed and are used for retail sale of goods or services and/or multiple family residences. In some situations, this incentive is also available for providing public open space.

The “Application Packet” for the South Lincoln Neighborhood Urban Revitalization Program includes the following:

- Application Form;
- South Lincoln Neighborhood Criteria Matrix;
- Tax Exemption Schedule;
- Guidelines for Required Features; and
- South Lincoln Neighborhood Map.

1. Eligibility Criteria.

- Properties must be located within the designated South Lincoln Neighborhood Urban Revitalization Area. (See Attached Map)

- At different locations within the South Lincoln Neighborhood, different eligibility criteria and conditions apply. (See the Map and the South Lincoln Neighborhood Criteria Matrix for details)

- Improvements must be made to the property increasing its actual value by 5% or more.


- 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 from the standpoint of the property value prior to the construction of the improvement. The City Assessor will again review the application once the improvement is completed to determine the Actual Value of the improvement for property tax purposes.
Submit the completed *South Lincoln Neighborhood Urban Revitalization Program* Application Packet to the:

City of Ames  
Department of Planning and Housing  
Room 214, City Hall  
515 Clark Avenue  
Ames, Iowa 50010  
Phone 515-239-5400  
Email: planning@city.ames.ia.us
South Lincoln Neighborhood
Urban Revitalization Program

Application Form

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

1. **Property Address:** __________________________________________

2. **Property Identification Number (Geocode):** ____________________________

3. **Legal Description** (attach, if lengthy):
   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________

4. **Description of Improvements - Attach if lengthy:** ____________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________
   ____________________________________________

   **Improvement costs:** $ ____________________________
   **Beginning construction date:** ____________________________
   **Estimated or actual completion date:** ____________________________
   **Assessment year for which exemption is being claimed:** ____________________________
   **Exemption schedule (3, 5, or 10 years):** ____________________________

5. **Property Owner:** ____________________________________________
   **Business:** ____________________________________________
   **Address:** ____________________________________________
   **(Street) (City) (State) (Zip)**
   **(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: ____________________________ Date: ________________

Property Owner(s)

______________________________
Print Name

(Note: No other signature may be substituted for the Property Owner’s Signature.)
South Lincoln Neighborhood
Urban Revitalization Program
Tax Exemption Schedule

All qualified real estate located in the designated South Lincoln 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:

<table>
<thead>
<tr>
<th>Year</th>
<th>Exemption Percentage</th>
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<tbody>
<tr>
<td>First</td>
<td>80%</td>
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<tr>
<td>Second</td>
<td>70%</td>
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<tr>
<td>Third</td>
<td>60%</td>
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<td>Fourth</td>
<td>50%</td>
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<td>Fifth</td>
<td>40%</td>
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<td>Sixth</td>
<td>40%</td>
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<td>Seventh</td>
<td>30%</td>
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<td>Eighth</td>
<td>30%</td>
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<tr>
<td>Ninth</td>
<td>20%</td>
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<td>Tenth</td>
<td>20%</td>
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The exemption period for five (5) years.

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<thead>
<tr>
<th>Year</th>
<th>Exemption Percentage</th>
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<tbody>
<tr>
<td>First</td>
<td>100%</td>
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<tr>
<td>Second</td>
<td>80%</td>
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<tr>
<td>Third</td>
<td>60%</td>
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<td>Fourth</td>
<td>40%</td>
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<td>Fifth</td>
<td>20%</td>
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</table>

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.
## URBAN REVITALIZATION
### SOUTH LINCOLN NEIGHBORHOOD CRITERIA MATRIX

<table>
<thead>
<tr>
<th>REQUIRED</th>
<th>AND</th>
<th>OPTIONAL</th>
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<th>OPTIONAL</th>
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<tbody>
<tr>
<td><strong>Underutilized</strong></td>
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<tr>
<td>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.</td>
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<td><strong>Commercial or Mixed Use</strong></td>
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<td>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 Municipal Code.</td>
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<td><strong>Mixed Use</strong></td>
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<tr>
<td>If not 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 Municipal Code. There must be at least one floor above that is to be used exclusively for household living.</td>
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<td><strong>Activity Node</strong></td>
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| 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:  
- 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.  
**AND**  
Provide distinctive paving, lighting, furnishings, plantings, architectural elements, and other improvements as approved by the City (See Guidelines). | | | | | | | | |
| **Recreation Site** | | | | | | | | |
| 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.  
**AND**  
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). | | | | | | | | |

The improvements must be maintained for the life of the tax abatement schedule applied for.
South Lincoln Neighborhood
Urban Revitalization Program
Guidelines for Required Features

Activity Node

All Activity Nodes must meet the following guidelines:
- One side of space must be on public street right-of-way line
- Visible and easily and universally accessible
- Separated physically and visually from parking lots and driveways

Development sites up to 15,000 square feet – at least 500 square feet of public-use space with facilities for casual use by two to four people.
- 150 to 300 square feet of hard surface paving with decorative, modular paving units
- Decorative fence, trellis, arbor or other decorative structure
- Two or three benches, six feet or more in length
- One decorative trash receptacle
- Three to five trees, one of which must be Japanese Tree Lilac
- 15 to 20 deciduous or coniferous shrubs (not including low-growing shrubs less than 18-inches in mature height)
- Decorative lights, flowers, bulbs, groundcovers, public art, and other enriching features are encouraged, but not required

Development site from 15,000 to 25,000 square feet – at least 1,200 square feet of public use space with facilities for casual use by ten or more people
- 300 to 500 square feet of hard surface paving with decorative, modular paving units
- Trellis, arbor, pergola, or other overhead structure
- Three to six benches, six feet or more in length
- One decorative trash receptacle
- Three to five trees, one of which must be Japanese Tree Lilac
- 20 to 40 deciduous or coniferous shrubs (not including low-growing shrubs less than 18-inches in mature height)
- One or two decorative lights no more than 16 feet in height
- Flowers, bulbs, groundcovers, public art, and other enriching features are encouraged, but not required
Development site larger than 25,000 square feet – at least 2,500 square feet of public use with roofed structure or other facilities for special events for at least 30 people

- 800 to 1,500 square feet of hard surface paving with decorative, modular paving units
- Gazebo, pergola, or other overhead structure suitable for use as shelter or performance space
- Three to six benches, six feet or more in length
- Two decorative trash receptacles
- Five to seven trees, one of which must be Japanese Tree Lilac
- 40 or more deciduous or coniferous shrubs (not including low-growing shrubs less than 18-inches in mature height)
- Two to four decorative lights no more than 16 feet in height

**Recreation Site**

- One side of space must be on public street right-of-way line
- Visible and easily and universally accessible
- Facilities and equipment for active recreation such as
  - Basketball half-court with hard surfacing, hoops, nets, backboards, etc.
  - Volleyball sand-pit with net and supports
  - Children’s play equipment
  - Other types of active recreation
- Two or three benches, six feet or more in length
- One decorative trash receptacle
- Three to five trees, one of which must be Japanese Tree Lilac
- Decorative fence, trellis, arbor, or other decorative structure
- Decorative lights, flowers, bulbs, groundcovers, and other enriching features are encouraged, but not required

The improvements must be maintained for the life of the tax abatement schedule applied for.