

★ Roll Call Number

Agenda Item Number

26

Date October 6, 2014

Request from Council Member Chris Coleman to discuss commercial, industrial and multi- family tax abatement program past success and modifications.

Moved by \_\_\_\_\_ to \_\_\_\_\_

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				
MOTION CARRIED			APPROVED	

**CERTIFICATE**

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

26

**Rauh, Diane I.**

---

**From:** Chris Coleman <ccoleman@dm.bbb.org>  
**Sent:** Friday, October 03, 2014 4:32 PM  
**To:** Rauh, Diane I.; Coleman, Chris  
**Subject:** agenda item - Coleman  
**Attachments:** Commercial Tax Abatement Standards city of dm - coleman ideas.docx

Can you please add to my agenda request this email and the attachment. It would be great to have them uploaded to the online agenda for the public.

The attachment is the TAX ABATEMENT PROGRAM DESCRIPTION that is currently applicable in the city. This was updated in 2011.

I have added a new "#9" to the requirements. This is my proposal.

I look forward to sharing additional comments on Monday.

Chris

**Chris Coleman** *President/CEO*

Tel: 515-243-8137 x307

Toll-Free: 800-222-1600

Fax: 515-243-2227

Email: [ccoleman@iowa.bbb.org](mailto:ccoleman@iowa.bbb.org)

[bbb.org](http://bbb.org) Start With Trust

BBB Serving Greater Iowa, Quad Cities and Siouxland Region

505 5th Ave. Suite 950

Des Moines, IA 50309



**"Like" us on Facebook!**

**[CLICK HERE TO LIKE US](#)**

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message including any attachments.

## **Appendix A-1 (Rev. 1)**

### **Commercial Construction and Sustainability Design Standards**

#### OVERVIEW

Tax abatement is offered as an incentive to commercial and industrial projects that demonstrate a commitment to the quality of Des Moines' commercial and industrial areas that is comparable with requirements of our metropolitan counterparts and over time, will improve the character of the commercial and industrial areas throughout the City.

Except where otherwise noted, if the improvements to multiple-family residential property or to commercial or industrial property include a new building, a building addition over 50% of the existing building area, or renovations to a building that have an estimated cost for building permit purposes that exceeds 50% of the assessed value of the existing building, then the property must also conform with the design standards set forth in this appendix to qualify for a partial exemption from taxation under the Restated Plan.

It is intended that these eligibility standards for tax abatement will be phased in as development regulations in the future.

These eligibility standards are intended to be applied collectively. The determination of whether these standards have been satisfied shall be based upon the level of compliance with these standards as a whole, and any deficiency in satisfying one or more individual standards may be offset by an elevated level of compliance with the standards as a whole.

Compliance with the standards will be reviewed by the Community Development Director or the Director's designee for recommendation to the City Council. An application for tax abatement must be approved by the City Council before it may be forwarded to the Polk or Warren County Assessor to allow the abatement.

#### DEVELOPMENT STANDARDS

##### **1. Landscaping**

Landscaping must be provided in compliance with the City of Des Moines Landscape Standards for the C-2 District. This requirement does not relieve higher levels of landscaping that may be required by other measures.

##### **2. Sidewalks**

- a) Public sidewalk must be installed along all perimeter streets in conformance with the approved site plan.
- b) Pedestrian sidewalk access must be provided between the public right-of-way and the primary building entry(s) in accordance with the approved site plan.

- c) All required sidewalks must be in good repair and not contain any defects as defined in Section 102-43 of the Des Moines Municipal Code.

### **3. Screening**

- a) Trash containers shall be fully enclosed with 100% opaque walls and gate(s) constructed of masonry, steel panels, or other durable materials approved by the Community Development Director. Wood, vinyl or chain link are not durable materials for the purposes of this requirement.
- b) Outside storage of materials or equipment must be enclosed by opaque wood or masonry fence. No stored materials may be stacked higher than the perimeter fence.
- c) Roof-mounted utilities must be screened on all sides by an architectural screen wall with a height equal to the height of the equipment, and constructed with an exterior finish and color matching the primary building exterior. Roof-mounted utilities may also be screened by a parapet wall or by setback from the edge of the building equal to five times the height of the equipment, or any combination of the above.
- d) Wall-mounted utilities must be screened on all sides by an architectural screen wall or painted to match the adjoining building finish.
- e) Ground-mounted and wall-mounted utilities and meters shall be screened, or not visible from public streets.

### **4. Building Materials**

- a) Minimum of 75% of the surface area (exclusive of windows and doors) of facades fronting and perpendicular to a public street must be glass, brick, concrete panels, architectural concrete block (such as split-face or burnished block), architectural metal panels or stone.
- b) All buildings shall have window and door openings comprising at least 20% of the surface area of each facade fronting public streets. However, those portions of such a facade adjoining areas of a building devoted to processing, manufacturing or storage uses associated with an industrial use of the building need only have window and door openings comprising at least 20% of the area of first floor such facade, up to a maximum elevation of 14 feet.
- c) No building elevation should have exterior insulation and finish system (EIFS) within 5' of the finished grade.
- d) As an alternative to conforming with the requirements set forth above in this paragraph 4, all facades fronting and perpendicular to a public street must be constructed of materials and with a design approved by the Community Development Director as being consistent with the

overall intent and purpose of these Commercial Construction and Sustainability Design Standards, and providing an equivalent level of quality and durability.

## 5. Underground Utilities

All utility service lines to the property shall be underground, unless otherwise allowed by an approved site plan.

## 6. Signage

Free standing signs must be monument signs or directory signs as defined as Chapter 134, Zoning, of the Des Moines City Code (no pole-mounted signage).

## 7. Site Custodial

- a) All obsolete unneeded curb cuts, drive approaches, signs, sign poles, sign bases, concrete and paving islands shall be removed.
- b) Drive approaches shall be in good repair, properly sized and located.

## 8. Sustainability

Except as provided below, the development must provide a minimum of four (4) of the following sustainable features:

- a) Bike racks for public use that provide a minimum of 10% of the automobile parking provided.
- b) Permeable pavement for a minimum of 30% of the paved area.
- c) Green roof on 50% of the rooftop area.
- d) Rain garden(s) that absorb 25% of runoff from impervious surfaces during a 1 ¼ "rain event over 24 hours.
- e) Exceed applicable energy code by 15%.
- f) 50% increase in required landscaping.
- g) 90% of exterior building elevations constructed from renewable materials.
- h) Primary entry within ¼ mile of a DART transit stop. (Sidewalk requirement includes extension to DART transit stop)
- i) Redevelopment of a previously-developed site.
- j) Renovation of an existing building.
- k) Uses wind or solar electric generation systems reasonably estimated to annually provide at least 20% of the electric power consumed by the development.

Residential projects in conformance with a site plan approved prior to December 31, 2011, and consisting of three or more multi-family residential structures where at least two such structures were completed on or before December 31, 2012, must provide a minimum of three of the above sustainable features.

**9. Accessibility to Schools**

Projects must obtain a letter from the appropriate school district that affirmatively states the school district has:

- a) Reviewed the project and application
- b) The district has the capacity to serve expected resident population in a neighborhood school
- c) The School District does not object to tax abatement as the project creates long term needed revenue.
- d) The School District is capable of providing services to the expected population of the development without property tax revenues for ten years.

**10. Historic and Cultural Resources**

If the project includes a site with a historic building that is on the National Register of Historic Places or deemed eligible for the Register of Historic Places, the building must be retained if feasible, considering the condition of the property.

*History Note:*

*As amended by the Second Amendment to the Second Restated City-wide Urban Revitalization Plan approved on August 11, 2014, by Roll Call No. 14-1219.*