

**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

00-021

SYNOPSIS -

AGENDA:

JANUARY 24, 2000

SUBJECT:

SET DATE OF
HEARING ON
AMENDMENT TO
CENTRAL PLACE
URBAN RENEWAL
PLAN

The Central Place Urban Renewal Plan currently does not permit tax abatement for new structures constructed of metal. Staff has suggested, and the Urban Renewal Board has concurred, that an amendment to the Central Place Urban Renewal Plan permitting tax abatement for metal exterior structures which meet the appropriate design and enter into a minimum property assessment agreement for \$30/sq.ft. is appropriate at this time.

FISCAL IMPACT -

Not applicable.

TYPE:

RECOMMENDATION -

RESOLUTION
ORDINANCE
RECEIVE/FILE

Set date of public hearing for February 28, 2000.

Background -

SUBMITTED BY:

RICHARD A. CLARK
DEPUTY CITY
MANAGER

The Central Place Urban Renewal Plan currently does not permit tax abatement for new metal-sided structures. The major reason for this prohibition was that in the late 1980s when the urban renewal plan was adopted, the existing metal buildings were deteriorating due to poor quality siding which detracted from the area's appearance and often led to lower property tax values.

The amendment requires that to qualify for tax abatement, a metal-sided building must meet all of the following criteria:

- 1) The building shall be designed by a registered architect to provide visual interest as generally defined by, but not limited to, varying the depth of wall surfaces; creating a variety of roof

shapes, roof overhangs, windows and door openings; and using building materials effectively through patterns, textures, and colors.

2) Buildings using metal with undifferentiated form and uninterrupted expanses of wall will not be permitted.

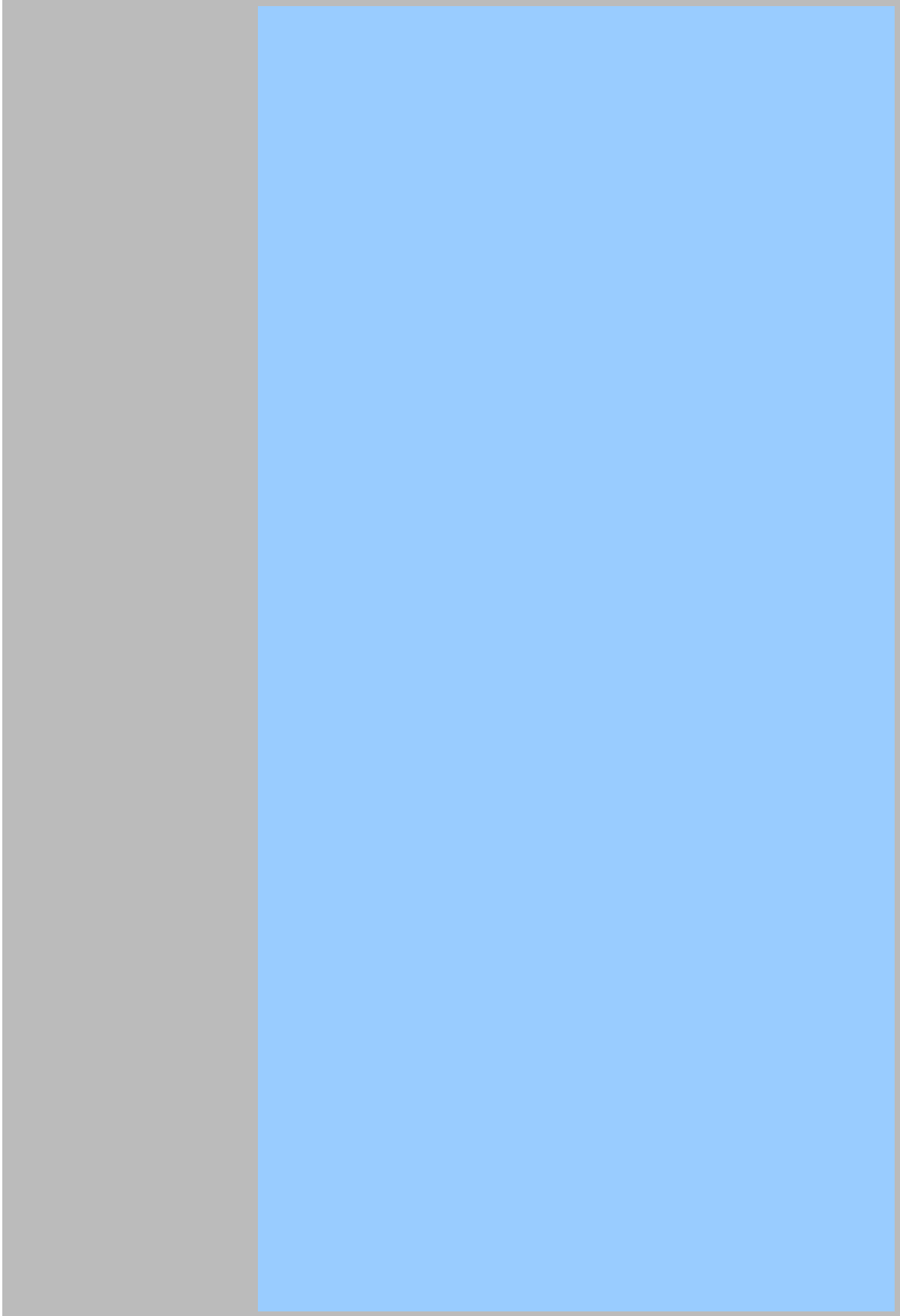
3) The exterior walls of buildings shall consist of durable and good quality materials that may include any combination of stone, brick, or other masonry units, concrete, glass, tile and/or exterior wall insulation and finish systems. Metal may be permitted in combination with other building materials as an exterior material, provided it is durable and has good quality finish.

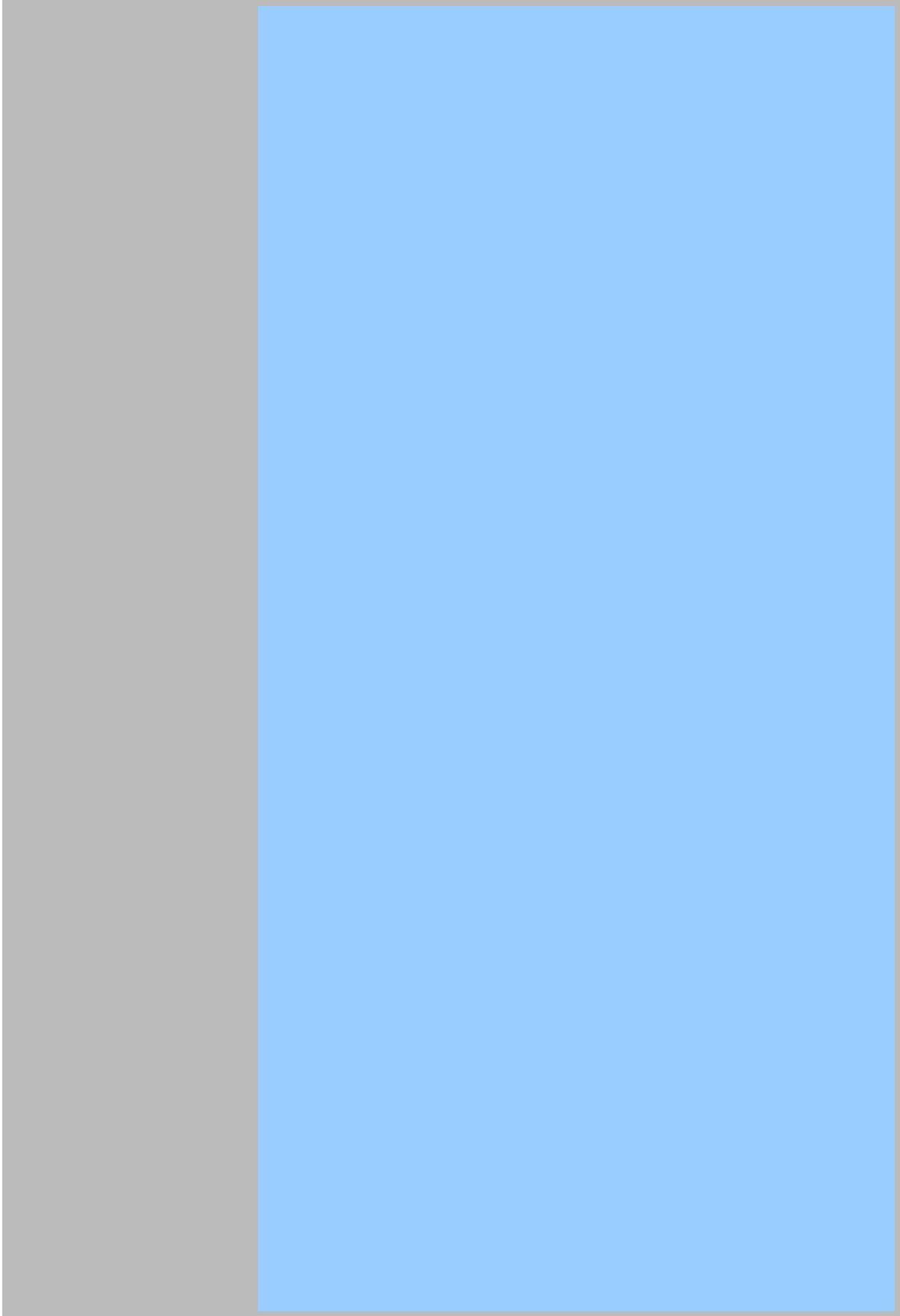
- Durability shall be typified as being a minimum thickness of 24 gauge coated galvanized steel, or equivalent thickness to resist bending and indentation of anodized or coated aluminum, or a minimum thickness of 24 oz. copper.

- Quality shall be typified as the use of a coating with a minimum 20-year guarantee against fading, chipping and crazing.

4) All portions of the exterior wall areas susceptible to damage by forklifts, equipment or vehicles shall be constructed with durable materials or heavy guards sufficient to protect against such damage. Exterior wall insulation and finish systems may not be utilized for any portion of the exterior wall within 18 inches of grade.

5) The property owner must enter into a minimum property tax assessment agreement that provides for a valuation of at least \$30/sq. ft. of the building.







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