Attachment B

21st Avenue
Urban Revitalization Plan



Prepared by

Community Development Department
City of Council Bluffs, Iowa

Adopted by
City Council on _____, 2022

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INTRODUCTION

The Urban Revitalization Act empowers a municipality to designate an area appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.

The City of Council Bluffs wishes to utilize property tax abatement incentives under the Urban Revitalization act to facilitate the construction of a multi-family residential project in the community. The preparation and subsequent adoption of an Urban Revitalization Plan is required by the Iowa Code prior to the provision of property tax abatement.

Section 404.1 of the Iowa Code stipulates that the Council may, by ordinance, designate an area of the City as the revitalization area, if that area is classified as any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conductive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and which is detrimental to the public health, safety or welfare.

2. An area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in Section 403.17(10) of the Iowa Code which states “an area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing.”

5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

The City of Council Bluffs concluded that the 21st Avenue Urban Revitalization Area meets the criteria of element 4. Consequently, on March 28, 2022, the City Council adopted Resolution No. 22-84, which directed staff to prepare a plan for the proposed revitalization area. Illustration 1 is the City Council Resolution.

21st Avenue Urban Revitalization Area
Illustration 1 – Resolution

RESOLUTION NO. 22-84

A RESOLUTION OF NECESSITY AND INTENT TO ESTABLISH THE 21ST AVENUE URBAN REVITALIZATION AREA GENERALLY LOCATED ON APPROXIMATELY 3.4 ACRES OF LAND SOUTH OF 21ST AVENUE BETWEEN S 6TH STREET AND HIGHWAY 192 (SOUTH EXPRESSWAY), IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, the subject area is appropriate as an economic development area as defined in Sections 404.1.4 of the Iowa Code; and

WHEREAS, a proposal has been submitted for the construction of a multi-family development; and

WHEREAS, a plan for the area must be developed in accordance with Section 404.2 of the Iowa Code; and

WHEREAS, thirty days notice of public hearing is required to be sent to all property owners and occupants within the area; and

WHEREAS, notice of public hearing is also required in accordance with Section 362.3 of the Iowa Code.

WHEREAS, a legal description of this area is attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA

That the development of the area is necessary in the interest of the City and the area substantially meets the criteria of Section 404.1.4.

BE IT FURTHER RESOLVED

That the City Council directs staff to prepare a final plan pursuant to Section 404.2 of the Iowa Code by no later than April 9, 2022.

BE IT FURTHER RESOLVED

That the City Council directs the City Clerk to set this matter for public hearing on May 9, 2022.

ADOPTED AND APPROVED: March 28, 2022

Matthew J. Walsh — Mayor

ATTEST: Jodi Quakenbush — City Clerk

URV-22-006

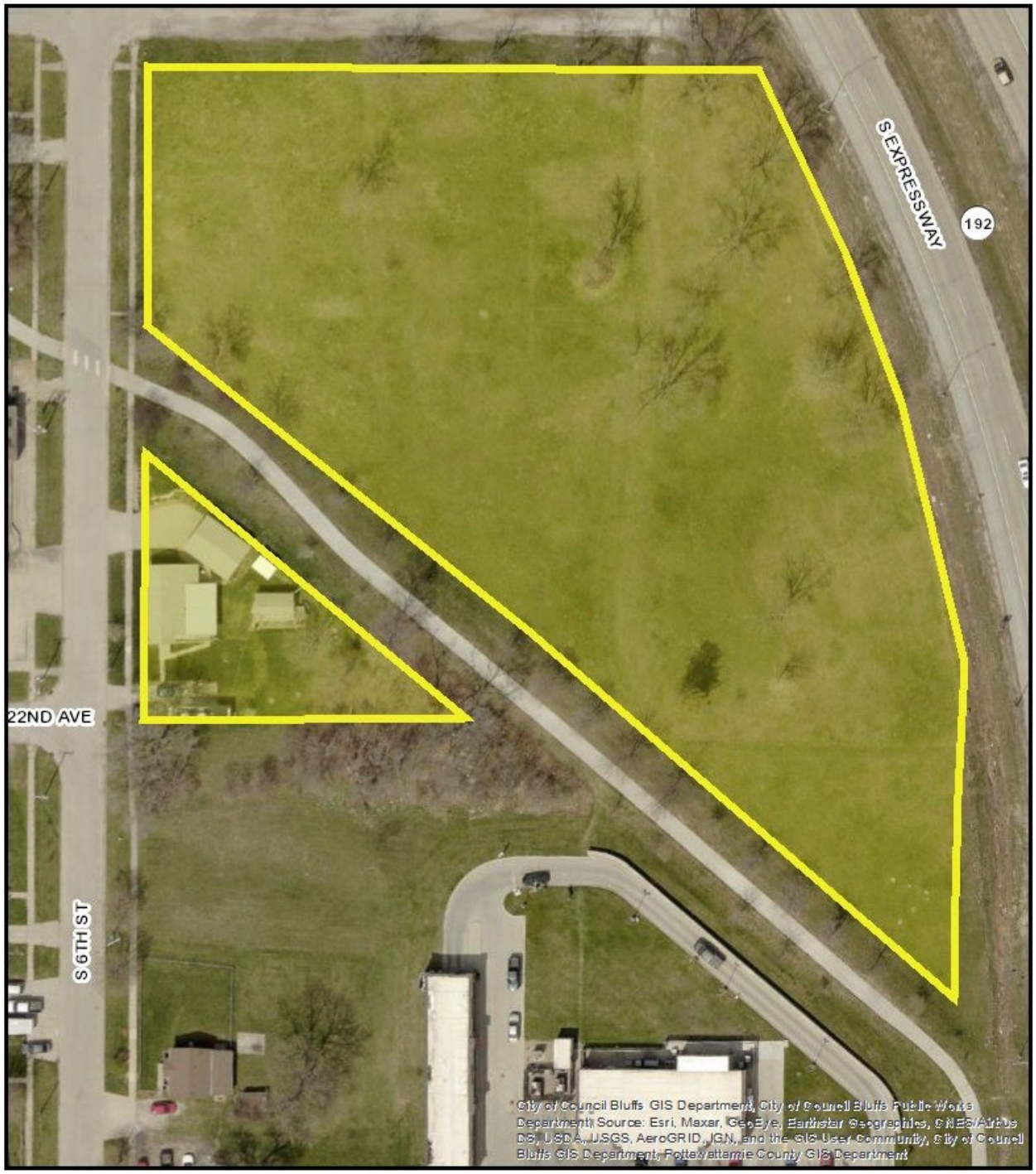
LEGAL DESCRIPTION

The 21st Avenue Urban Revitalization Area is a tract of land consisting of three parcels legally described as:

> A parcel of land being all of Lots 9, 10, 18, 19, 20, 21 and 22, a portion of Lots 7, 8, 11, 12, 13, 16, 17, 23, 24 and 25 in Block 14, a portion of Lots 16, 17, 18 and 19 in Block 19, all of the vacated alley's in said Block 14 and all of vacated 22nd Avenue right-of-way lying within the following described parcel, all in Hughes and Doniphan's Addition, City of Council Bluffs, Pottawattamie County, Iowa
>
> ***And***
>
> Lots 14 and 15 and that part of Lot 13 in Block 14, Hughes and Doniphan's Addition to the City of Council Bluffs, Pottawattamie County, Iowa, all lying Southwest of the former Wabash Railroad Right-of-Way (now Southside Trail Bike Trail Right-of-Way) AND That part of the vacated north/south alley lying north of the north right-of-way line of 22nd Avenue and south of the southerly right-of-way of the former Wabash Railroad (now Southside Trail Bike Trail) AND The North 1/2 of vacated 22nd Avenue lying between the east right-of-way line of South 6th Street and southwesterly right-of-way line of Southside Trail Bike Trail.

Illustration 2 shows the location and the boundary of the 21st Avenue Urban Revitalization Area, which consists of 3.44 acres.

21st Avenue Urban Revitalization Area
Illustration 2 – Boundary



PROPERTY OWNERS AND ASSESSED VALUATIONS

The 21st Avenue Urban Revitalization Area will be comprised of approximately 3.44 acres on eight parcels. The total valuation ($) for all land and buildings in this urban revitalization area are as follows:

Parcel Number	Owner & Tax Address	Land Valuation	Dwelling Valuation	Total Valuation	Acres
744401184005	JAY, ROBERTA M TRUST 522 22ND AVE COUNCIL BLUFFS, IA 51501	$29,500	$78,900	$108,400	0.30
744401184004	COUNCIL BLUFFS, CITY OF 209 PEARL ST COUNCIL BLUFFS, IA 51503	$0	$0	$0	0.08
744401184003	COUNCIL BLUFFS, CITY OF 209 PEARL ST COUNCIL BLUFFS, IA 51503	$0	$0	$0	0.15
744401184002	COUNCIL BLUFFS, CITY OF 209 PEARL ST COUNCIL BLUFFS, IA 51503	$0	$0	$0	0.16
744401184001	COUNCIL BLUFFS, CITY OF 209 PEARL ST COUNCIL BLUFFS, IA 51503	$0	$0	$0	0.16
744401184007	COUNCIL BLUFFS, CITY OF 209 PEARL ST COUNCIL BLUFFS, IA 51503	$0	$0	$0	0.92
744401184008	COUNCIL BLUFFS, CITY OF 209 PEARL ST COUNCIL BLUFFS, IA 51503	$0	$0	$0	1.35
744401187003	COUNCIL BLUFFS, CITY OF 209 PEARL ST COUNCIL BLUFFS, IA 51503	$0	$0	$0	0.32
	Total:	**$29,500**	**$78,900**	**$108,400**	**3.44**

Valuation was obtained from the records of the Pottawattamie County Assessor. Total valuation for the area is estimated at $108,400. Tax parcel information can be found in Appendix A.

EXISTING ZONING AND PROPOSED LAND USE

The 21st Avenue Urban Revitalization Area is currently zoned R-3. The R-3/Low Density Multifamily Residential District is intended and designed for lower density multifamily residential areas of the city. This district permits a variety of housing types and is intended for established and developing areas of the city. The proposed principal use of the 21st Avenue Urban Revitalization Area is multifamily residential, which is a permitted use in an R-3 district.

Commercial properties to the north, south, and west are zoned C-2/Commercial District. Beyond those properties is a large neighborhood area zoned R-2/Two-Family Residential District. East of the proposed area across the South Expressway is zoned I-2/General Industrial District. Illustration 3 depicts the existing on-site and surrounding zoning.

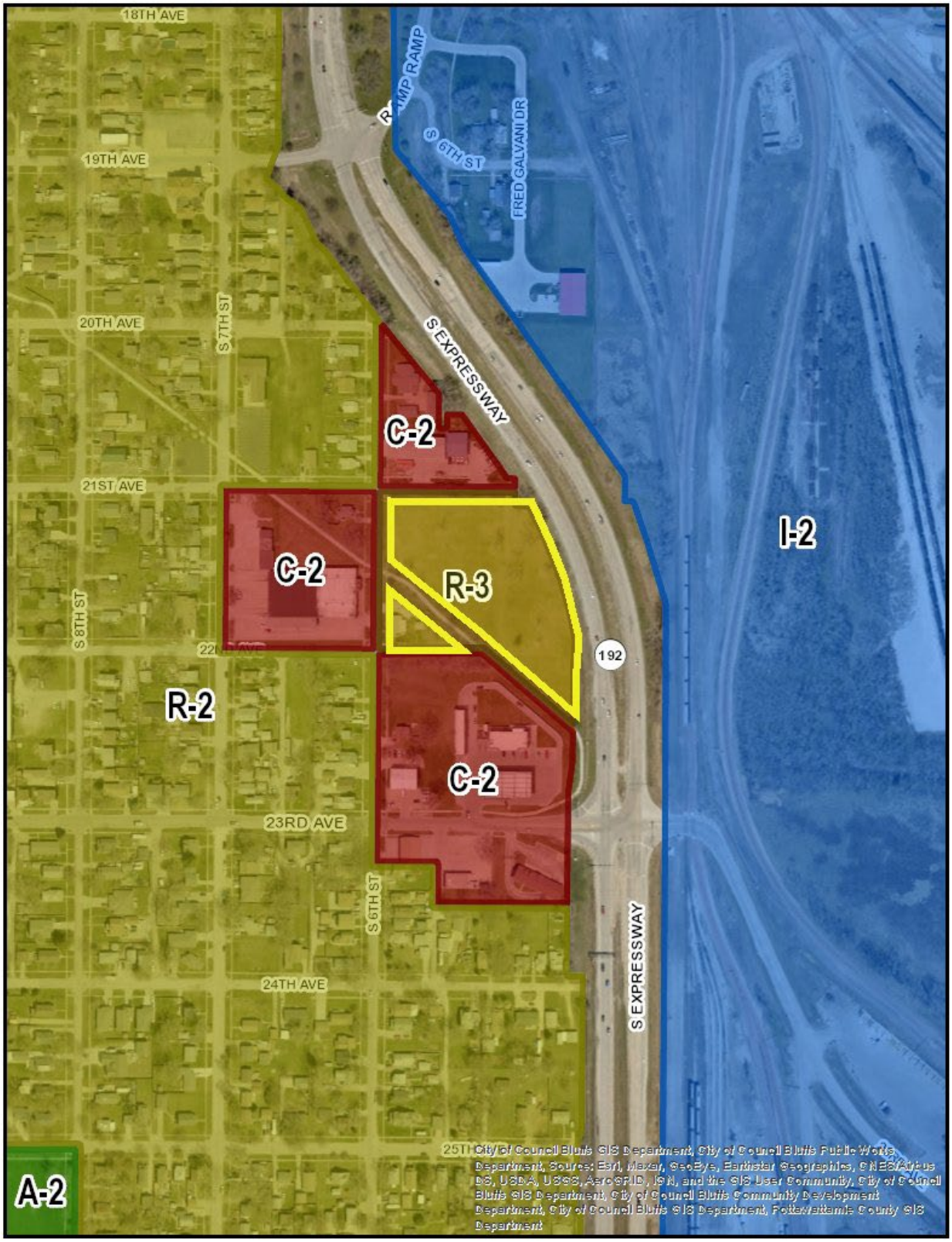
The future land use plan of the Bluffs Tomorrow: 2030 Plan designates the proposed 21st Avenue Urban Revitalization Area as “High-Density Residential.” According to the plan, high-density residential areas in Council Bluffs typically include a series of multi-family structures built as part of the same development. The structures are often arranged around an internal street network or a central courtyard or open space. These developments are often adjacent to neighborhoods, but tend to have their own character.

A development proposal has been submitted by Arch Icon Development Corporation of Woodbine, IA for the construction of a multifamily residential project. The two phase proposal called Spin Lofts includes a total of 80 multi-family rental units to be built over a period of up to four years. Phase 1 includes a 4-story building with 50 units with a unit mix of one-, two- and four- bedrooms for low to moderate income families in the area. The income qualifications are (12) units to families at or below 60% AMI, (28) units at or below 40% AMI, (5) units designated for families near homelessness and (5) units will be market-rate. Phase 2 includes a 4-story building with 30 units with a mix of one-, two- and four-bedroom apartments with (7) units at 60% AMI, (17) units at 40% AMI, (3) designated for families near homelessness and (3) market-rate apartments.

Spin Lofts will be designed and built as a market-rate project with amenities including a leasing office, community room, fitness room, outdoor patio, and courtyard with playground. Each apartment unit will be furnished with washer, dryer, oven, refrigerator, dishwasher, microwave, and storage.

The Development Plan can be found in Appendix B.

21st Avenue Urban Revitalization Area
Illustration 3 – Zoning



PROPOSALS FOR IMPROVING OR EXPANDING CITY SERVICES

The proposed 21st Avenue Urban Revitalization Area will be served with all municipal services (sanitary sewer, water and storm sewer) and can be accessed by a dedicated roadway. Electricity and gas service are also available to the project. The project is located adjacent to 21st Avenue, which will be reconstructed to current City street standards.

RELOCATION PROVISIONS

The proposed 21st Avenue Urban Revitalization Area includes seven vacant parcels currently owned by the City of Council Bluffs. The proposed Arch Icon development project will be located on these vacant parcels. Relocation is not anticipated with the implementation of this plan. However, if either a residential or non-residential tenant relocation occurs as a result of actions taken by a developer qualifying for the benefits under the Urban Revitalization Act, the tenant shall receive compensation from the developer of one month's rent and actual moving expenses, provided that the tenant has occupied the same unit continuously for a one year period prior to the adoption of this plan.

OTHER PUBLIC ASSISTANCE

The developer is requesting property tax exemption. Staff is recommending using the following additional incentives: $700,000 HOME-ARP funds, $400,000 HOME funds, $900,000 in Community Project Funding, and up to $650,000 City bond funding for the reconstruction of 21st Avenue and dirt to raise the site.

APPLICABILITY AND TAX EXEMPTION SCHEDULE

1. Eligibility - The 21st Avenue Urban Revitalization Plan will apply to commercial and multi-family residential (12 or more units).

Both new construction and rehabilitation of existing structures will be eligible for tax abatement under the plan. Rehabilitation may include renovation of a structure to bring it to code standards, remodeling and expansion. New construction of multi-family structures containing 12 or more units or the renovation of existing multi-family properties containing 3 or more units will also be eligible for property tax exemption under the plan.

2. Term - The term of this Plan shall be until December 31, 2042 or amended by City Council.

3. Commercial and Industrial

Ten Year - All eligible commercial and industrial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements. The exemption is for a period of ten years. The amount of the partial exemption is equal to a percent of the actual value added by the improvements, determined as follows:

a. For the first year, eighty percent.
b. For the second year, seventy percent.
c. For the third year, sixty percent.

d. For the fourth year, fifty percent.
e. For the fifth year, forty percent.
f. For the sixth year, forty percent.
g. For the seventh year, thirty percent.
h. For the eighth year, thirty percent.
i. For the ninth year, twenty percent.
j. For the tenth year, twenty percent.

-OR-

Three Year - All eligible commercial and industrial real estate is eligible to receive a one hundred percent exemption from taxation on the actual value added by the improvements. The exemption is for a period of three years.

4. Multi-Family New Construction (12 or more units) - All eligible multi-family construction shall be eligible to receive a 100% exemption for a period of four years.

5. Multi-Family Rehabilitation (3 or more units) - All eligible multi-family rehabilitation projects shall be eligible to receive a 100% exemption for a period of ten years.

6. Improvements - Improvements shall include commercial and industrial rehabilitation and additions to existing structures as well as new construction on vacant land or on land with existing structures. Improvements involving multi-family projects shall include new construction of projects resulting in 12 or more units or the rehabilitation of existing multi-family projects containing 3 or more units (assessed as commercial property). In addition, all improvements must result in the following increases in value:

- For non-residential property, improvements must increase the actual value of the structure by at least 15%. If more than one building is located on the property, the 15% increase requirement applies only to the structure or structures upon which the improvements were made.

- For residential property, the improvement must increase the actual value of the structure by at least 10%.

- If no structures were located on the property prior to the improvements, any improvements may qualify.

7. Actual Value - Actual value added by the improvements means the actual value added as of the first year for which the exemption was received. However, if such construction was begun one year prior to the adoption by the City of a Plan of Urban Revitalization pursuant to Chapter 404 of the Iowa Code, the value added by such construction, shall not constitute an increase in value for purposes of qualifying for the exemptions listed in this section.

APPLICATION AND REVIEW PROCESS

Upon completion of all improvements made within the assessment year for which the exemption is first claimed, the owner shall use the following procedure to secure the tax exemption.

1. The applicant requests a conference with the Community Development Department to discuss applicability of the request to established policy and review the application process.

2. The applicant completes the required forms and submits them along with all required data by February 1st to the Community Development Department. As part of the acceptance procedure, the Community Development Department shall review the submission for completeness. If there is a deficiency, the Department shall notify the applicant within seven (7) days.

3. The Department shall review the application according to the following criteria: 1) conformance with the Urban Revitalization Plan; 2) a finding that the site is within a designated area; 3) a finding that the work has been completed within the time required to qualify for abatement in the assessment year; 4) a finding that the application is consistent with Chapter 404 of the Iowa Code; and 5) a finding that the application is consistent with all applicable city codes and ordinances.

4. Upon review of the application, the Community Development Department will prepare a recommendation and schedule the proposal for City Council consideration.

5. By resolution, the City Council will accept the application and improvements as consistent with the intent of this plan and state law.

6. The City Council will then direct the Community Development Department to transmit a copy of the case file to the Assessor's Office by March 1st as required by Chapter 404 of the Iowa Code.

Appendix A

Find Property Res Sales Comm/Ind Sales

7444 01 184 005

--- Permanent Property Address ---	------- Mailing Address -------
JAY, ROBERTA M TRUST	JAY, ROBERTA M TRUST
522 22ND AVE	522 22ND AVE
COUNCIL BLUFFS, IA 51501	COUNCIL BLUFFS, IA 51501

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744401184005

TAX DESCRIPTION*

* Not to be used on legal documents

HUGHES & DONIPHANS ADD LTS 13, 14 & 15 SW FORMER WABASH RR ROW BLK 14 & VAC N/S ALLEY ADJ THAT PT LTS 13 & 14 & N1/2 VAC 22ND AVE LYING BETWEEN S 6TH ST & SWLY BIKE TRAIL ROW

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

		Current Value		
2021	Res. Land	Dwelling	Total	Class
Full Value	$29,500	$78,900	$108,400	R
Exempt	$0	$0	$0	R
Net Total	$29,500	$78,900	$108,400	R

		Prior Year Value		
2020	Res. Land	Dwelling	Total	Class
Full Value	$29,500	$78,900	$108,400	R
Exempt	$0	$0	$0	R
Net Total	$29,500	$78,900	$108,400	R

EXEMPTIONS/CREDITS APPLIED

2020 HOMESTEAD
2021 HOMESTEAD

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D JAY, ROBERTA M TRUST book/page: 2018/5213 D
2 T JAY, ROBERTA M

SALES HISTORY

Sale Date	Amount	Code	Book/Page
05/02/2018	0	D1	2018/05213
11/08/2004	0	D002	0105/10692
08/20/2004	1	D026	0105/03625
05/07/1991	16500	D002	0091/25434

ASSESSMENT DATA

PDF: 4 MAP: 15

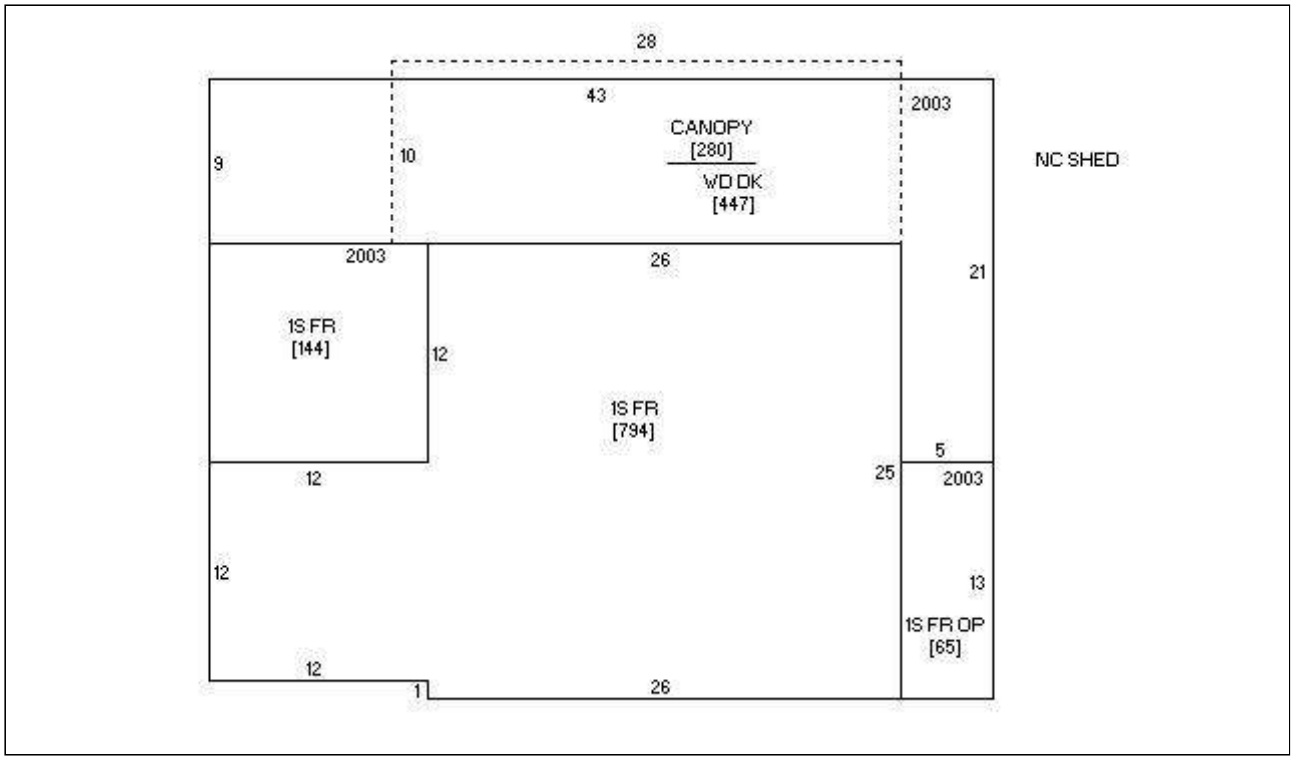
Date Reviewed: 08/30/19 EK

LAND.....13230 sqFt .30 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
147	147	90	90	

Residence 1 of 1 -- Single-Family
BUILDING.....1 Story Frame 5/0 Rooms Above/Below 2/0 Bedrooms Above/Below 794 SF Base
Built:1920 Above Normal Bsmt: None Bsmt Finish: None Attic Finish: None
FINISH.....Foundation: Conc Exterior: Vinyl Roof: Asph / Gable
Interior: Drwl Flooring: Carpet / Vinyl
ADDITIONS....Addition 1: 144 SF 1 Story Frame Built: 2003 Bsmt SF: 0
PLUMBING.....1 Full Bath
PORCHES.....65 SF 1S Frame Open No Bsmt
DECK/PATIOS..447 SF Wood Deck-Med

280 SF Fbgls/Mtl Roof-Med
GARAGES(1)...1 Detached
Garage 1: 560 SF Det Frame 20x28 Built: 2003
YARD EXTRAS..Shed W12.00 x L20.00 240 SF, Frame

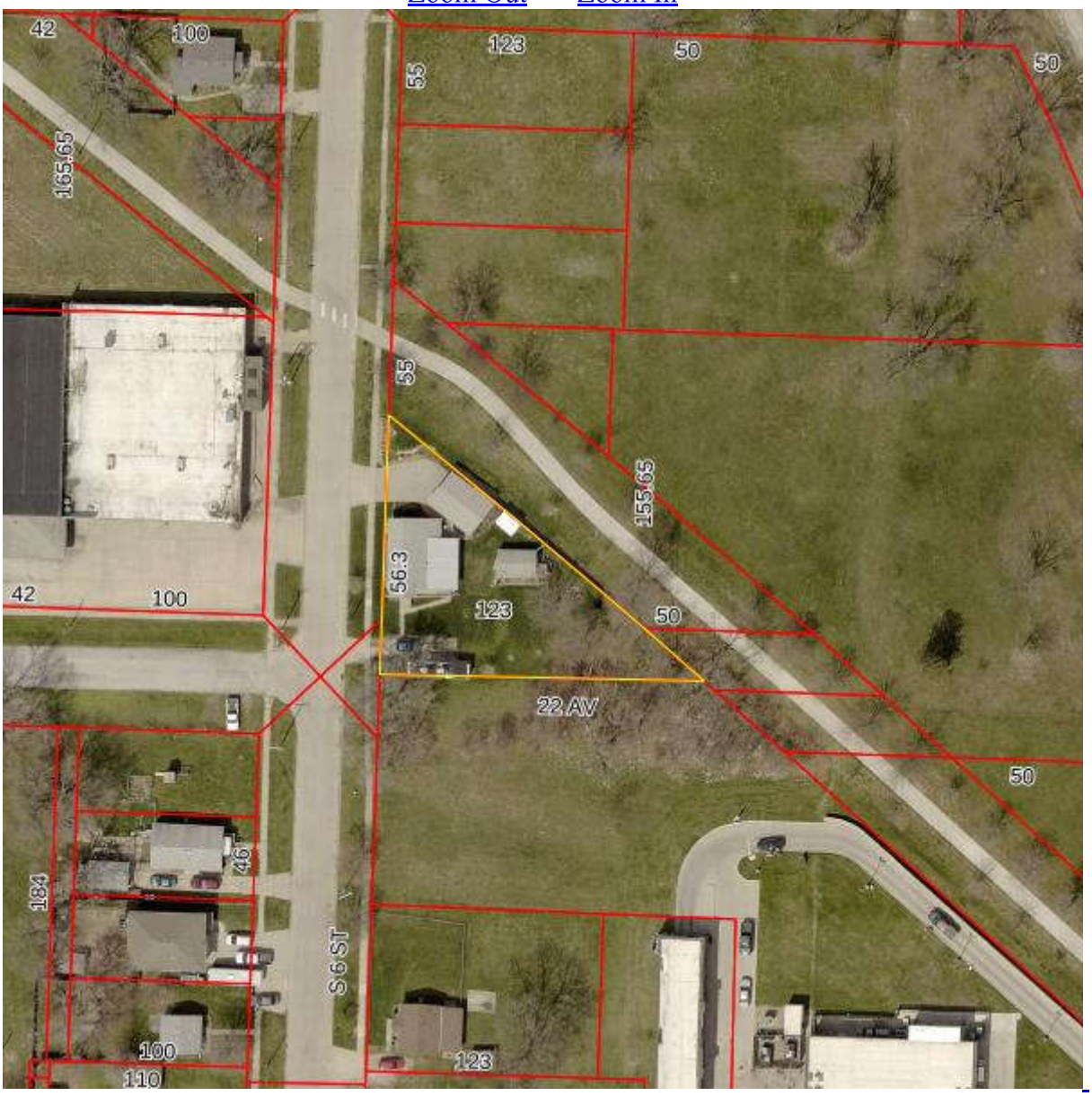


522 22ND AVE, JAY, ROBERTA M TRUST



522 22ND AVE, JAY, ROBERTA M TRUST, 1 08/30/2019

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7444 01 184 004

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL ST
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744401184004

TAX DESCRIPTION*

* Not to be used on legal documents

HUGHES & DONIPHANS ADD EX RR LT 16 & SMALL TRACT N E CORNER LT 15 BLK 14

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

		Current Value		
2021	Res. Land	Dwelling	Total	Class
Full Value	$3,700	$0	$3,700	R
Exempt	$3,700	$0	$3,700	R
Net Total	$0	$0	$0	R

		Prior Year Value		
2020	Res. Land	Dwelling	Total	Class
Full Value	$3,700	$0	$3,700	R
Exempt	$3,700	$0	$3,700	R
Net Total	$0	$0	$0	R

EXEMPTIONS/CREDITS APPLIED

2020 MGOV MUNICIPAL GOVERNMENT
2021 MGOV MUNICIPAL GOVERNMENT

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2011/10158 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
08/05/2011	199980	D050	2011/10158	multiple parcel sale
06/17/2010	160000	D050	2010/08474	multiple parcel sale
05/30/2007	60000	D028	2007/09240	multiple parcel sale
01/25/2006	140000	D043	0106/15418	multiple parcel sale
01/25/2006	140000	D050	0106/15418	multiple parcel sale

ASSESSMENT DATA

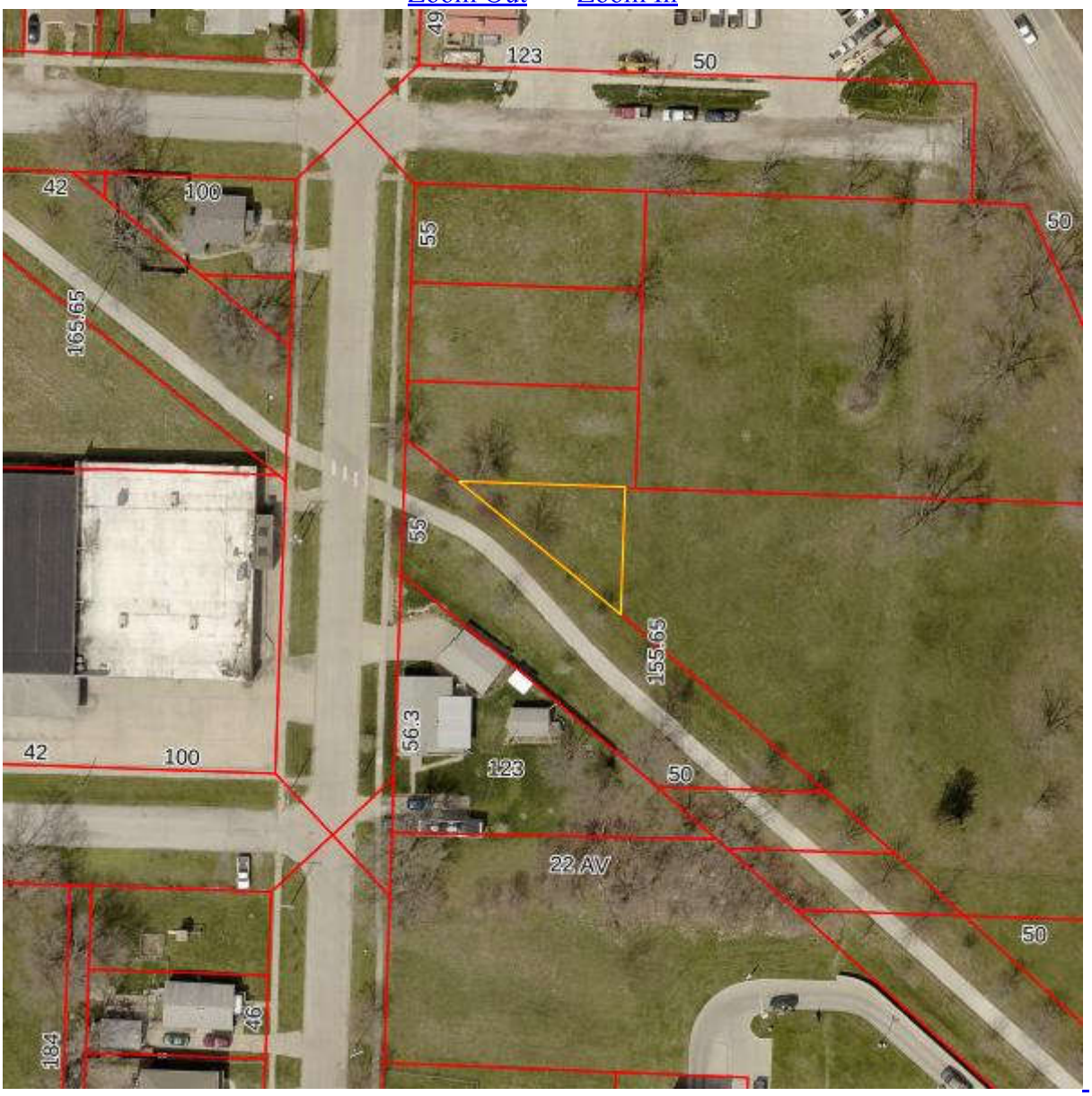
PDF: 28 MAP: 15

Date Reviewed: 07/15/19 KK

LAND.....3500 sqFt .08 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
	70	100	100	20

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7444 01 184 003

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL ST
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744401184003

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

HUGHES & DONIPHANS ADD EXC RR LT 17 & W1/2 VAC N/S ALLEY ADJ BLK 14

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

		Current Value		
2021	Res. Land	Dwelling	Total	Class
Full Value	$14,400	$0	$14,400	R
Exempt	$14,400	$0	$14,400	R
Net Total	$0	$0	$0	R

		Prior Year Value		
2020	Res. Land	Dwelling	Total	Class
Full Value	$14,400	$0	$14,400	R
Exempt	$14,400	$0	$14,400	R
Net Total	$0	$0	$0	R

========== EXEMPTIONS/CREDITS APPLIED ==========

2020 MGOV MUNICIPAL GOVERNMENT

2021 MGOV MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2013/1349 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
01/14/2013	0	D50	2013/01349	multiple parcel sale
08/05/2011	199980	D050	2011/10158	multiple parcel sale
06/17/2010	160000	D050	2010/08474	multiple parcel sale
05/30/2007	140000	D043	2007/09239	multiple parcel sale
01/25/2006	140000	D043	0106/15418	multiple parcel sale
01/25/2006	140000	D050	0106/15418	multiple parcel sale
08/06/1991	1	D049	0092/03601	

========== ASSESSMENT DATA ==========

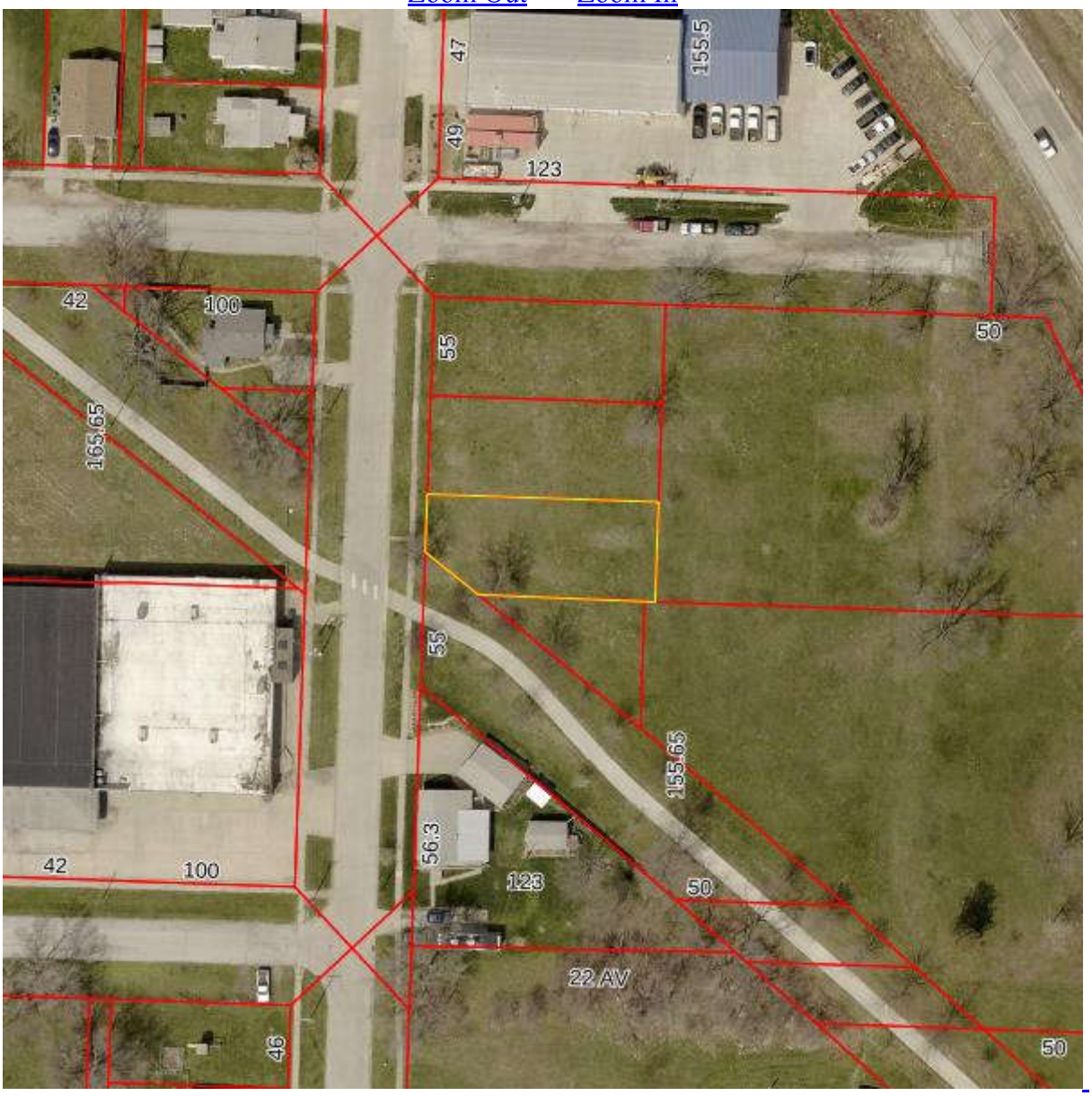
PDF: 28 MAP: 15

Date Reviewed: 07/15/19 KK

LAND.....6672 sqFt .15 acres

	Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
	33	33	129	129	
	Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
	21	21	115	115	

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7444 01 184 002

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL ST
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744401184002

TAX DESCRIPTION*

* Not to be used on legal documents

HUGHES & DONIPHANS ADD LT 18 & W1/2 VAC N/S ALLEY ADJ BLK 14

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

		Current Value		
2021	Res. Land	Dwelling	Total	Class
Full Value	$14,900	$0	$14,900	R
Exempt	$14,900	$0	$14,900	R
Net Total	$0	$0	$0	R

		Prior Year Value		
2020	Res. Land	Dwelling	Total	Class
Full Value	$14,900	$0	$14,900	R
Exempt	$14,900	$0	$14,900	R
Net Total	$0	$0	$0	R

EXEMPTIONS/CREDITS APPLIED

2020 MGOV MUNICIPAL GOVERNMENT
2021 MGOV MUNICIPAL GOVERNMENT

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2013/1349 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
01/14/2013	0	D50	2013/01349	multiple parcel sale
06/22/2012	92000	D2	2012/09219	
05/02/2000	36000	D049	0100/50368	
06/23/1981	5000	C049	0081/19807	

ASSESSMENT DATA

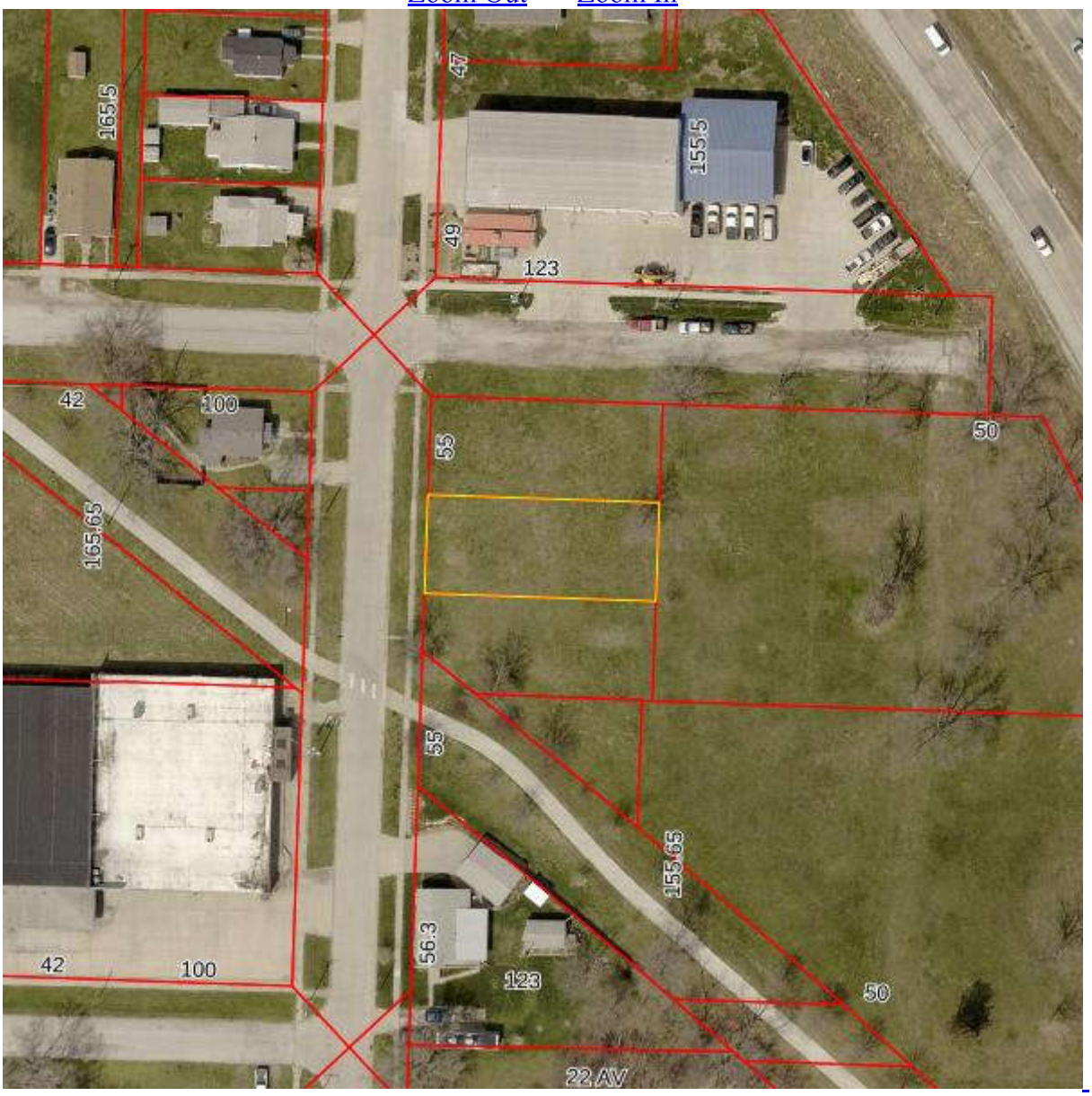
PDF: 28 MAP: 15

Date Reviewed: 07/15/19 KK

LAND.....7095 sqFt .16 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
55	55	129	129	

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7444 01 184 001

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL ST
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744401184001

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

HUGHES & DONIPHANS ADD LT 19 & W1/2 VAC N/S ALLEY ADJ BLK 14

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

		Current Value		
2021	Res. Land	Dwelling	Total	Class
Full Value	$14,900	$0	$14,900	R
Exempt	$14,900	$0	$14,900	R
Net Total	$0	$0	$0	R

		Prior Year Value		
2020	Res. Land	Dwelling	Total	Class
Full Value	$14,900	$0	$14,900	R
Exempt	$14,900	$0	$14,900	R
Net Total	$0	$0	$0	R

========== EXEMPTIONS/CREDITS APPLIED ==========

2020 MGOV MUNICIPAL GOVERNMENT

2021 MGOV MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2013/1349 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
01/14/2013	0	D50	2013/01349	multiple parcel sale
05/04/2012	79000	D22	2012/06632	
05/04/2012	80000	D2	2012/06630	
11/12/2009	79000	C000	2009/16945	
04/19/2007	70000	D050	2007/07582	
02/23/2007	79475	D006	2007/03905	
08/01/2005	87500	D000	0106/03859	
06/17/1994	26000	C000	0094/42270	
06/07/1993	0	C031	0093/38317	
04/24/1987	30500	C049	0087/27269	

========== ASSESSMENT DATA ==========

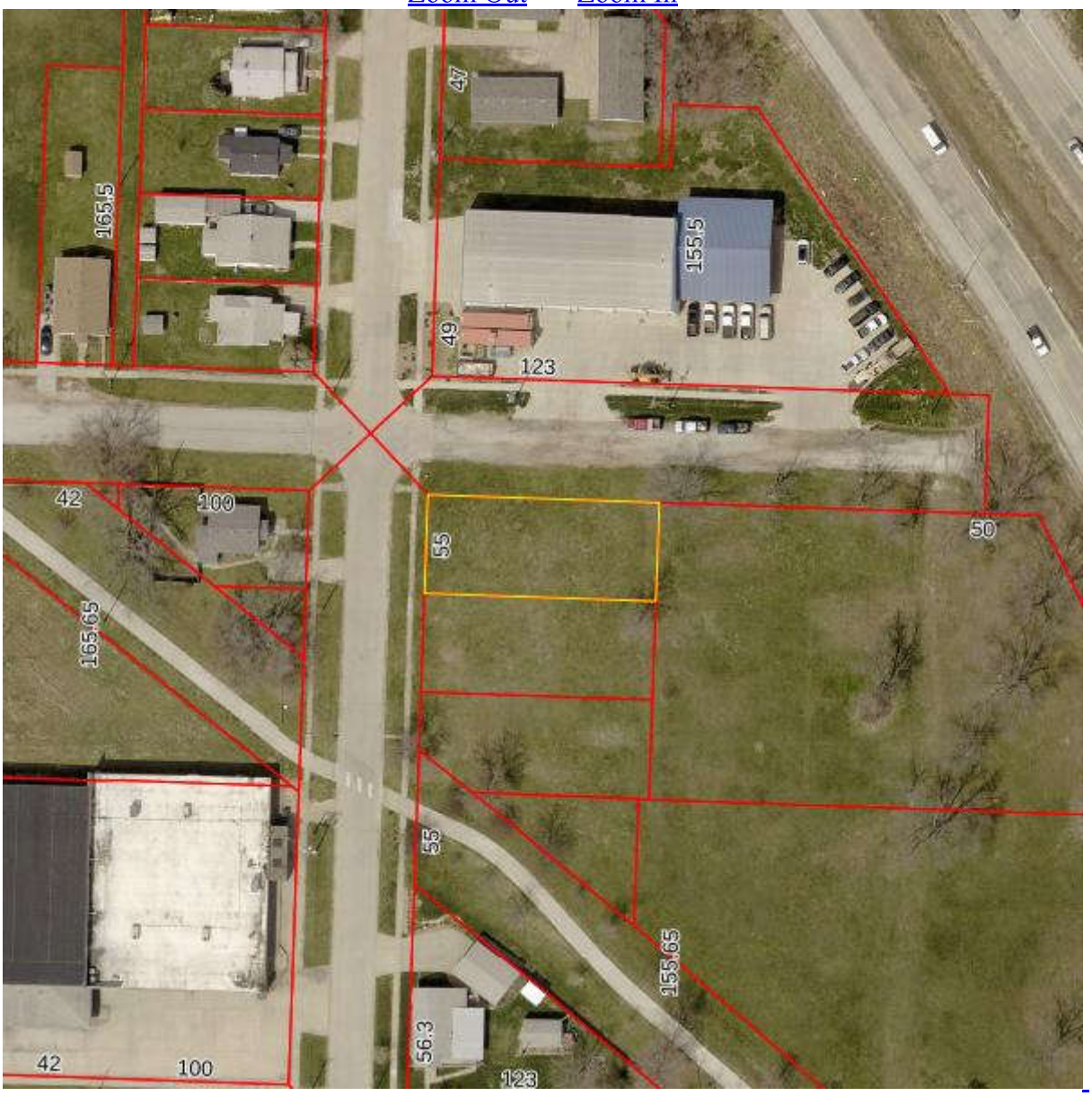
PDF: 28 MAP: 15

Date Reviewed: 07/15/19 KK

LAND.....7095 sqFt .16 acres

Lot 1: Frontage	Rear	Side-1	Side-2	Rear-Lot
55	55	129	129	

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7444 01 184 007

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL ST
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744401184007

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

HUGHES & DONIPHANS ADD LTS 20 THRU 25 W HWY 192 ROW & N1/2 VAC E/W ALLEY ADJ EXC E10' LT 22 FOR ALLEY & E1/2 VAC N/S ALLEY ADJ LT 20 BLK 14

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

		Current Value		
2021	Res. Land	Dwelling	Total	Class
Full Value	$45,900	$0	$45,900	R
Exempt	$45,900	$0	$45,900	R
Net Total	$0	$0	$0	R

		Prior Year Value		
2020	Res. Land	Dwelling	Total	Class
Full Value	$45,900	$0	$45,900	R
Exempt	$45,900	$0	$45,900	R
Net Total	$0	$0	$0	R

========== EXEMPTIONS/CREDITS APPLIED ==========

2020 MGOV MUNICIPAL GOVERNMENT

2021 MGOV MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2013/1349 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
01/14/2013	0	D50	2013/01349	multiple parcel sale
08/05/2011	199980	D050	2011/10158	multiple parcel sale
06/17/2010	160000	D050	2010/08474	multiple parcel sale
05/30/2007	140000	D043	2007/09239	multiple parcel sale
01/25/2006	140000	D020	0106/15418	multiple parcel sale
01/25/2006	140000	D050	0106/15418	multiple parcel sale
11/03/1975	561	D050	0076/09586	multiple parcel sale

========== ASSESSMENT DATA ==========

PDF: 28 MAP: 15

Date Reviewed: 07/15/19 KK

LAND.....40075 sqFt .92 acres

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7444 01 184 008

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL ST
	CO BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

========== REAL ESTATE TAXES ON TREASURER'S WEBPAGE ==========

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744401184008

========== TAX DESCRIPTION* ==========

* Not to be used on legal documents

HUGHES & DONIPHANS ADD LTS 7 THRU 13 BLK 14 EXC PT LT 13 SW RR BLK 14 & S1/2 E/W VAC ALLEY ADJ & ALL W N/S VAC ALLEY ADJ LT 13 N RR ROW & ALL VAC 22ND AVE ADJ

========== ASSESSED VALUE ==========

* Class is for Assessment purposes only – Not Zoning

		Current Value		
2021	Res. Land	Dwelling	Total	Class
Full Value	$55,900	$0	$55,900	R
Exempt	$55,900	$0	$55,900	R
Net Total	$0	$0	$0	R

		Prior Year Value		
2020	Res. Land	Dwelling	Total	Class
Full Value	$55,900	$0	$55,900	R
Exempt	$55,900	$0	$55,900	R
Net Total	$0	$0	$0	R

========== EXEMPTIONS/CREDITS APPLIED ==========

2020 MGOV MUNICIPAL GOVERNMENT

2021 MGOV MUNICIPAL GOVERNMENT

========== OWNERS ==========

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2014/13445 D

========== SALES HISTORY ==========

Sale Date	Amount	Code	Book/Page	
11/17/2014	0	D2	2014/13445	
08/05/2011	199980	D050	2011/10158	multiple parcel sale
06/17/2010	160000	D050	2010/08474	multiple parcel sale
05/30/2007	60000	D028	2007/09240	multiple parcel sale
01/25/2006	140000	D050	0106/15418	multiple parcel sale
11/03/1975	561	D050	0076/09586	multiple parcel sale

========== ASSESSMENT DATA ==========

PDF: 28 MAP: 15

Date Reviewed: 07/15/19 KK

LAND.....58806 sqFt 1.35 acres

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales

Find Property Res Sales Comm/Ind Sales

7444 01 187 003

--- Permanent Property Address ---	------- Mailing Address -------
COUNCIL BLUFFS, CITY OF	COUNCIL BLUFFS, CITY OF
	209 PEARL ST
	COUNCIL BLUFFS, IA 51503

District: 000 CO BLUFFS CITY/CO BLUFFS

REAL ESTATE TAXES ON TREASURER'S WEBPAGE

Go to: https://www.municipalonlinepayments.com/pottawattamiecoia/tax/search/detail/744401187003

TAX DESCRIPTION*

* Not to be used on legal documents

HUGHES & DONIPHANS ADD LTS 17 AND 18 EX RR LT 19 EX E30' N OF RR AND EX RR BLK 19

ASSESSED VALUE

* Class is for Assessment purposes only – Not Zoning

Current Value

2021	Comm. Land	Improvement	Total	Class
Full Value	$2,200	$0	$2,200	C
Exempt	$2,200	$0	$2,200	C
Net Total	$0	$0	$0	C

Prior Year Value

2020	Comm. Land	Improvement	Total	Class
Full Value	$2,200	$0	$2,200	C
Exempt	$2,200	$0	$2,200	C
Net Total	$0	$0	$0	C

EXEMPTIONS/CREDITS APPLIED

2020 MGOV MUNICIPAL GOVERNMENT
2021 MGOV MUNICIPAL GOVERNMENT

OWNERS

* Book/Page LINKS TO RECORDER'S WEBPAGE

1 D COUNCIL BLUFFS, CITY OF book/page: 2011/10158 D

SALES HISTORY

Sale Date	Amount	Code	Book/Page	
08/05/2011	199980	D050	2011/10158	multiple parcel sale
06/17/2010	160000	D050	2010/08474	multiple parcel sale
05/30/2007	60000	D026	2007/09240	multiple parcel sale
01/25/2006	140000	D043	0106/15418	multiple parcel sale
01/25/2006	140000	D050	0106/15418	multiple parcel sale

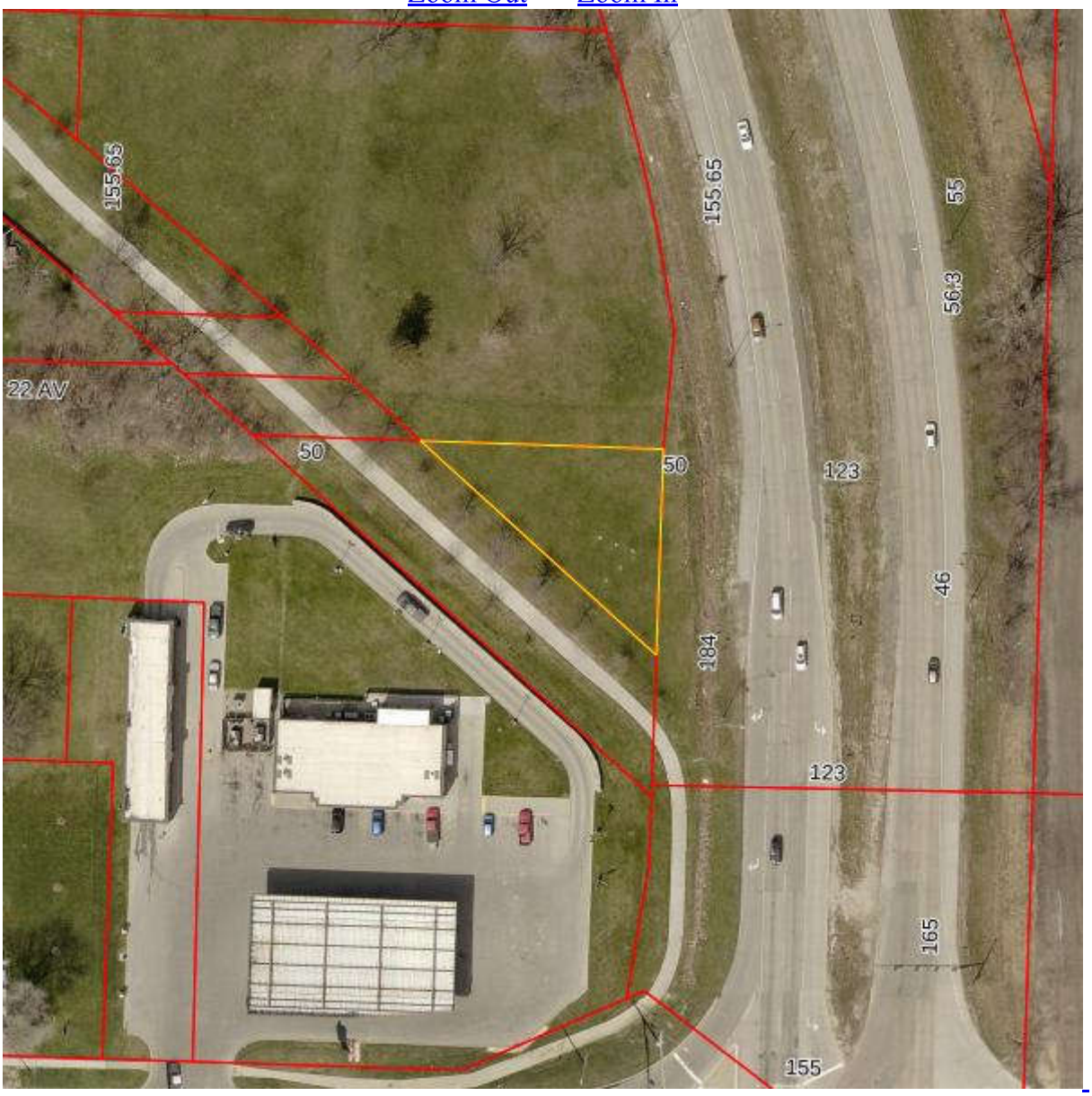
ASSESSMENT DATA

PDF: 30 MAP: 15-8 C.B COMMERCIAL

Date Reviewed: 06/03/08 PR

LAND.....13800 sqFt .32 acres

Zoom Out Zoom In



600ft x 600ft

Click any parcel to go to its web page

See more maps at the County GIS Department.

As of: On Web Get Card

Find Property Res Sales Comm/Ind Sales


SPIN
LOFTS

City of Council Bluffs, Iowa

Request for Proposals Cover Page

Project Information

Project Name Spin Lofts

Organization Information

Name of Developer Arch Icon Development Corporation

Mailing Address 509 Walker Street – Woodbine, IA 51579

Contact Person Darin Smith

Telephone (712) 647-3355 Fax

Email Address dsmith@arch-icon.com

Employer Identification Number 27-4277799 MBE/WBE Owned? N/A

DUNS Number 020289384

Partners

Type	Name and Address	Contact Person
Project Development	Arch Icon Construction Corporation 509 Walker Street Woodbine, IA 51579	Dustin Crook
Architectural Firm	Alley·Poyner·Macchietto Architecture 1516 Cuming Street Omaha, NE 68102	Albert Macchietto
Engineering Firm	Thompson, Dreessen & Dorner, Inc. (TD2) 10836 Old Mill Rd. Omaha, NE 68154	Joe Dethlefs
Lender	American National Bank 8990 West Dodge Road Omaha, NE 68114	Brian Andersen
Legal	Woods & Aitken, L.L.P. 10250 Regency Circle Omaha, NE 68114	Michael Matejka
Other (specify)		

ARCH ICON
RESTORING NEIGHBORHOODS | REVITALIZING COMMUNITIES
DEVELOPMENT

PROJECT SUMMARY

Arch Icon Development Corporation is proposing the redevelopment of the site located at 21st Ave and South 6th Street in Council Bluffs into a total of (80) apartments in Two Phases over a period of three to four years.

Phase One will be called ***Spin Lofts,*** a four-story building with elevator and (50) apartment units, as shown in the preliminary plans included with our RFP response. Phase One will include a unit mix of one-, two- and four- bedrooms for low to moderate income families in the area. The income qualifications are (12) units to families at or below 60% AMI, (28) units at or below 40% AMI, (5) units designated for families near homelessness and (5) units will be market-rate. Proposed rents will range from $357 -$800 for a one-bedroom, $410 - $850 for a two-bedroom and $492 - $950 for a four-bedroom. Phase One will require (70) surface parking stalls per code. The cost of Phase One is anticipated to be $11.3 million, with primary sources of funding including Low Income Housing Tax Credits (LIHTC), conventional loan, Council Bluffs HOME funds, Council Bluffs HOME ARP funds, deferred developer fee and owner equity.

Phase Two, called ***Spin II Lofts,*** a four-story building with elevator and (30) apartments on the south end of the parcel with a separate legal ownership (required by IFA) as reflected in the plans. The preliminary mix includes one-, two- and four-bedroom apartments with (7) units at 60% AMI, (17) units at 40% AMI, (3) designated for families near homelessness and (3) market-rate apartments. Rents will range from $540 - $825 for one-bedroom, $435 - $875 for two-bedrooms and $495 - $975 for four-bedrooms. Phase Two may share the leasing office, community room, playground, and other amenities with *Spin Lofts*. An additional 42 surface stalls, per code, are planned. Parking will be shared with *Spin Lofts* as well. Phase Two costs are anticipated to be $6.8 million, with primary sources of funding including Low Income Housing Tax Credits (LIHTC), conventional loan, Council Bluffs HOME funds, State HOME funds, Grayfield / Workforce Housing Tax Credits, deferred developer fee and owner equity.

Although *Spin Lofts* will be funded primarily with LIHTC as affordable housing, it will be designed and built as a market-rate project with amenities including a leasing office, community room, fitness room, outdoor patio, and courtyard with playground. Each apartment unit will be furnished with washer, dryer, oven, refrigerator, dishwasher, microwave, and ample storage. The unit mixes were developed to maximize scoring per the Iowa Finance Authority's (IFA) 2022-2023 Qualified Allocation Plan. We will partner with local providers for services to the families near homelessness as well as other tenant needed services.

We look forward to working with the city of Council Bluffs and community housing organizations. Our team believes in a collaborative effort to ensure the highest quality developments when restoring neighborhoods.

Program & Unit Mix

UNITS:

PHASE 1: BUILDING ONE

1-BED/1-BATH	10	UNITS
2-BED/1-BATH	10	UNITS
4-BED/2-BATH	30	UNITS
TOTAL	**50**	**UNITS**

PHASE 2: BUILDING TWO

1-BED/1-BATH	6	UNITS
2-BED/1-BATH	6	UNITS
4-BED/2-BATH	18	UNITS
TOTAL	**30**	**UNITS**
OVERALL	**80**	**UNITS**

ACCESSIBLE UNITS REQUIRED (overall):

FULLY ACCESSIBLE	4	UNITS (5%)
COMMUNICATIONS	2	UNITS (2%)
TYPE A UNITS	12	UNITS (15%)
TOTAL	**18**	**UNITS**

PARKING (overall):

STANDARD	106	STALLS
ADA	6	STALLS
TOTAL	**112**	**STALLS**

PHASE 1:	70	STALLS REQ. (71 PROVIDED)
PHASE 2:	42	STALLS REQ. (27 PROVIDED)
TOTAL	**112**	**STALLS REQ. (98 PROVIDED)**



South 6th St & 21st Ave
Council Bluffs, Iowa

ARCHICON DEVELOPMENT

Design Requirements and Applicable Codes

APPLICABLE CODES

2015 IBC
2021 UPC
2021 IMC
2015 IFC
2012 IECC
2015 NFPA Life Safety Code
2017 NEC
2010 ADA Standards
Council Bluffs Municipal Code

ZONING REQUIREMENTS

Zoning designation: R3

Proposed uses:
Dwelling, Multifamily Permitted

Site requirements:

Site Area (5 or more units)	9,000 sf plus 2,000 sf per additional unit
FAR	*2.0 max.*
Building Coverage:	45% max.
Height:	60 ft max.
Front Yard Setbacks:	20 ft
Street Side Yard Setback:	15 ft
Rear Yard Setback:	20 ft
Impervious Coverage:	90% max.

BUILDING SQUARE FOOTAGE

Building One

First Level	18,142 gsf
Second Level	18,142 gsf
Third Level	18,142 gsf
Fourth Level	18,142 gsf
Total	**72,568 gsf**

Building Two

First Level	10,313 gsf
Second Level	10,313 gsf
Third Level	10,313 gsf
Fourth Level	10,313 gsf
Total	**41,252 gsf**

OFF-STREET PARKING REQUIREMENTS
(per Council Bluffs Municipal Code):

Code 15.23.060 Off-Street Parking Requirements:
Residential
- Efficiency and 1 Bedroom — 1 space per dwelling unit
- 2 Bedroom or More — 1 1/2 space per dwelling unit

Parking Count			
Unit Types	**# of Units**	**Calculation**	**Required**
1 Bedroom Unit	16	= 1 space x 16	16 Parking Stalls
2 Bedroom Unit	16	= 1.5 spaces x 16	24 Parking Stalls
4 Bedroom Unit	48	= 1.5 spaces x 48	72 Parking Stalls
Totals	**80**		**112 Parking Stalls**

IFA REQUIREMENTS

Minimum Unit Net Square Footage

Unit Type	Minimum Unit Net Square Footage
1 Bedroom	625
2 Bedroom	800
4 Bedroom	1,175

Property Lines and Setbacks

SITE

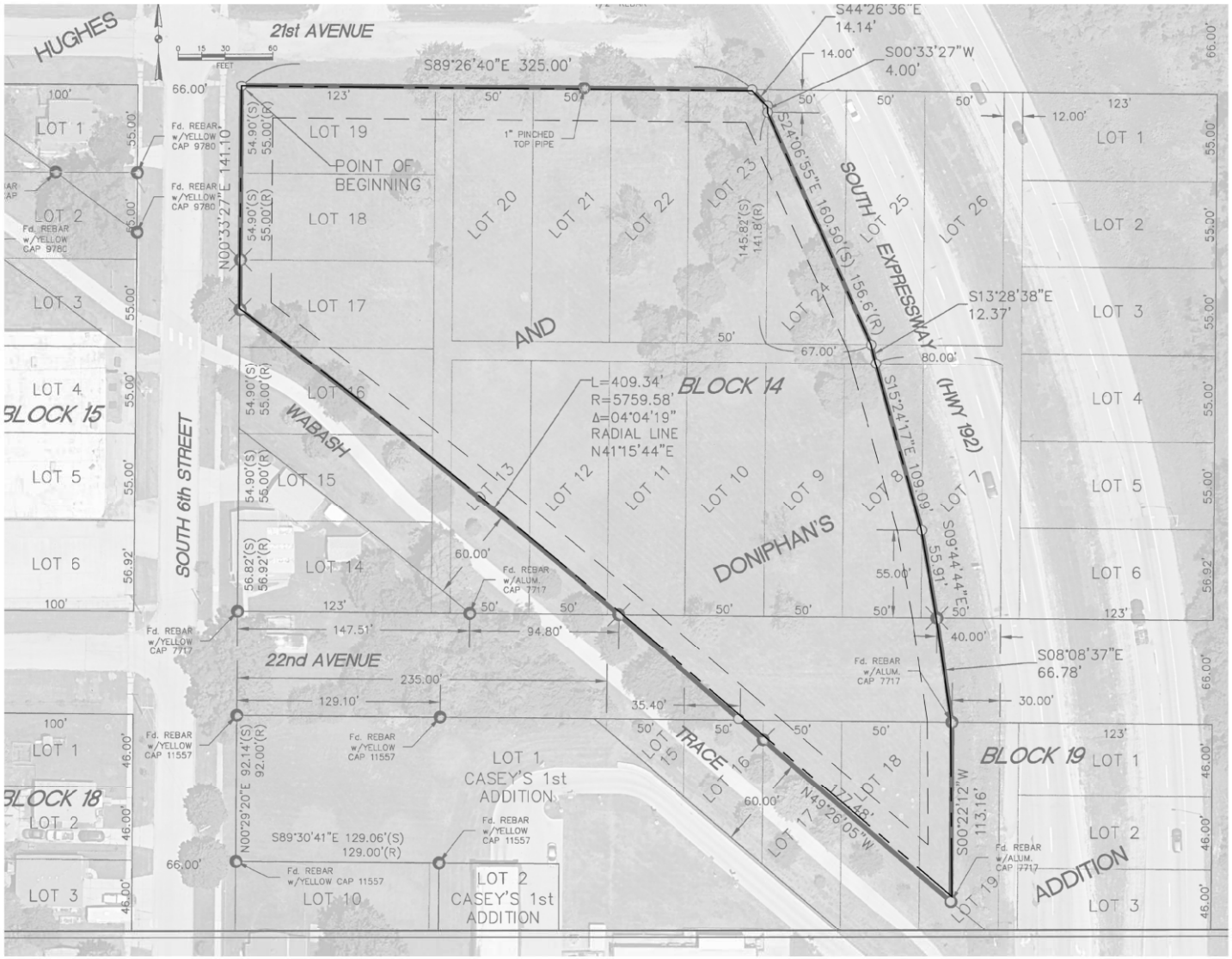
Site Area:
126,388 SF

Boundary Dimensions:

North:	325’ 0”
East:	527’ 8”
Southwest:	587’ 10”
West:	141’ 1”

Setbacks:

Front Yard:	20 ft
Street Side Yard:	15 ft
Rear Yard:	20 ft



PROPERTY SITE PLAN NOT TO SCALE

Phase One | Site Plan

PHASE ONE

Building One Unit Mix:

1-Bed/1-Bath	10	Units
2-Bed/1-Bath	10	Units
4-Bed/2-Bath	30	Units
Total	50	Units

Parking Count:

Standard	67	Stalls
ADA	4	Stalls
Total	71	Stalls

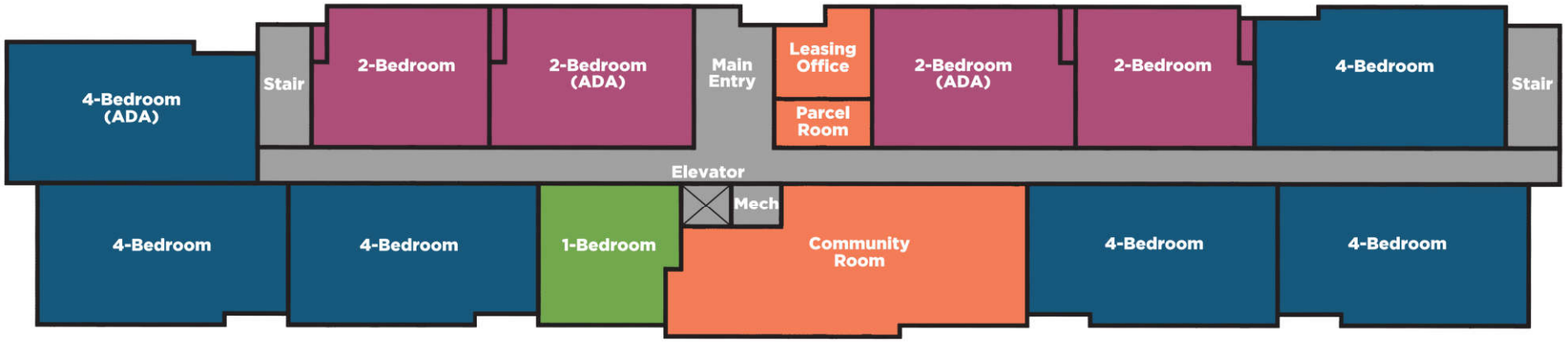


CONCEPTUAL SITE PLAN NOT TO SCALE

Phase One | Building One - Floor Plans



2nd-4th Floors



Ground Floor

Phase Two | Site Plan

PHASE TWO

Building Two Unit Mix:

1-Bed/1-Bath	6	Units
2-Bed/1-Bath	6	Units
4-Bed/2-Bath	18	Units
Total	30	Units

Parking Count (additional):

Standard	24	Stalls
ADA	3	Stalls
Total	27	Stalls



CONCEPTUAL SITE PLAN NOT TO SCALE

Phase Two | Building Two - Floor Plans



3rd & 4th Floors



Ground & 2nd Floors

Landscaping Plan

LANDSCAPE KEY

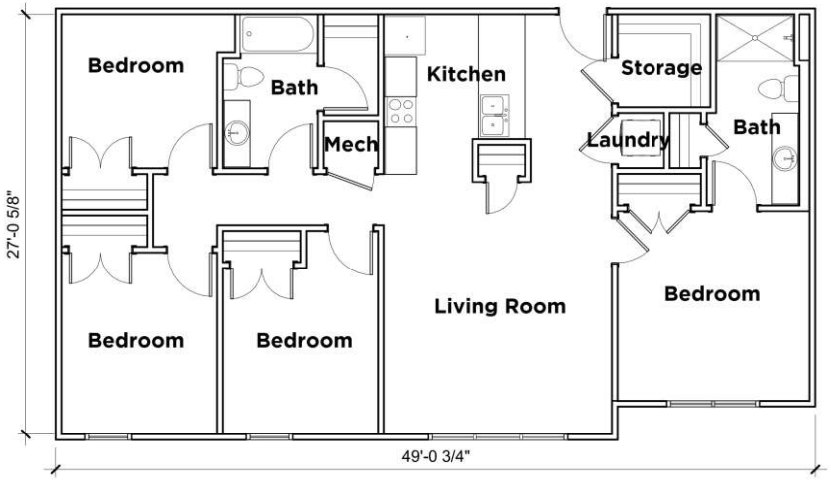
- **TRIUMPH ELM** *Ulmus "triumph"*
- **BALD CYPRESS** *Taxodium Distichum*
- **HEDGE MAPLE** *Acer Campestre*
- **SIDEOATS GRAMA** *Bouteloua Curtipendul*
- **VARIETY OF NATIVE GRASSES**
- **RUBBER TILES AT PLAYGROUND**

ALL OTHER OPEN AREAS TO BE SEEDED FOR TURF GRASS

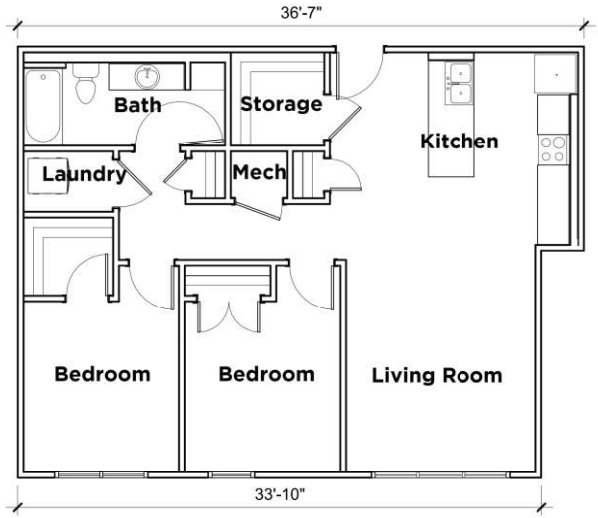


CONCEPTUAL LANDSCAPE PLAN NOT TO SCALE

Typical Unit Layouts



4-BEDROOM | 2-BATHROOM
1,211 SF

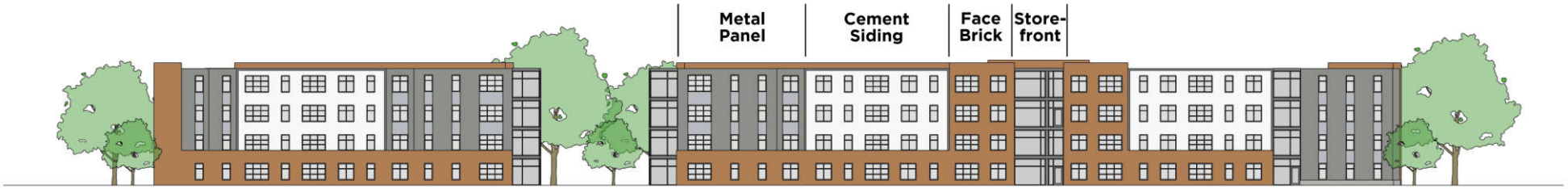


2-BEDROOM | 1-BATHROOM
875 SF



1-BEDROOM | 1-BATHROOM
674 SF

Exterior Elevations



PARKING LOT ELEVATION



BIKE PATH ELEVATION



BUILDING ONE NORTH ELEVATION



BUILDING ONE COURTYARD ELEVATION



BUILDING TWO COURTYARD ELEVATION



BUILDING TWO SOUTH ELEVATION

3D Views



BIKE PATH VIEW



BUILDING ONE ENTRY VIEW



PARKING LOT VIEW

Materials



1 | FACE BRICK



2 | CAST STONE
Detailing



3 | CEMENT SIDING
White



4 | METAL PANEL
Charcoal



5 | CONCRETE
Detailing



6 | STOREFRONT
Dark Bronze



7 | VINYL GRAPHICS
Exterior Signage

ARCHICON
DEVELOPMENT



ALLEY POYNER MACCHIETTO ARCHITECTURE