

LIVE.
GROW.
BELONG.



Workshop #4-Future Growth Options

July 16, 2019



Agenda

- 1. Recap guidance from City Council – Kelly.**
- 2. Outcomes/Expectations for Today – Kelly**
- 3. Growth Area Possibilities**
 - a. Present concept for land use and transportation – Marty
 - b. Share implications concept on transportation and utilities – Joe
 - c. City staff to share feedback – Kelly
 - d. Discussion - City Council
- 4. Next steps**
 - a. Comprehensive Plan Elements - Marty
 - b. Review schedule - Justin



Population Projection

FIGURE 1.3: Projected Population, 2015-2035

	2017	2020	2025	2030	2035	2040
PROJECTED PERMANENT POPULATION						
1.0% Annual Growth Rate	37,470	38,606	40,575	42,645	44,820	47,106
1.5% Annual Growth Rate	37,470	39,182	42,210	45,472	48,987	52,772
2.0% Annual Growth Rate	37,470	39,764	43,902	48,472	53,517	59,087
PROJECTED POPULATION PLUS STUDENTS						
1.0% Annual Growth Rate	65,005	65,606	67,575	69,645	71,820	74,106
1.5% Annual Growth Rate	65,005	66,182	69,210	72,472	75,987	79,772
2.0% Annual Growth Rate	65,005	66,764	70,902	75,472	80,517	86,087

Source: US Census Bureau; ISU; RDG Planning & Design, 2019



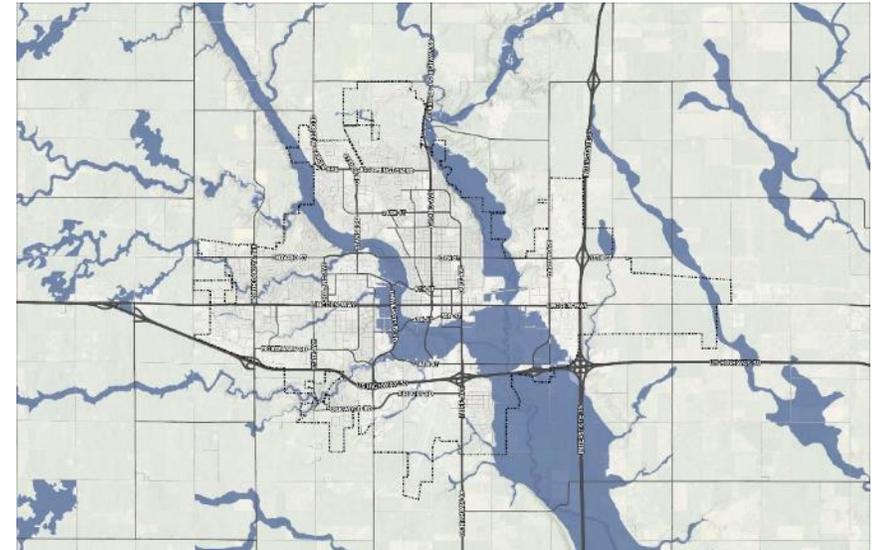
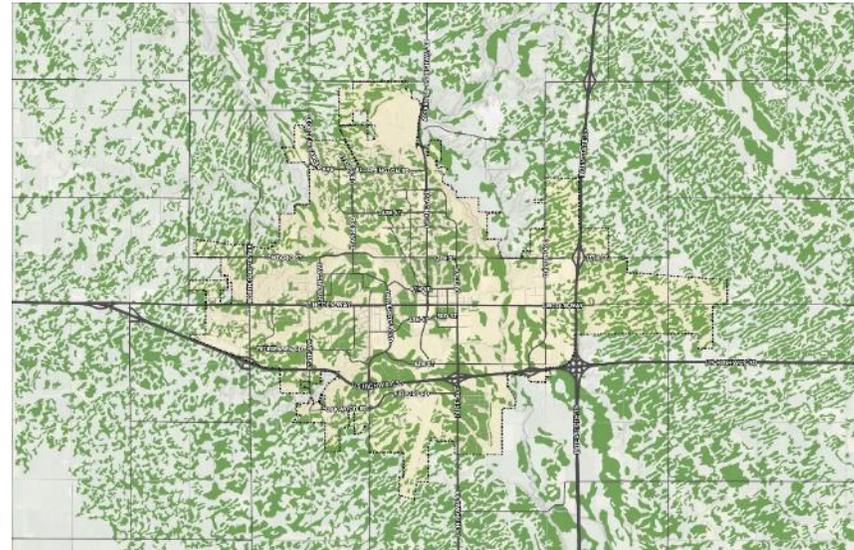
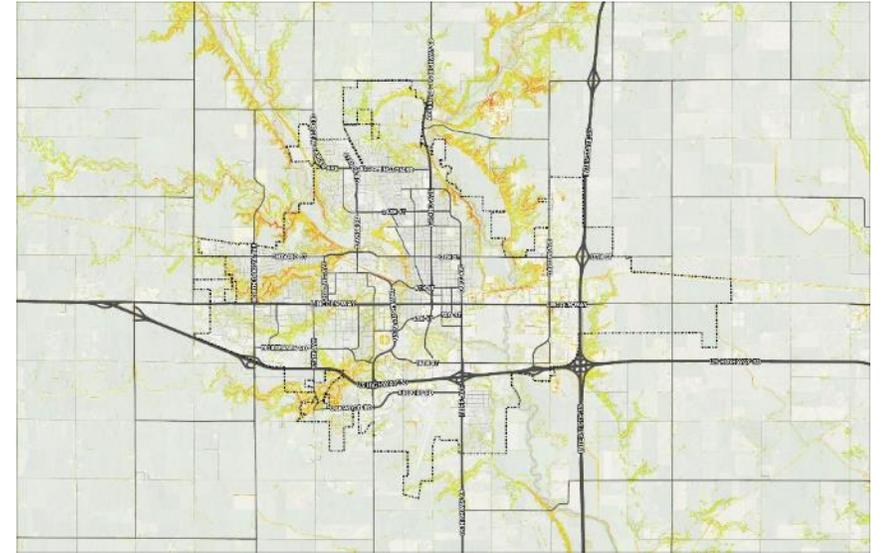
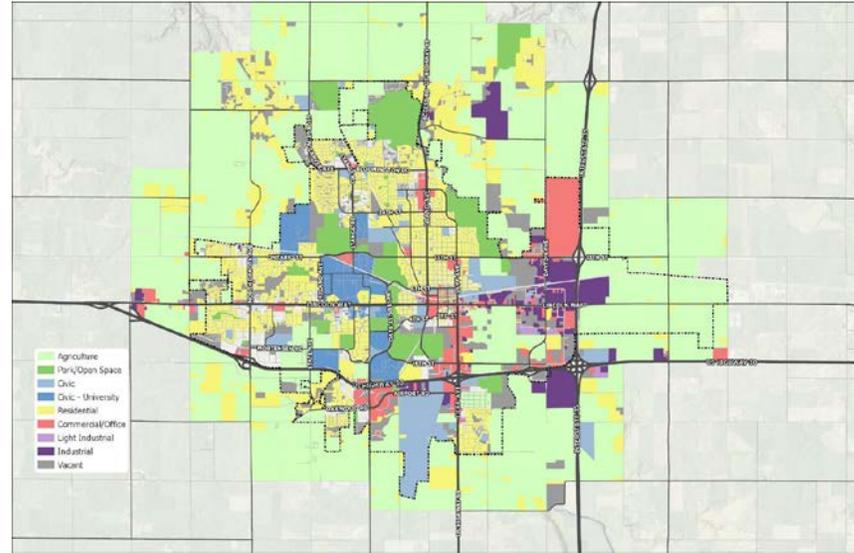
Preparing Land Use Scenarios

Key Considerations

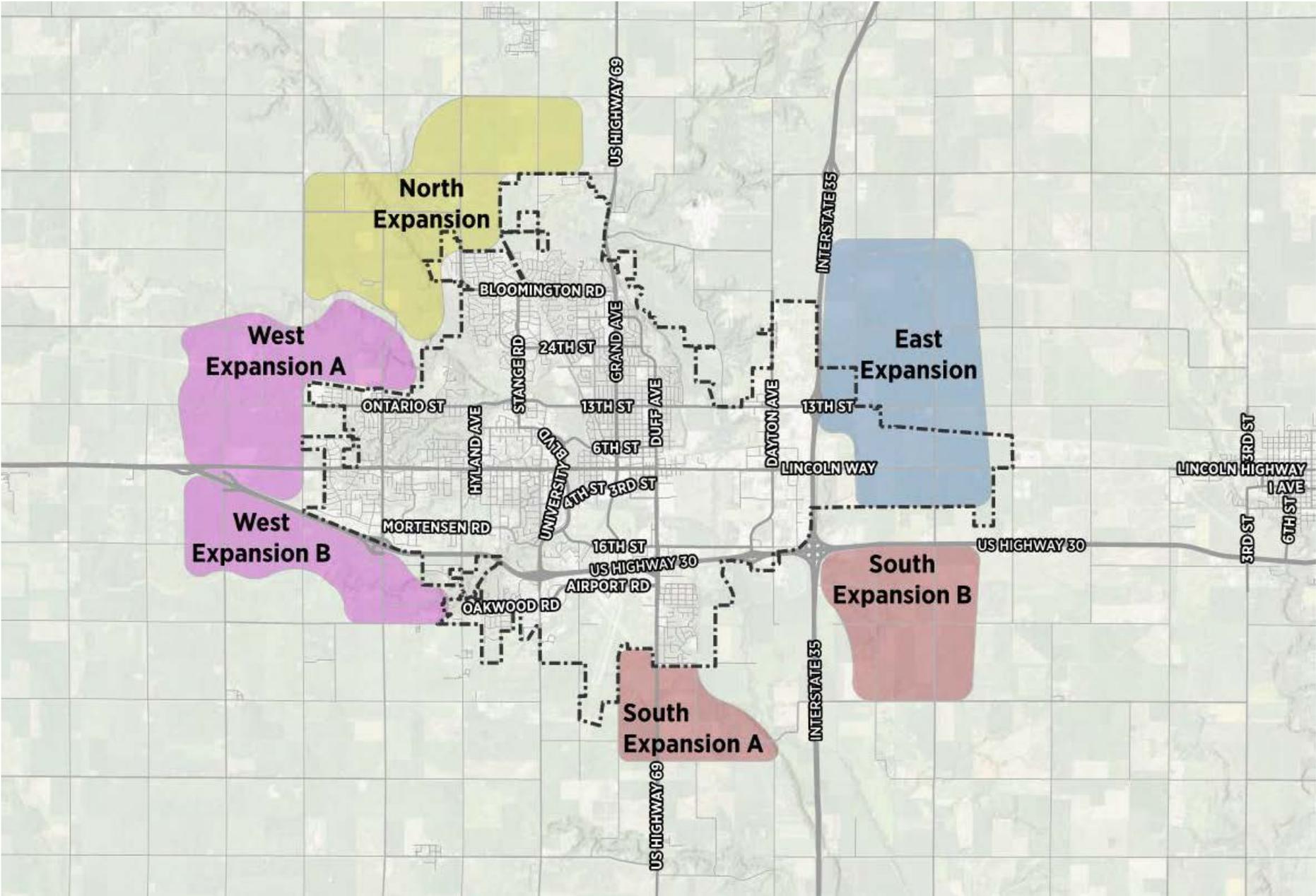
+15,000 population

Growth Management

- Environmental Conditions
- Land Use Patterns
- Mobility Patterns
- Utility Serviceability



Growth Area Possibilities



Intensity Ranges (development based upon Gross Acres)

DEVELOPMENT CHARACTER



DEVELOPMENT PATTERNS



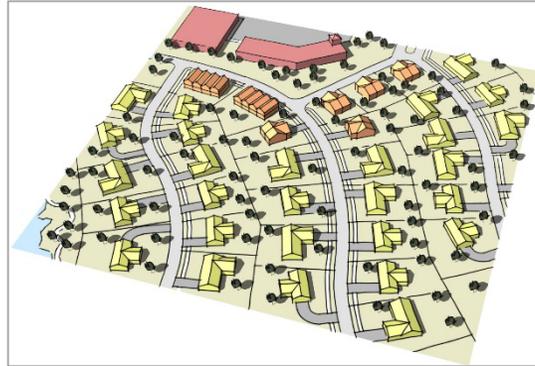
SCENARIO A



SCENARIO B



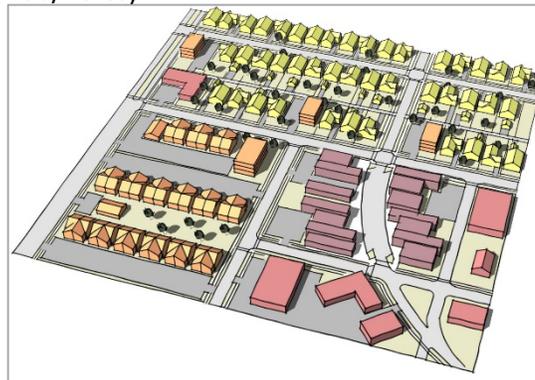
SCENARIO C



Low-intensity urban residential (3-4 du/Acres)



High urban residential (10-20 du/Acres)



Medium-intensity urban residential (6-10 du/Acres)

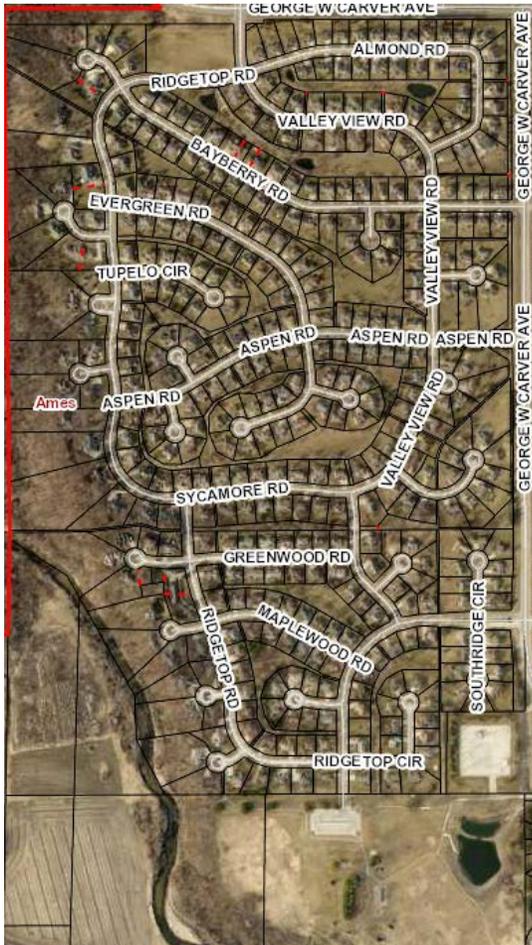


Mixed/HD urban residential (16+ du/Acres)

From PlanOKC, the comprehensive plan of Oklahoma City



Comparison of Intensity Ranges



Northridge-Ames
2.02 du/Acres gross



MidTown Wauwatosa WI
6.75 du/A gross



Stapleton (Denver)
Small lot/Attached
Neighborhood
11 du/A gross



Towns at Little Italy-Omaha
12 du/A gross



Comparison of Intensity Ranges



Northridge Heights-Ames
4.1 du/Acres gross



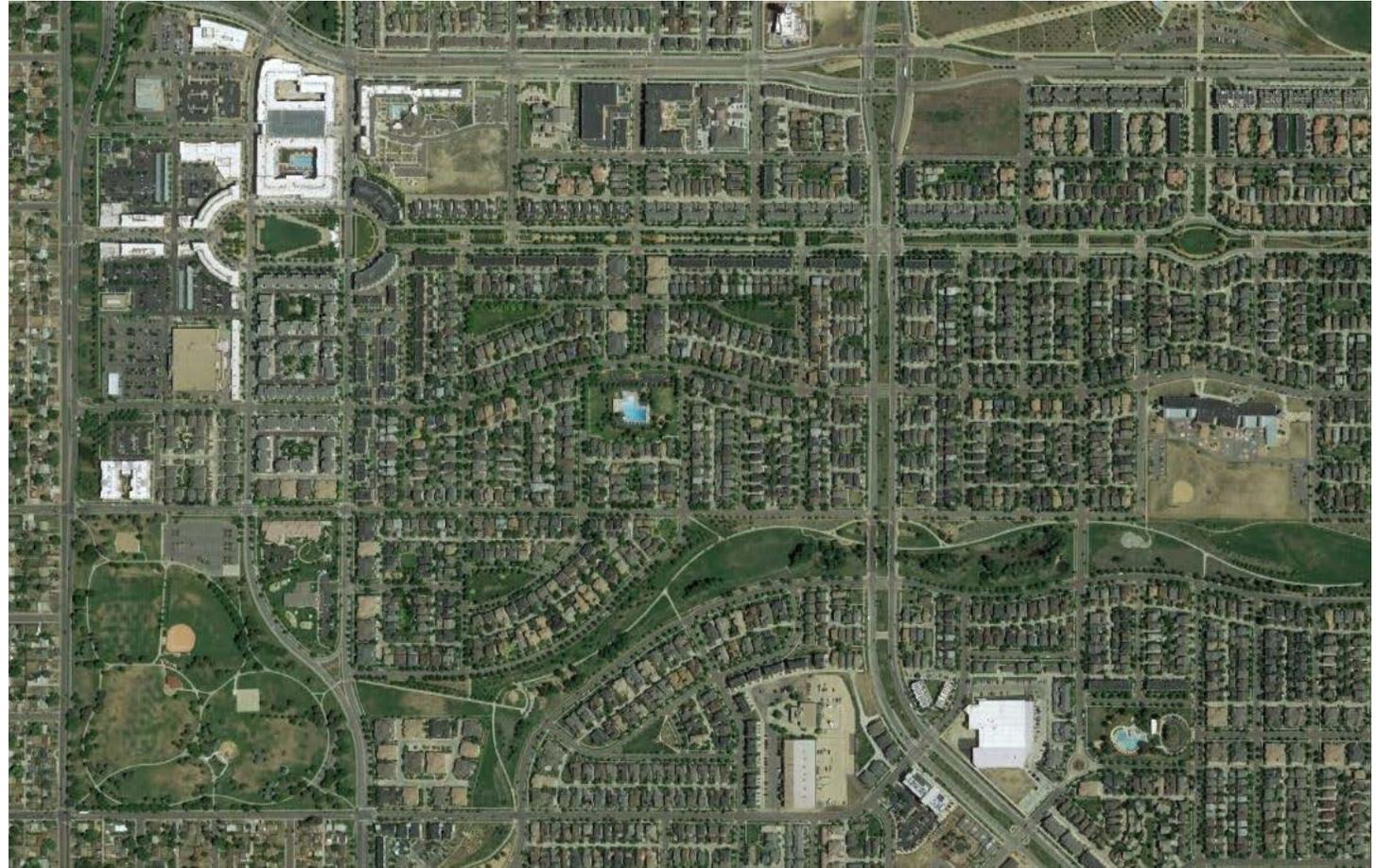
Edwards Elementary-Ames
6.2 du/Acres gross



Comparison of Intensity Ranges-Village Examples

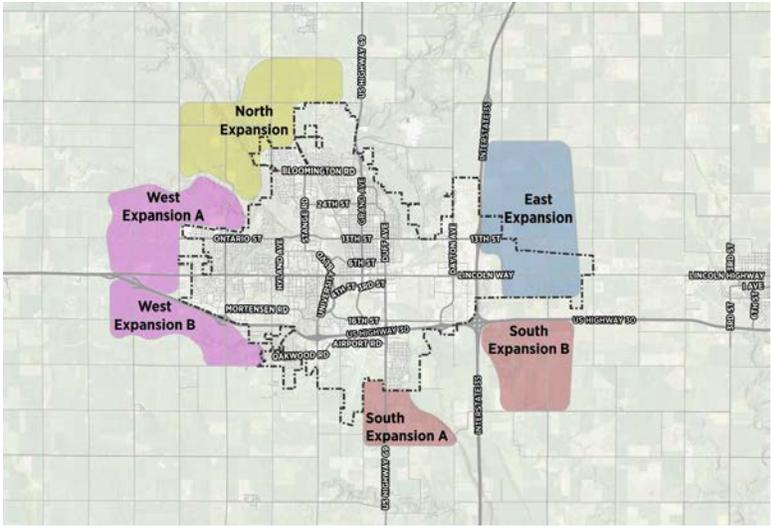
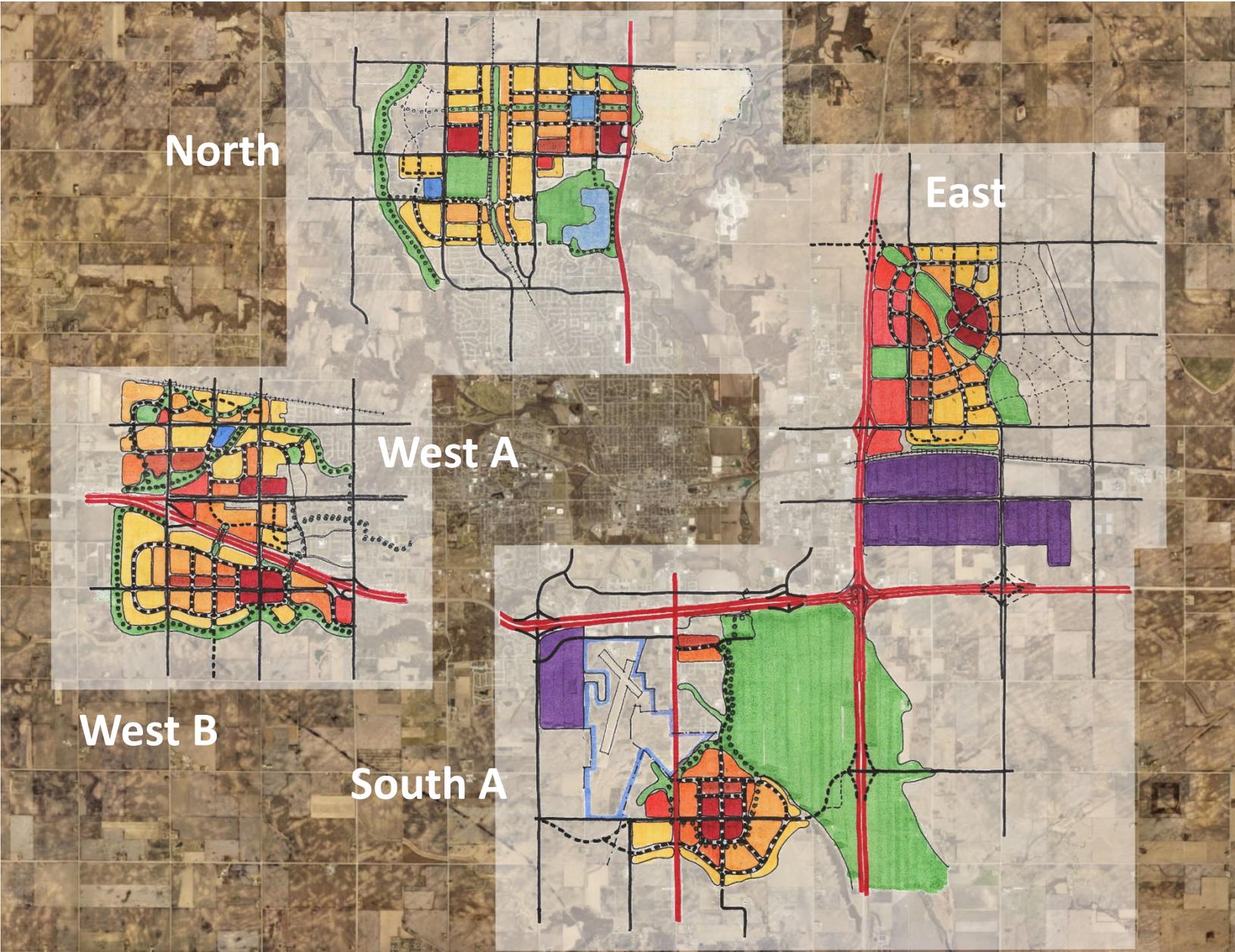


Somerset "Village Only"
About 5.3 du/Acres gross
- 9 du/Acres net

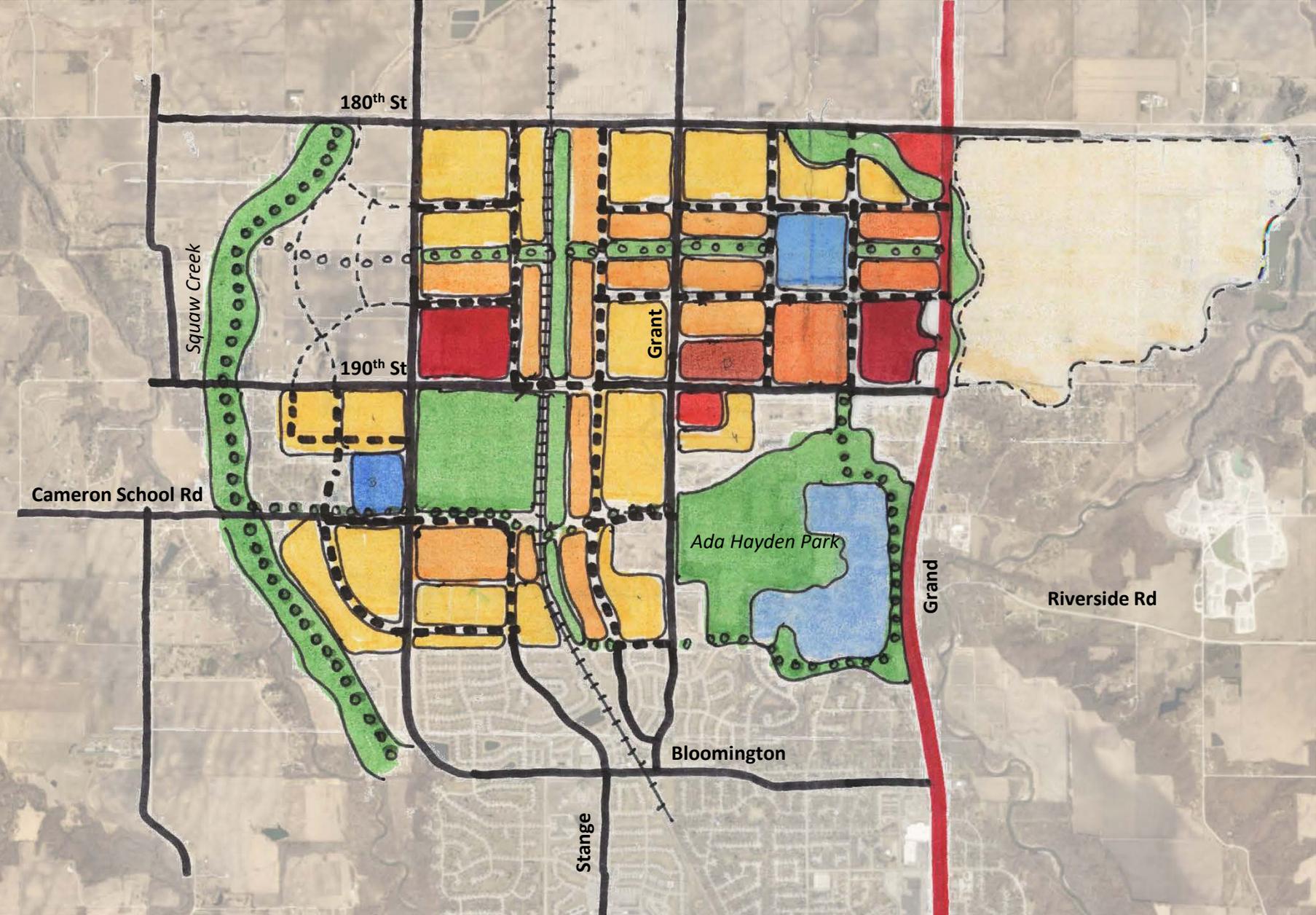


Stapleton (Denver-Redevelopment Plan Area)
About 3.5 du/Acres gross

Growth Area Possibilities



North Growth Area

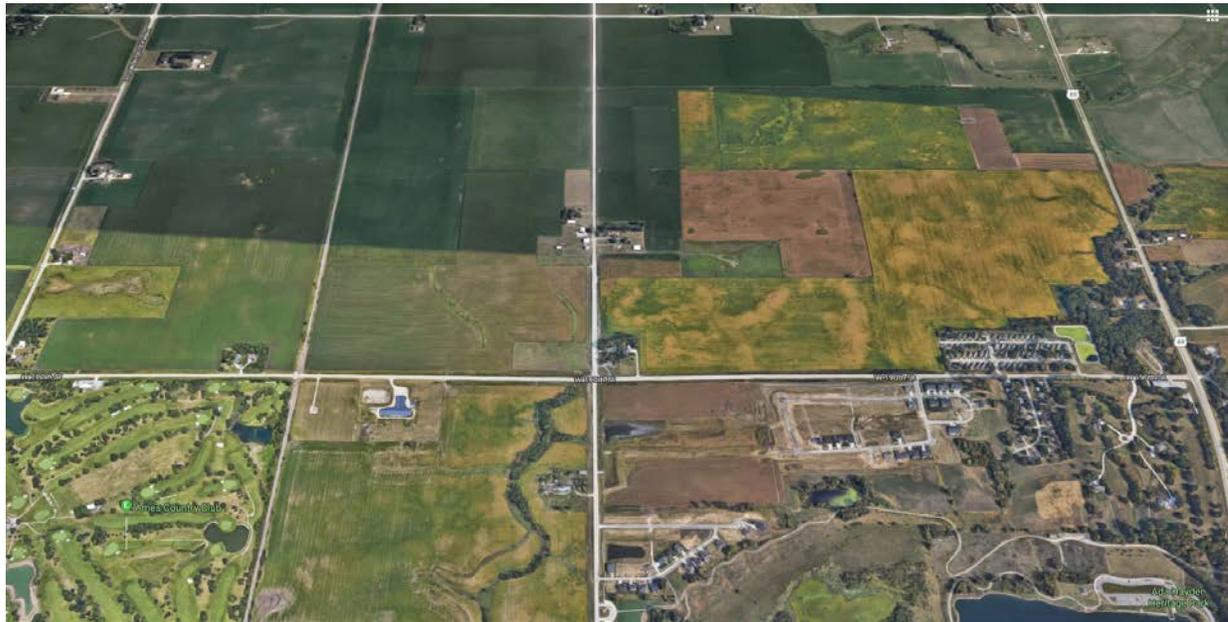


-  Potential special development area
-  Low-density urban residential
-  Urban family residential
-  Medium-density residential
-  High-density residential
-  Mixed use/High-density residential
-  Civic
-  Open space



North Growth Area (Total)

Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	675	2,362	7,087
Urban Family	6 du/A	8.5 du/A	2.5	319	1,914	4,785
Med Density	8 du/A	11.4 du/A	2.2	94	752	1,654
High Density	10 du/A	14.3 du/A	2.0	31	310	620
HD/Mixed Use	12-16 du/A	17-22 du/A	2.0	46	552	1,104
Gross Res:	5.06 du/A			1,165	5,890	15,251



People/square mile: 8,378



North Growth Area

South of 190th (Current LUPP-Development Pipeline)

People/square mile: 7,356

Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	381	1,333	4,000
Urban Family	6 du/A	8.5 du/A	2.5	108	648	1,620
Med Density	8 du/A	11.4 du/A	2.2			
High Density	10 du/A	14.3 du/A	2.0			
HD/Mixed Use	12-16 du/A	17-22 du/A	2.0			
Gross Res:	4.05 du/A			489	1,981	5,620

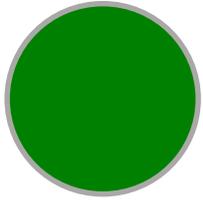
North of 190th (New Growth Potential)

People/square mile: 9,630

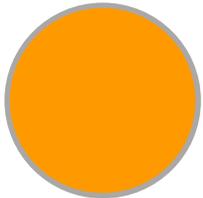
Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	294	1,029	3,087
Urban Family	6 du/A	8.5 du/A	2.5	211	1,266	3,165
Med Density	8 du/A	11.4 du/A	2.2	94	752	1,654
High Density	10 du/A	14.3 du/A	2.0	31	310	620
HD/Mixed Use	12-16 du/A	17-22 du/A	2.0	46	552	1,104
Gross Res:	4.05 du/A			489	3,909	5,620



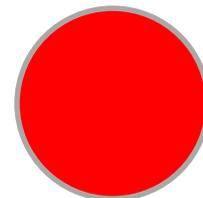
North Growth Area



- Area south of 190th Street is within the LUPP currently.
- Excellent access to Ada Hayden and potential trail links.
- Development area most directly responds to recent market forces.
- Reinforces existing north side commercial, including North Grand and Somerset.
- Area north of 190th Possible consideration of a special rural development zone east of Grand, pending discussion of Fringe Plan related issues



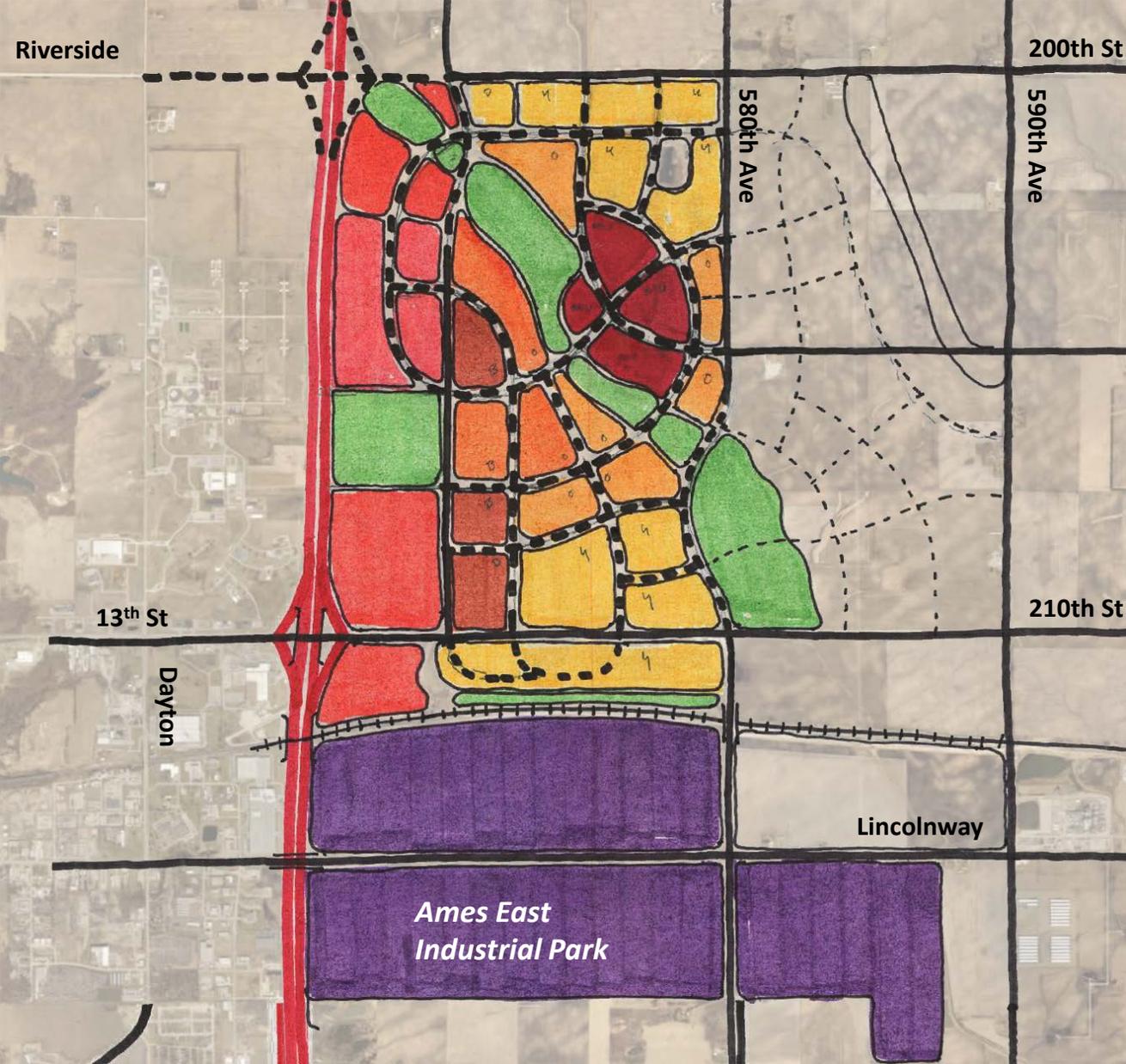
- Existing Union Pacific railroad impedes east-west connectivity. Major growth may require 190th grade separation.
- Development adds traffic pressure on Grant Avenue and Hyde Avenue and other streets going through the community.
- Limited connectivity to major arterials and I-35 could create more demand on local street network. Expands need for I-35 interchange at East Riverside Road.
- Need to consider water pressure zones and serviceability
- Review of public safety resources to serve area



- No additional growth north of 190th without major sewer infrastructure



East Growth Area



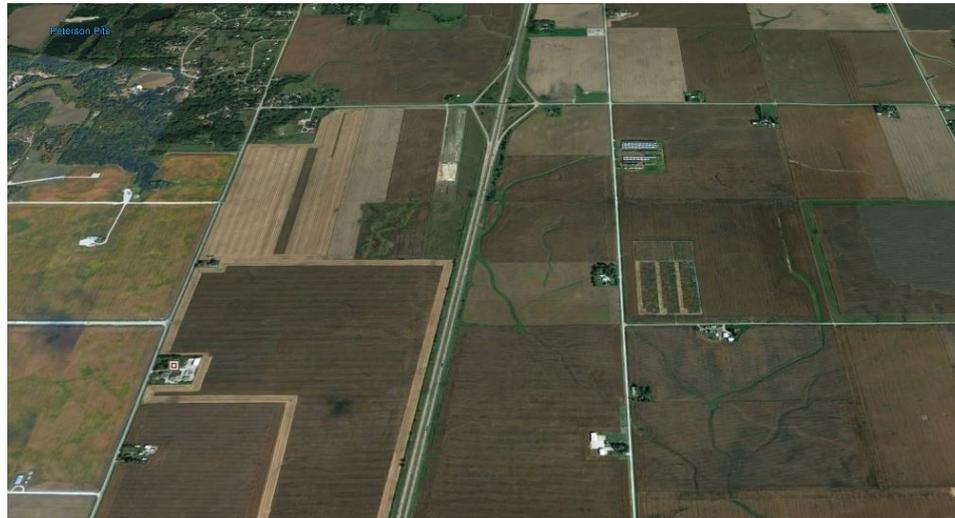
-  Low-density urban residential
-  Urban family residential
-  Medium-density residential
-  High-density residential
-  Mixed use/High-density residential
-  Commercial
-  Civic
-  Open space
-  Industrial/research



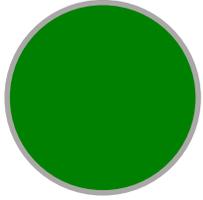
East Growth Area

Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	456	1,596	4,788
Urban Family	6 du/A	8.5 du/A	2.5	124	744	1,860
Med Density	8 du/A	11.4 du/A	2.2	149	1,192	2,622
High Density	10 du/A	14.3 du/A	2.0	122	1,220	2,440
HD/Mixed Use	12-16 du/A	17-22 du/A	2.0	129	1,684	3,368
Gross Res:	6.57 du/A			980	6,436	15,078

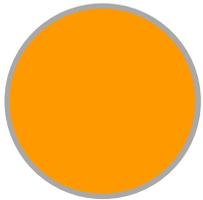
People/square mile:
9,847



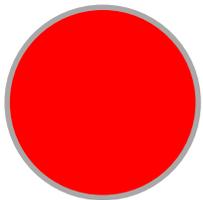
East Growth Area



- New large expansion opportunity, building on future job center and major commercial development.
- Ideal commuter location with great I-35 access/regional access
- Eastside location provides relatively quick access to center of Ames
- Avoids impacts to internal city traffic system
- Provides room for future growth with minor impact on existing neighborhoods



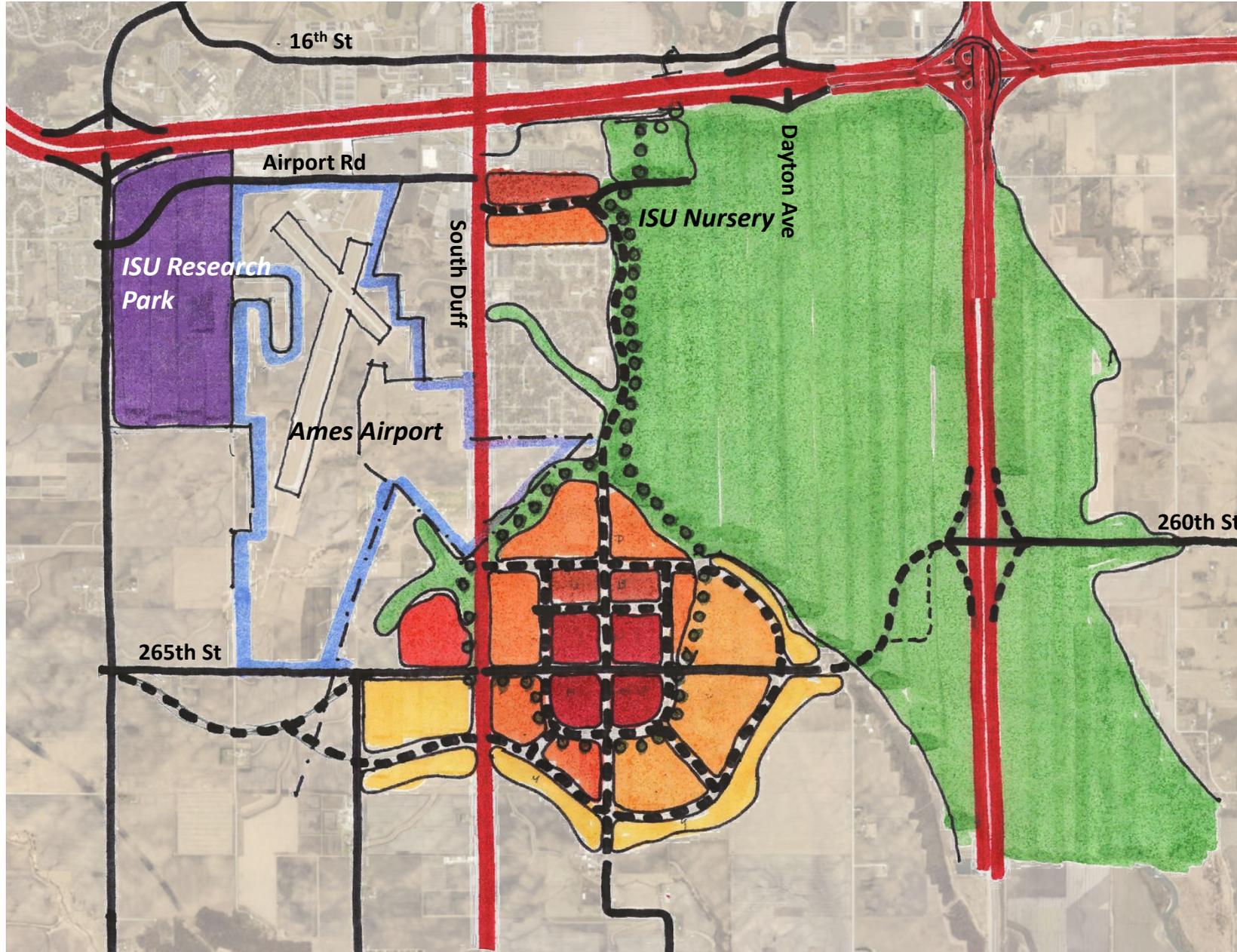
- Requires new interchange at 200th/Riverside for I-35 access to work to full advantage
- Commercial land uses in NE and SE quadrants of the I-35 interchange at 13th Street will need local streets to provide internal site access.
- Requires new urban infrastructure and review of public safety resources. Will involve major front-end public investment.
- Requires development of a full local street circulation system.
- Seen as relatively separated from the rest of Ames. . . Initial market reception might be challenging



- Major Sewer Infrastructure needed to serve area



South A Growth Area

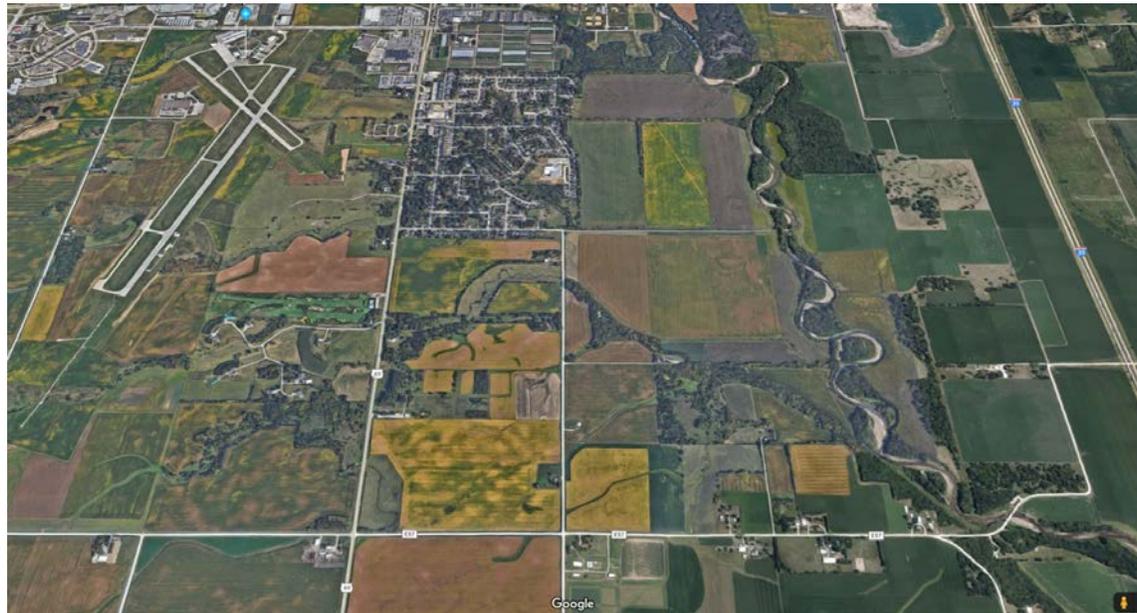


- Low-density urban residential
- Urban family residential
- Medium-density residential
- High-density residential
- Mixed use/High-density residential
- Commercial
- Civic
- Open space
- Industrial/research



South A Growth Area

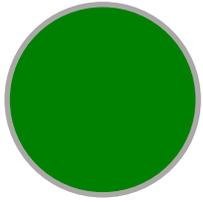
Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	242	847	2,541
Urban Family	6 du/A	8.5 du/A	2.5	393	2,358	5,895
Med Density	8 du/A	11.4 du/A	2.2	135	1,080	2,376
High Density	10 du/A	14.3 du/A	2.0	500	500	1,000
HD/Mixed Use	12-16 du/A	17-22 du/A	2.0	180	2,160	4,320
Gross Res:	6.95 du/A			1,000		16,132



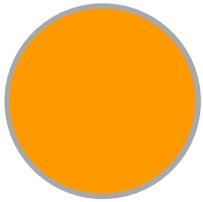
People/square mile: 10,109



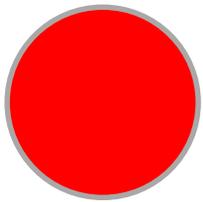
South “A” Growth Area



- Potential for high density, high amenity urban village
- Appears self-contained, but has a solid adjacent neighborhood connection
- Major open space resources
- Location near the ISU Research Park, Airport, and commuter-friendly I-35 location (good regional access)
- Convenient to ISU, Downtown, and Duff Street corridor
- Easily available existing infrastructure for sewer



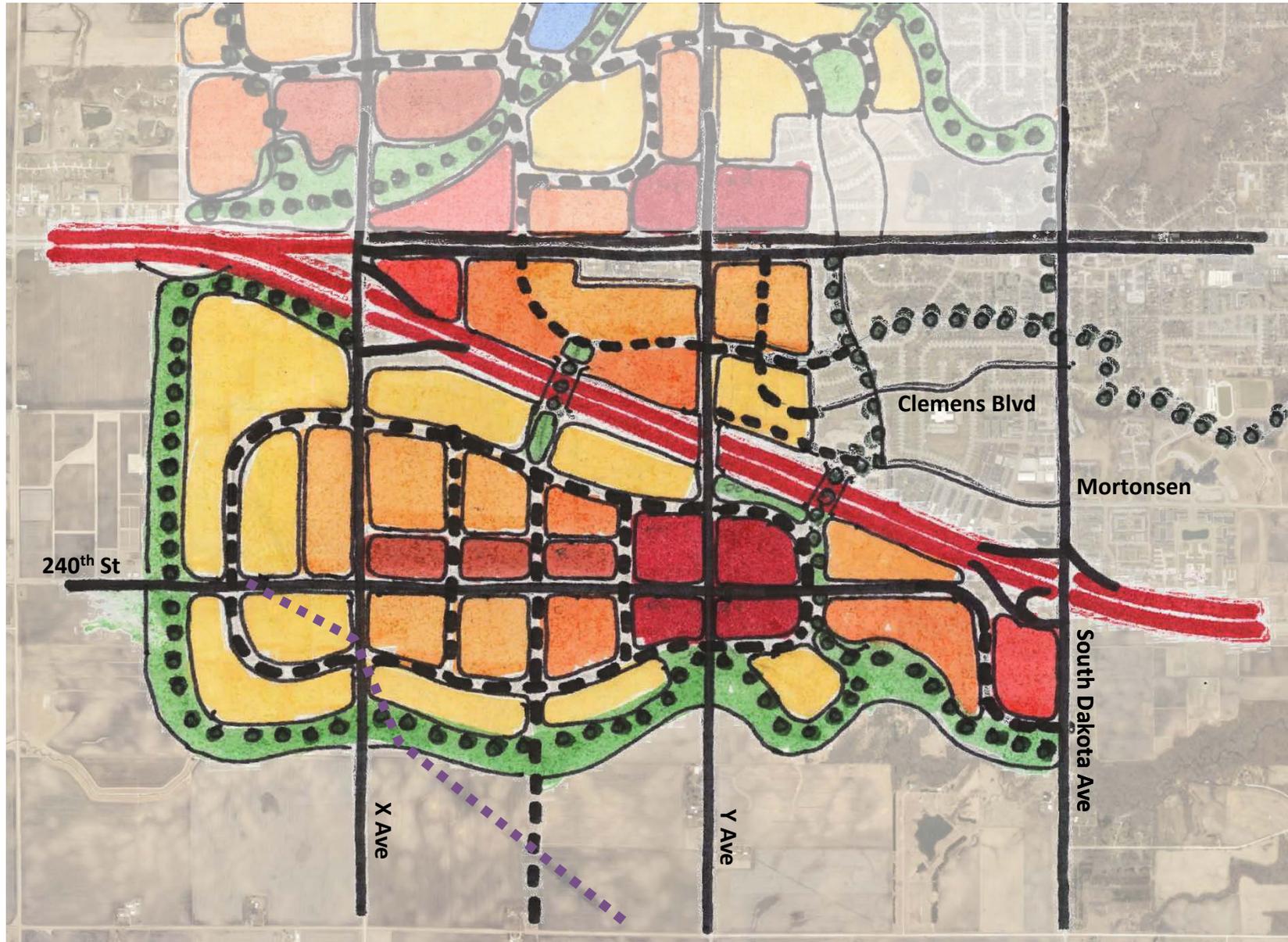
- Riverside Drive, west of this growth area, will probably require realignment as part of a planned extension Ames Municipal Airport runway R1. *This is not specifically related to development here.*
- Proposed parkway parallel to South Duff Avenue would provide alternative route to Duff Avenue.
- Although there has been some development in the area, unproven market location in recent years.
- Concept is based on relatively high density and compact development forms.



- Would require interchange at I-35/260th Street to minimize additional impact on stressed Duff Avenue, however would also be benefit to ISURP access



West "B" Growth Area

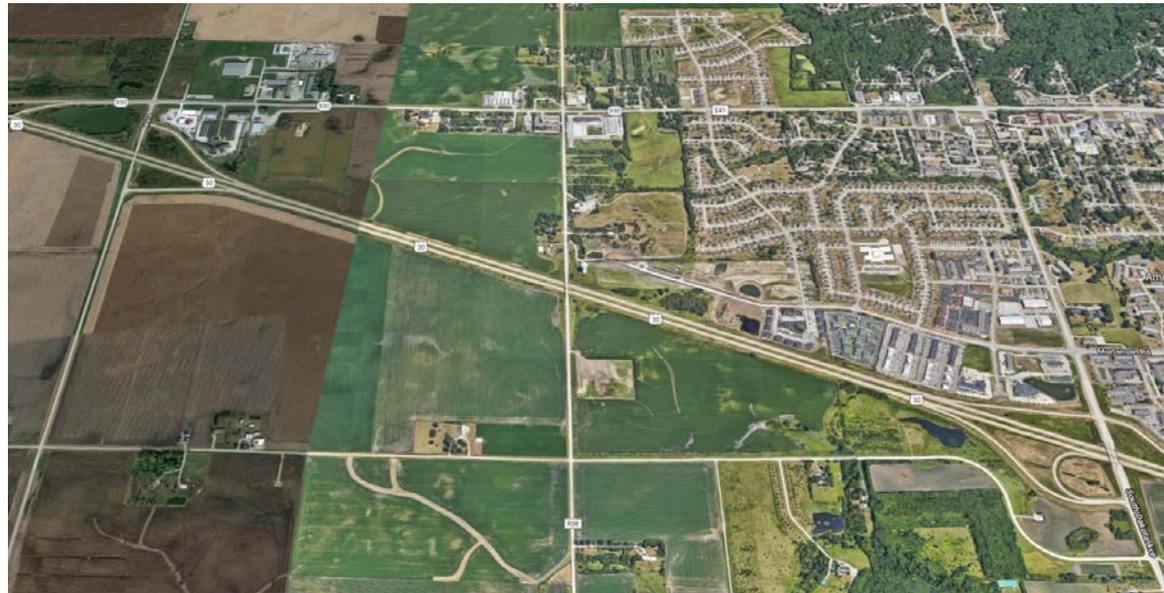


- Low-density urban residential
- Urban family residential
- Medium-density residential
- High-density residential
- Mixed use/High-density residential
- Commercial
- Civic
- Open space
- Industrial/research



West B Growth Area

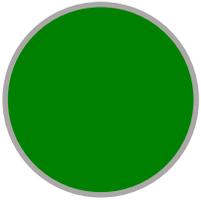
Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	521	1,823	5,470
Urban Family	6 du/A	8.5 du/A	2.5	310	1,860	4,650
Med Density	8 du/A	11.4 du/A	2.2	182	1,456	3,203
High Density	10 du/A	14.3 du/A	2.0	62	620	1,240
HD/Mixed Use	12-16 du/A	17-22 du/A	2.0	113	1,356	2,712
Gross Res:	6.16 du/A			1,188	7,115	17,275



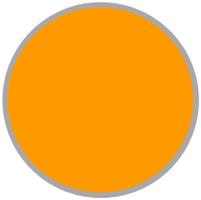
People/square mile: 9,513



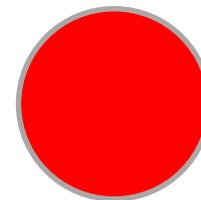
West B Growth Area (Note area between Hwy 30 and Lincoln Way part of both B and A)



- Good accessibility to US Highway 30, regional access.
- Good street grid network to provide connectivity in all directions.
- Location convenient to ISURP, Lincoln Way development corridor, and Campus
- Access to Daley Park, trail network, and potential community center project
- Site lends itself to a unified village design, but is less isolated than some other areas.
- Market familiar with westward development
- Does not require conversion of ISU controlled land to move forward



- One or more pedestrian bridges are needed across US 30. Discussions are underway for a location, possibly between Dakotas and 500th Avenue.
- Oil pipeline could constrain development on the extreme southwest side of area.
- Incremental utility extensions are required.
- New concept to expand development area into Boone County
- Review of public safety resources to serve area



- Major Sewer infrastructure needed to proceed with development



West A Growth Area



- Low-density urban residential
- Urban family residential
- Medium-density residential
- High-density residential
- Mixed use/High-density residential
- Commercial
- Civic
- Open space
- Industrial/research

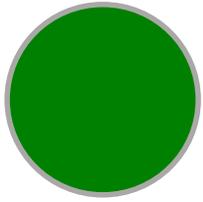
West A Growth Area

Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	447	1,564	4,693
Urban Family	6 du/A	8.5 du/A	2.5	296	1,776	4,440
Med Density	8 du/A	11.4 du/A	2.2	189	1,512	3,326
High Density	10 du/A	14.3 du/A	2.0	71	710	1,420
HD/Mixed Use	12-16 du/A	17-22 du/A	2.0	71	852	1,704
Gross Res:	5.97 du/A			1,074	6,414	15,583

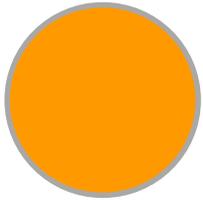
People/square mile: 9,408



West A Growth Area (Note area between Hwy 30 and Lincoln Way part of both B and A)



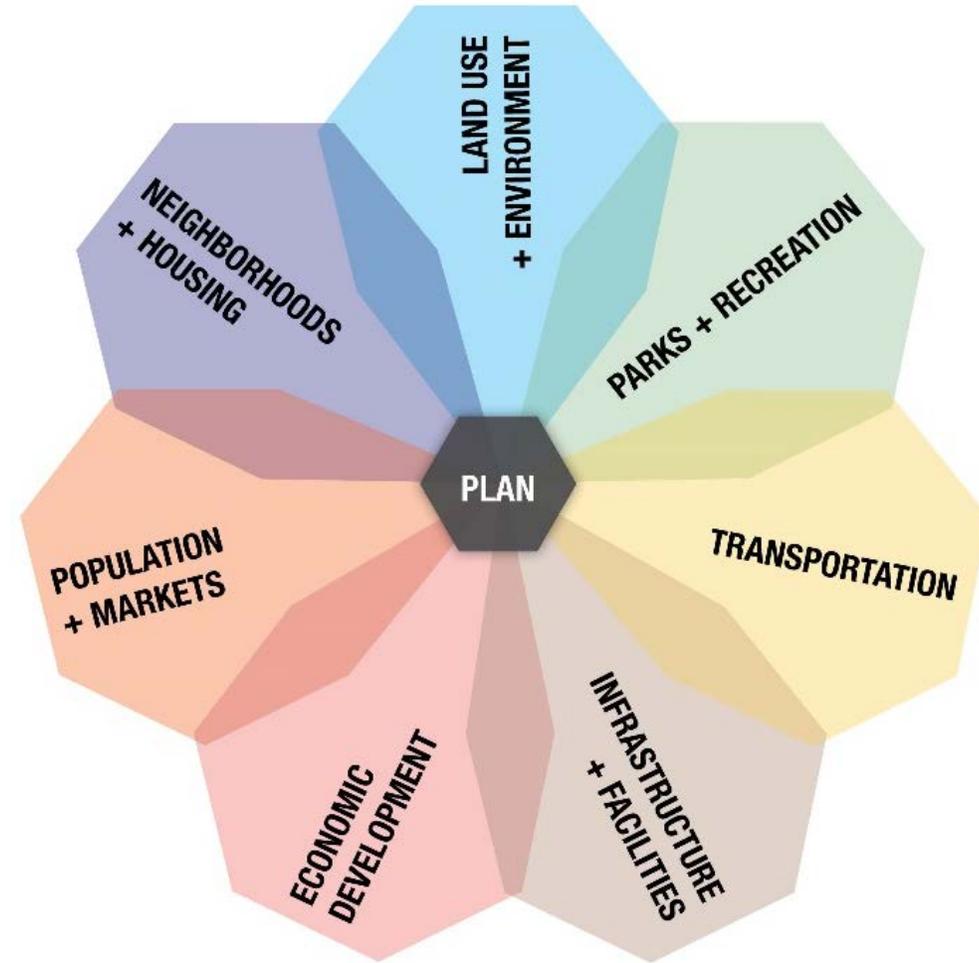
- Fills gaps and extends existing westward development patterns.
- Along with North growth area south of 190th, most incremental of various concepts
- Convenient location to ISU and other parts of the campus community
- Would be served well by the potential community center
- Good access to the Daley Park trailhead and rest of the urban trail network
- Presents opportunities to extends existing local street network
- Does not propose urban development north of railroad tracks



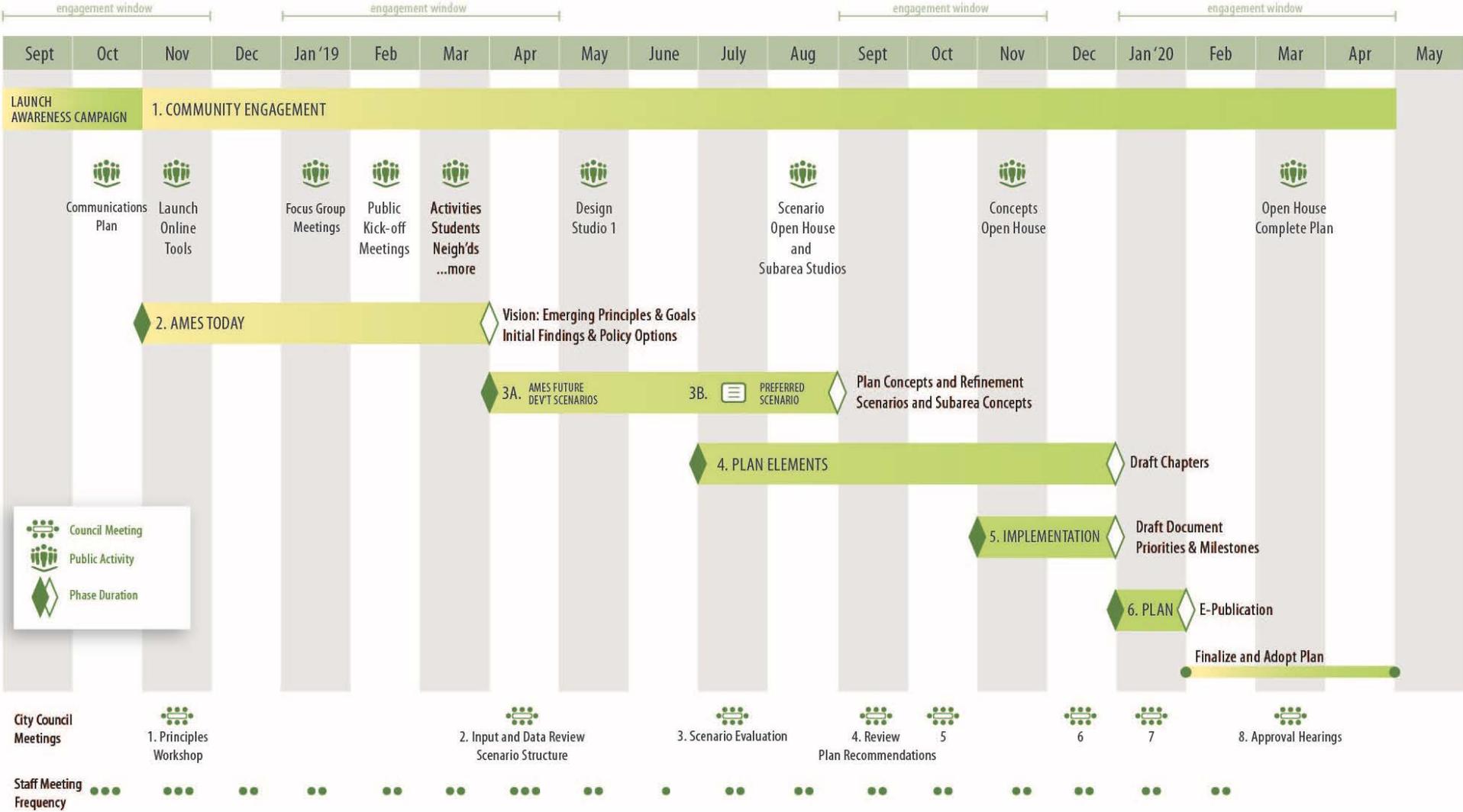
- Possibly least unified concept, largely because of its incremental nature
- Railroad and outdated underpasses constrain access to the north
- New concept to expand development area into Boone County
- Review of public safety resources to serve area
- May be able to be served by incremental extensions of utilities, needs verification
- Traffic levels will impact Ontario Street as the primary east west connector into the community



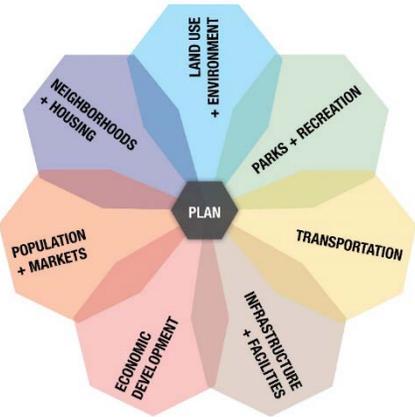
Next Steps > More than Land Use



Next Steps > Meeting Schedule



Consider monthly meetings to dive deeper into topics.



Next Steps > Meeting Schedule

	Staff Meetings	City Council	Public
December 2018		Project initiation to describe process and receive initial input for investigation.	
January 2019	Setup meetings with public and review event collateral.		
February	Coordinate meetings with public and data collection.		<ol style="list-style-type: none"> 1. Public Kick-off #1 2. Public Kick-off Encore #2 3. Focus group discussions
March	Conditions analysis.		<ol style="list-style-type: none"> 1. Focus group discussions 2. Neighborhood event 3. Academy Group 4. Academy Group 2
April	Receive feedback on conditions analysis. Review projections.	<ol style="list-style-type: none"> 1. Review Conditions and Public Input 2. Scenario Methodology and Guidance 	
May	Design studio with RDG Review preliminary concept.		Tour with SW area residents
June	Review refined concept. Receive conditions documentation		



Next Steps > Meeting Schedule

	Staff Meetings	City Council	Public
July	<ul style="list-style-type: none"> - Revisions to concepts. - Infill target areas. 	Review land use scenarios and provide guidance for refinement.	ONLINE: <ul style="list-style-type: none"> - Post Conditions Chapter for feedback.
August	<p>Subareas, including infill and target areas in city.</p> <p>Discuss emerging policies. Order of discussion is based on staff direction.</p>	General discussion of comprehensive plan elements. Prioritize discussion topics through Fall.	ONLINE: <ul style="list-style-type: none"> - Launch interactive land use map showing concept and constraints. ONSITE: Design studio to focus on subareas and share refined growth scenarios. Also, event includes an open house about land use plan scenarios in sketch form.
September	Discuss emerging policies and draft sections.	<ul style="list-style-type: none"> - Discuss policy for infill, growth, and preservation. <p>Discuss policy for environment /mobility /<u>housing+neighborhoods</u> /parks / infrastructure /culture /equity /more. Order of discussion is based on staff direction.</p>	
October	Continue to discuss policies and emerging draft sections.	Continue to discuss policy for /mobility / <u>housing+neighborhoods</u> /parks / infrastructure /culture /equity /more. Order of discussion is based on staff direction.	ONLINE: Possible polling on policy statements ONSITE: Possible Student Engagement Activity



Next Steps > Meeting Schedule

	Staff Meetings	City Council	Public
November	Discuss draft plan.		ONSITE: Open House Event - Displays only, plan not available yet. - 25 displays likely and requesting input about priorities.
December	Discuss complete draft plan.	- Discuss emerging draft sections and feedback from November's Open House Event. - Discuss priority areas for implementation.	
January 2020	Discuss refinements to draft plan.	Discuss refinements to draft plan.	
February			ONLINE: Post draft plan online.
March			ONSITE: Open House Celebration - Displays only, plan not available yet. - 25 displays likely. - Action Steps
April			





Thank you!