

Staff Report

**AMES PLAN 2040 UPDATE- WORKSHOP #4
GROWTH SCENARIOS**

July 16, 2019

BACKGROUND:

City Council provided direction on April 23rd to evaluate four geographically distinct growth scenarios based upon a population increase of 15,000 people. Additionally, it was assumed that the primary employment growth would occur in the ISURP area and the East Industrial area. RDG has prepared a North, East, South, and West scenario depicting land use and infrastructure supporting the targeted population. City Council will not review infill options at this workshop, this will be an item for discussion at a later date.

City Council will act in the steering committee role at this workshop and discuss the assumptions and details of the scenarios as presented by RDG. **There will be no action to pick a preferred option(s) or public input expected at this meeting as the workshop is intend to be informational about the possibilities growth.** A preferred plan will be developed with the City Council upon completion of the infill scenarios, public input on scenarios, and additional information concerning costs associated with supporting growth.

When reviewing the growth scenarios, it is important to keep in mind that the scenarios were exploratory for land use patterns and density. They are not meant to be a precise plan of land use for each area as many of the elements are interchangeable between areas. For example, the more compact and high density pattern shown for one area could readily be transferred to another location if that location is preferred, but would be well suited to a different land use pattern. Additionally, certain issues will need to be addressed regardless of the location of growth, such as community park needs, housing types, and school district support. **City Council is encouraged to discuss with RDG the assumptions related to location, infrastructure, transportation, and housing and land use types as part of the workshop. This type of discussion will assist the team with understanding priorities for a preferred plan.**

NEXT STEPS:

At the conclusion of the workshop RDG will continue to work with HDR on refining plans for the scenarios based upon Council questions and input. The scenarios will be available online and as a drop in design studio for public comment and questions in August. RDG will also continue to work on the infill components of the scenarios in August and be available for discussion at the same Design Studio. The results of this work and public feedback likely will be provided to City Council in September.

In addition to the growth scenario work, the Ames Plan 2040 process needs to begin to focus on the vision and goals for the community after this workshop. At the end of the presentation at the July 16th workshop there will be a review of next steps to define expectations of the City Council and the schedule needed for the process to move forward as presented by RDG.

It is anticipated that at the next workshop the City Council will begin to discuss with RDG the priorities for the community, the type of comprehensive plan we want, as well as goals, objectives, and policy issues that need to be addressed. These issues will be informed by the public input that has been received and review of the scenarios task.