

MINUTES OF THE REGULAR MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 9, 2016

The Regular Meeting of the Ames City Council was called to order by Mayor Ann Campbell at 6:00 p.m. on the 9th day of August, 2016, in the City Council Chambers in City Hall, 515 Clark Avenue. Council Members Bronwyn Beatty-Hansen, Gloria Betcher, Amber Corrieri, Tim Gartin, and Chris Nelson were present; Peter Orazem arrived late. *Ex officio* Member Sam Schulte was absent.

CONSENT AGENDA: Council Member Betcher asked to pull Item No. 19 (Plans and Specifications for Airport Terminal Building) for separate discussion.

Moved by Gartin, seconded by Betcher, to approve the following items on the Consent Agenda:

1. Motion approving payment of claims
2. Motion approving Minutes of Regular Meeting of July 26, 2016
3. Motion approving certification of civil service applicants
4. Motion approving Report of Contract Change Orders for July 16-31, 2016
5. Motion approving renewal of the following Beer Permits, Wine Permits, and Liquor Licenses:
 - a. Class C Liquor – Olde Main Brewing Co., 316 Main Street
 - b. Class C Liquor, B Wine, & Outdoor Service – The Mucky Duck Pub, 3100 South Duff Avenue
 - c. Class C Liquor – Es Tas Stanton, 216 Stanton Avenue
 - d. Class C Liquor – El Azteca, 1520 South Dayton Avenue
 - e. Class B Beer – Flame-N-Skewer, 2801 Grand Avenue
 - f. Class C Beer & B Wine – Hy-Vee Gas #5013, 4018 Lincoln Way
 - g. Class C Liquor – Deano’s, 119 Main Street
6. Motion approving extended Outdoor Service Privilege (August 20-August 21) for Sips & Paddy’s Irish Pub, 126 Welch Avenue
7. Motion approving 5-day (August 23-August 27) Class C Liquor License & Outdoor Service for Gateway Market MLK at ISU Alumni Center, 420 Beach Avenue
8. Motion approving 5-day (September 3-September 7) Class C Liquor License for Olde Main Brewing Company at CPMI Event Center, 2321 North Loop Drive
9. RESOLUTION NO. 16-445 approving appointment of Anuprit Minhas to fill vacancy on Planning and Zoning Commission
10. Requests from KHOI Community Radio for “KHOI 4B” Celebration” on August 13, 2016:
 - a. Motion approving blanket Temporary Obstruction Permit and blanket Vending License
 - b. RESOLUTION NO. 16-446 approving waiver of fees for blanket Vending License
 - c. RESOLUTION NO. 16-447 approving waiver of parking meter fees
 - d. RESOLUTION NO. 16-448 approving street closure and suspension of parking enforcement for 400 block of Douglas Avenue from 9 AM to 10 PM
11. Public Art Commission:
 - a. Motion approving deaccession of “Horse” sculpture
 - b. Motion accepting “A Chinese Lantern Plant” artwork into Public Art Collection
12. RESOLUTION NO. 16-449 setting date of public hearing on a proposal to enter into a Sewer Revenue State Revolving Fund Planning and Design Loan and Disbursement Agreement in a principal amount not to exceed \$375,000
13. General Obligation Corporate Purpose Bonds, Series 2016A:
 - a. RESOLUTION NO. 16-450 approving Official Statement

- b. RESOLUTION NO. 16-451 setting date of sale for August 23, 2016, and authorizing electronic bidding for the sale
 - 14. RESOLUTION NO. 16-452 approving Remote Parking for 111 Lynn Avenue, 2311 Chamberlain Street, and 2315 Chamberlain Street
 - 15. RESOLUTION NO. 16-453 approving Engineering Services Agreement with RDG Planning & Design of Des Moines, Iowa, in an amount not to exceed \$74,260 for 2016/17 Storm Water Erosion Control Program
 - 16. RESOLUTION NO. 16-454 approving amendment to Engineering Services Agreement with Veenstra & Kimm of West Des Moines, Iowa, for western segment of 2014/15 West Lincoln Way Intersection Improvements (Lincoln Way and Franklin Avenue) in an amount not to exceed \$179,394
 - 17. RESOLUTION NO. 16-455 approving Amended Lease with iWireless for cellular antenna installation on Bloomington Road Elevated Tank
 - 18. RESOLUTION NO. 16-456 approving preliminary plans and specifications for Squaw Creek Water Main Protection Project; setting September 7, 2016, as bid due date and September 13, 2016, as date of public hearing
 - 19. RESOLUTION NO. 16-458 approving contract and bond for 2016/17 Pavement Restoration Program - Contract 2: Slurry Seal Program
 - 20. Scaffolding and Related Services and Supplies for Power Plant:
 - a. RESOLUTION NO. 16-459 accepting completion of Contract with All American Scaffold of Des Moines, Iowa, in the amount of \$41,644.42
 - b. RESOLUTION NO. 16-460 approving preliminary plans and specifications; setting August 31, 2016, as bid due date and September 13, 2016, as date of public hearing
 - 21. Ada Hayden Heritage Park Asphalt Path Overlay:
 - a. RESOLUTION NO. 16-461 approving Change Order for additional asphalt
 - b. RESOLUTION NO. 16-462 accepting completion
 - 22. RESOLUTION NO. 16-463 approving completion of Ames/ISU Ice Arena Evaporative Condenser Replacement Project
 - 23. RESOLUTION NO. 16-464 accepting completion of FY 2015/16 Specialized Heavy Duty Cleaning Services for Power Plant Boilers
 - 24. RESOLUTION NO. 16-465 accepting completion of FY 2015/16 Power Plant Breaker and Relay Maintenance
 - 25. RESOLUTION NO. 16-466 approving Plat of Survey for 5752 George Washington Carver (The Irons)
- Roll Call Vote: 5-0. Resolutions/Motions declared adopted/approved unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

PLANS AND SPECIFICATIONS FOR 2015/16 AIRPORT IMPROVEMENTS PROGRAM (AMES EXECUTIVE TERMINAL BUILDING): City Traffic Engineer Damion Pregitzer stated that the updated budget has allowed for the construction of a new 7,000 square-foot terminal building with all of the services the City was hoping for. The engineer's estimate for this project has come in below budget. This action will allow the City to go out for bids.

Council Member Betcher said that, due to her past votes regarding the new Terminal Building, she would not be supporting this action.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-457 approving preliminary plans and specifications for the 2015/16 Airport Improvements Program (Ames Executive Terminal Building); setting September 7, 2016, as bid due date and September 13, 2016,

as date of public hearing.

Roll Call Vote: 4-1. Voting aye: Beatty-Hansen, Corrieri, Gartin, Nelson. Voting nay: Betcher. Absent: Orazem. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

PUBLIC FORUM: Mayor Campbell opened Public Forum. Public Forum was closed after no one came forward to speak.

REQUEST TO RENAME AMES SKATE PARK IN MEMORY OF GEORGIE TSUSHIMA: Keith Abraham, Parks and Recreation Director, reviewed this request to name the City's Skate Park in honor of Georgie Tsushima, who passed away in July 2015. He reminded the Council that it was over a year ago when a request came before the City to name the City's Skate Park in honor of Georgie. At that time, the City did not have a policy or formal guidelines related to the naming of parks. Mr. Abraham advised that over the course of several drafts, a proposed naming policy was adopted by the Parks and Recreation Department and City Council. An application was submitted and reviewed by staff. The request to name the Ames Skate Park the "Georgie Tsushima Memorial Skate Park" falls under the category of "Outstanding Individuals" in the policy. Because the criteria for naming the Skate Park was met under this category, it is staff's recommendation that it be named in memory of Georgie Tsushima.

McKenzie Heddens, 3814 Quebec Street, Ames, Iowa, wished to publicly thank all those entities that had taken time to listen to their request and concerns. She read a letter from Georgie's brother, Jyoshu Tsushima, into the record. In their advocating for the naming of the park after Georgie, it was his vision to empower others with the same sense of self-fulfillment through skateboarding. Naming the Skate Park after Georgie is to embrace his qualities and vision.

Teresa Downing, 1005 Jarrett Circle, Ames, Iowa, thanked everyone for being advocates regarding the park's renaming over the past year. She indicated that given everything that has happened, it is truly an honor to have the Skate Park named in her son's honor.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 16-467 approving the naming of the Ames Skate Park the "Georgie Tsushima Memorial Skate Park."

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

AMES PUBLIC LIBRARY FRIENDS FOUNDATION REQUEST REGARDING CONSUMPTION OF ALCOHOL ON LIBRARY PREMISES DURING AFTER HOURS FUND-RAISING EVENT: Lynne Carey, Library Director, introduced Sarah Barchman and Al Campbell, members of the Library Board of Trustees, and Jennie LeGates, former Library Board member and now a member of the planning committee for this fund-raising event. Ms. Carey said that a request had been received from the Ames Public Library Friends Foundation to grant use of the Library to stage a fundraiser planned as a celebration of new art installations throughout the Library. All the proceeds would be used to enhance Library programs and services.

The Foundation wishes to apply for a license to serve beer and wine for this event planned for October 14, 2016. She reported that a similar request from the Library Board was supported by the Council for a gala event held in conjunction with the Library's grand re-opening in September 2014. Library Director Carey indicated that, at this time, they are only asking for the Council's support for the Friends to come back with an application for the October event. Board Member Campbell stated

that the Library Board unanimously supported the Friends Foundation's request.

Upon questioning by Council Member Gartin, Assistant City Manager Brian Phillips advised that the Friends group would obtain dram shop liability insurance for the event, and that it would not be covered by the City. Ms. Carey stated that there were provisions in the Library's policies that do not allow public groups the ability to serve alcohol in any of the Library's reserved conference rooms.

Moved by Nelson, seconded by Gartin, to support the request from the Ames Public Library Friends Foundation allowing consumption of alcohol on the Library premises for an after hours fund-raising event on October 14, 2016.

Vote on Motion: 5-0. Motion declared carried unanimously.

Mayor Campbell advised that, at the developer's request, the next three items on the Council's agenda would be heard last. Council Member Orazem was not present at this time, but was traveling to Ames and was expected to be in attendance before the meeting was over.

HEARING ON ZONING TEXT AMENDMENT TO ALLOW CLUBHOUSES IN FS-RM ZONING DISTRICT (second and third readings requested): Mayor Campbell opened the hearing.

Planning Director Kelly Diekmann reported that at issue in this text amendment is whether the use of a clubhouse should be permitted within the Floating Suburban Medium-Density Residential (FS-RM) zoning district. It is being requested that the Council add that provision to that zoning district. The proposed change would always be subject to a Major Site Development Plan approval by the Planning and Zoning Commission and the City Council. Mr. Diekmann stated that it is being requested that second and third readings of the ordinance be approved at tonight's meeting.

Council Member Betcher questioned why it was important to pass this text amendment on all three readings tonight.

Alex Galyon, 121 North Russell Avenue, Ames, Iowa, indicated that the adoption of the ordinance makes a significant difference in allowing him to get a building permit as soon as possible. Director Diekmann advised that a site plan can not be effective until the ordinance has passed on all three readings. Staff has indicated that this is relatively non-controversial, and the developer wants to move forward.

Discussion was held regarding the possibility of adding the second reading of this ordinance to the Council's workshop agenda on August 16. Then the third passage and adoption could be attained at the Council's next regular meeting on August 23.

There being no one else wishing to speak, Mayor Campbell closed the hearing.

Moved by Gartin, seconded by Beatty-Hansen, to pass on first reading an ordinance to allow a clubhouse as an accessory use within the Floating Suburban Medium-Density Residential Zoning District (FS-RM).

Roll Call Vote: 5-0. Motion declared carried unanimously.

Moved by Gartin, seconded by Corrieri, to suspend the rules necessary for the adoption of an

ordinance.

Roll Call Vote: 2-3. Voting aye: Gartin, Corrieri. Voting nay: Beatty-Hansen, Betcher, Nelson. Motion failed.

HEARING ON MAJOR SITE DEVELOPMENT PLAN FOR 5310 MORTENSEN ROAD:

Mayor Campbell declared the hearing open.

Assistant Planner Justin Moore explained that the developer is requesting approval of a Major Site Development Plan for an apartment complex consisting of 15 3-story buildings with 12 units per building. This totals 180 units, which meets the density requirements. The proposed development follows a pattern and orientation that features the buildings constructed along the outside areas of the property with parking and drive aisle areas in the middle of the site. The project includes two rows of garage parking in combination with surface parking. Mr. Moore further explained that FS-RM zoning includes requirements for common open space as part of development, and due to the limited density allowances, also has a large amount of landscaped area on the site. The common open space abuts the site to the west as an outlot to serve all of the FS-RM development. The landscape plan includes detailed descriptions of the required parking lot screening and conceptual design for an outdoor gathering area and additional tree buffering along the Highway 30 frontage along the south property line. The developer has worked with staff and has made revisions to the plan to address general landscaping along the Highway 30 frontage and some of the parking islands.

Director Diekmann reiterated that Outlot A, adjoining the site, is common area for support of the FS-RM development. The developer has requested that details for the outlot open space be deferred until after approval of the site development plan. The applicant has agreed to submit a site plan for Outlot A prior to any certificates of occupancy being issued on the current site. The Council will have the opportunity to review and approve the plan prior to the issuance of the certificates. Staff recommends approval of this condition for the proposed project.

Mayor Campbell closed the hearing.

Moved by Betcher, seconded by Nelson, to adopt RESOLUTION NO. 16-469 approving the Major Site Development Plan for 5310 Mortensen Road, with the following conditions: 1) that a site plan and proposed use of Outlot A be approved prior to issuance of any certificates of occupancy for any apartment building; and, 2) that approval be conditioned upon approval of the clubhouse text amendment.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON REZONING OF 720 SOUTH DUFF AVENUE: Mayor Campbell opened the hearing.

Planner Charlie Kuester said that the owner of the property, Amerco Real Estate of Phoenix, Arizona, is requesting the rezoning of a single parcel of land at 720 South Duff Avenue. The owner also owns the property at the U-Haul site at 710 South Duff Avenue. He explained that the site currently has split zoning (Agricultural and Highway-Oriented Commercial), and the intent is to rezone the parcels to Highway-Oriented Commercial.

Mr. Kuester reported that there were two issues at the time of platting for this property – those being

the non-standard width of access of Duff Avenue, and a rezoning contract was needed to address the use of the site. The access to the site is narrow and doesn't meet the width requirements of the subdivision ordinance. The subdivision plat was approved, but it was recognized that the access would not support traffic associated with some commercial uses. Staff suggested that a contract rezoning to limit the intensity of uses might be considered at the time of rezoning. The contract would also establish a requirement for a cross access easement across the west edge of the U-Haul property, which would replace the current access easement recorded with the final plat. To that end, the owner has agreed to the contract that would limit the use of the site to mini-storage warehouse facilities.

Upon questioning, Mr. Kuester responded that the floodway easement on the southeast portion of the property does not have any permitted uses, and is limited to vegetative cover. The ground cover would be some type of plant that would prohibit erosion. The floodway easement would be monitored as part of the stormwater management plan. Planning Director Diekmann said that the easement is already in place and the landscape plan and stormwater management plan would be provided by a Special Use Permit through the Zoning Board of Adjustment.

Mayor Campbell closed the hearing.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 16-470 approving the Rezoning Contract for 720 South Duff Avenue.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

Moved by Corrieri, seconded by Gartin, to pass on first reading an ordinance rezoning, with Rezoning Contract, 720 South Duff Avenue from Agricultural (A) and Highway-Oriented Commercial (HOC) to Highway-Oriented Commercial (HOC).

Roll Call Vote: 5-0. Motion declared carried unanimously.

HEARING ON VACATING OF PUBLIC ACCESS EASEMENT AT 720 SOUTH DUFF AVENUE: The hearing was opened by Mayor Campbell.

Planner Kuester reiterated that this Public Access Easement had been created as part of the final plat for the U-Haul Subdivision in May 2016. A new Cross Access Easement will be recorded concurrently with the Rezoning Contract for 720 South Duff Avenue.

The hearing was closed by Mayor Campbell.

Moved by Gartin, seconded by Betcher, to adopt RESOLUTION NO. 16-471 approving the vacation of a Public Access Easement at 720 South Duff Avenue.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON AMENDMENT TO MAJOR SITE DEVELOPMENT PLAN FOR 3505 AND 3515 LINCOLN WAY: Mayor Campbell opened the hearing.

City Planner Karen Marren reported that in September 2015, the Council had approved a Major Site Development Plan to allow for the development of a commercial and residential mixed-use development for 3505 and 3515 Lincoln Way. Due to some corrections needed on the architectural

plans to address building code requirements for the interior stairways, the owners are requesting approval of an amendment to the site plan. Their plan is to build two bump outs to address the code requirements. These will be built along the west facade of the west building and the east facade of the east building.

The hearing was closed by Mayor Campbell.

Moved by Nelson, seconded by Betcher, to adopt RESOLUTION NO. 16-472 approving an amendment to the Major Site Development Plan for 3505 and 3515 Lincoln Way.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON STATE REVOLVING LOAN FUND CLEAN WATER LOAN FOR LIFT STATION IMPROVEMENTS: Mayor Campbell opened the hearing. No one wished to speak, and the Mayor closed the hearing.

Moved by Betcher, seconded by Corrieri, to adopt RESOLUTION NO. 16-473 entering into a loan and disbursement agreement in an amount not to exceed \$797,000.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON CYRIDE - INTERCEPTOR PIT UPGRADES 2016: Mayor Campbell opened the hearing.

Sheri Kyras, Transit Director, advised that the original CyRide building was built in 1983. Since it is now over 30 years old, certain portions of the facility are in need of rehabilitation. One of the areas in need of upgrades is the interceptor pits that collect the sand and oil. She reported that funding is secured by a Federal Capital Grant in the amount of \$300,000; the Transit Agency has included \$75,000 for replacement of these pits.

Mayor Campbell closed the hearing.

Moved by Nelson, seconded by Corrieri, to adopt RESOLUTION NO. 16-474 approving final plans and specifications and awarding a contract to Woodruff Construction, LLC, of Ames, Iowa, in the amount of \$229,915, contingent upon approval by the Ames Transit Agency Board of Trustees.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

HEARING ON SOUTH SKUNK RIVER BASIN WATERSHED IMPROVEMENTS (CITY HALL PARKING LOT RECONSTRUCTION): Mayor Campbell opened the hearing, and closed same when no one wished to speak.

Moved by Betcher, seconded by Corrieri, to accept the report of bids.

Vote on Motion: 5-0. Motion declared carried unanimously.

ORDINANCE CHANGING NAME OF GRANT AVENUE TO HYDE AVENUE: City Engineer Eric Cowles stated that back in December 2015, the Council had directed the Legal staff

to draft an ordinance changing the street name from Grant Avenue to Hyde Avenue in the recently annexed northern area. Since a portion of the street is outside the City limits, City staff has been working with the County to rename the sections of Grant Avenue located within the County. The County plans to have the adoption of its ordinance run concurrently with the third passage and adoption of the City's ordinance for the renaming of the street.

Council Member Orazem arrived at 6:48 p.m.

Moved by Betcher, seconded by Corrieri, to pass on first reading an ordinance changing the name of Grant Avenue, located within the City limits, to Hyde Avenue.

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE ESTABLISHING PARKING REGULATIONS ON EATON AVENUE: Moved by Betcher, seconded by Nelson, to pass on second reading an ordinance establishing "No Parking Here to Corner" on west side of Eaton Avenue from Bristol Drive south for 325 feet; and establishing "No Parking Here to Corner" on west side of public alley from Bristol Drive north for 180 feet.

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE REZONING, WITH MASTER PLAN, 5871 ONTARIO STREET: Moved by Nelson, seconded by Corrieri, to pass on second reading an ordinance rezoning, with Master Plan, 5871 Ontario Street from Agricultural (A) to Suburban Residential Low Density (FS-RL).

Roll Call Vote: 6-0. Motion declared carried unanimously.

ORDINANCE REZONING 3599 GEORGE WASHINGTON CARVER AVENUE: Moved by Corrieri, seconded by Betcher, to pass on third reading and adopt ORDINANCE NO. 4268 rezoning 3599 George Washington Carver Avenue from Agricultural (A) and Suburban Residential Low Density (FS-RL) to Planned Residence District (F-PRD).

Roll Call Vote: 6-0. Motion declared carried unanimously.

The meeting recessed at 6:50 p.m.

The meeting reconvened at 6:55 p.m.

LAND USE POLICY PLAN (LUPP) FUTURE LAND USE MAP AMENDMENT FOR 2700 BLOCK OF LINCOLN WAY: City Planner Karen Marren advised that in April, the Council referred to staff a letter from Chuck Winkleblack, representing the developer, River Caddis Development, LLC. The developer is seeking a Minor Amendment to the Land Use Policy Plan (LUPP) for the 2700 block of Lincoln Way, which includes seven properties, totaling 1.8 acres. The LUPP designation for the property is currently Low Density Residential, and it is proposed to change the land use designation to Downtown Service Center (DCS) in order to rezone the site to Campustown Service Center (CSC) for construction of a mixed-use development. Ms. Marren explained that staff has gone through the analysis and found that the project is generally consistent within the City's infrastructure capacity and services to the site. She further explained that some of the elements looked at by staff are: the site is located at the west end of the existing Campustown area, and it is surrounded by Low Density Residential to the west, and High Density Residential to the north and to the south. Generally, it meets the intent of the LUPP. Staff felt that it can support the land use change to DSC.

Sarah Cady, 2812 Arbor Street, Ames, Iowa, stated her concerns with rezoning the site to

Campustown Service Center. She indicated that the properties currently being developed in Campustown are very dense; this property would approach about 300 bedrooms/acre. She further indicated that the property south of the development has about 60 bedrooms/acre, and across the street is detached low-density housing at about three to five houses/acre. Ms. Cady felt that the development proposal has such high density compared to existing buildings. Although the property is part of a transitional area, the development needs some steps down in terms of density. She isn't opposed to mixed-use, although the CSC zoning is not necessarily in line with the land use for this parcel. She could not be in favor of this proposal in its current version. Ms. Cady reported that she would like to see a more pleasing environment (with green space, trees, etc.) instead of a concrete environment. The height of the building needs to be reduced to three stories, and she did not like the architectural elements of it, either. Ms. Cady stated that the building has too much of an urban, industrial look, doesn't blend with the neighborhood, and eliminates all possible green space.

Chuck Winkleblack of Hunziker & Associates, 105 South 16th Street, Ames, Iowa, explained that this proposal is a logical extension of the service area. It will provide "stoppage" of the more urban feel as you go to the west.

Upon questioning, Director Diekmann stated that it is staff's opinion that commercial development does not continue west. Furthermore, it is still critical that the development meets the commercial character of Campustown as a transition site between commercial areas to the east and residential areas to the west. Staff will not support the CSC zoning beyond the site for this proposed development.

Council Member Betcher stated that she voted against this matter the last time the Council talked about the LUPP change, because she felt that it should be a part of the Lincoln Way Corridor Study. She is not supportive of this proposal for that reason – not because it is the wrong land use for this area, but because the process has been skirted.

After some discussion, Director Diekmann explained that if the developer chose to pursue a smaller development on the portion that is CSC, they could do so without coming to the City Council for approval. The trade-off is that the Council can have significant input on the property's development in this case.

Council Member Orazem stated that he doesn't understand why there is discontentment with this proposed development. This is not the most ideal neighborhood in Ames, as there are apartments to the south, west, and north. The proposed site also has a parking lot and a Duncan Donuts on the east. Therefore, the developer would not be removing the most attractive buildings in the city. Council Member Orazem said that this is an area that will not be harmed by a hotel and restaurants, and that this proposed development will enhance the neighborhood.

Council Member Corrieri said that she believes the residents in the neighborhood would actually like to see more hotels and restaurants in the area. However, they are concerned with just the sheer number of people and issues of parking that would extend out into that neighborhood. If there would be ways to buffer that and still work with the developer to address their needs, she felt that this project could be good for everyone.

Council Member Beatty-Hansen stated that she did vote no initially so that this site could be a part of the Lincoln Way Corridor Study. However, by moving this project forward, the City Council is still able to give its input.

Moved by Gartin, seconded by Corrieri, to adopt RESOLUTION NO. 16-468 approving the Land Use Policy Plan (LUPP) Future Land Use Map Amendment for 2700, 2702, 2718, and 2728 Lincoln Way, 112 and 114 South Hyland Avenue, and 115 South Sheldon Avenue from Low-Density Residential to Downtown Service Center.

Roll Call Vote: 5-1. Voting aye: Beatty-Hansen, Corrieri, Gartin, Nelson, Orazem. Voting nay: Betcher. Resolution declared adopted, signed by the Mayor, and hereby made a portion of these Minutes.

INITIATING THE CREATION OF URBAN REVITALIZATION AREA AND DEVELOPMENT AGREEMENT FOR 2700 BLOCK OF LINCOLN WAY (RIVER CADDIS DEVELOPMENT): Planning Director Kelly Diekmann advised that the developer is seeking to initiate the creation of an Urban Revitalization Area (URA) and the negotiation of a development agreement for its development concept. He reported that the developer, River Caddis Development, LLC, has made a couple of changes to its concept plan since before the Council in June 2016.

Chuck Winkleblack, Hunziker & Companies, explained that, to date, the developer has pursued interest in two different versions of the project – a boutique hotel option and a large hotel option. The developer was not able to move forward with the larger hotel project due to code constraints in providing for increased parking on the site. There have been some changes as the project evolves from what was presented in June.

Jeff Smith, Opus Design Build, Clive, Iowa, gave a quick overview of the mixed-use development concept. The project is very similar to the one presented during the June 14, 2016, with a few small tweaks. He described the locations of what will be the guest rooms, bistro space, commercial space, a membership fitness facility for residents and the public, a residential lobby, and leasing office—all on the ground floor along the streets. The project would include parking at grade accessed from Hyland Avenue and parking that is below grade accessed from Sheldon Avenue. In addressing the setback at the ground level along Lincoln Way, it is the developer's intent to widen the sidewalk from its current 8 feet to 12 feet, with a desire of 15 feet, if feasible. Mr. Smith explained that the boutique hotel portion is much the same as the previous plan, however, the development will provide a minimum of 20 hotel rooms instead of 25.

Council Member Betcher referred to the roof deck amenity space above the parking garage. Mr. Smith said this space will provide a water feature, grill, and outdoor lounge area. The developer has been working with City staff to incorporate screen walls and protection for individuals below the space. From a public safety standpoint, Mr. Smith felt that they will be able to come up with a solution to address any of those concerns. The open space will be limited to daylight hours only, and then will be locked off and closed to the residents. This space will only be accessible through the residential area. Ms. Betcher questioned the reasoning for placing the roof deck on the south side of the site. Mr. Smith stated that it was placed in that location to maximize the sunlight and allow views to the Campus. Council Member Betcher noted that there didn't appear to be anything to buffer the sound; therefore, she had concerns about the configuration for that space.

Kevin McGraw, River Caddis Development, LLC, East Lansing, Michigan, stated that with regard to the boutique hotel concept and its viability, their managers believe it can be managed very effectively. The developers understand that this can not be student housing. This mixed-use development will work, because there is a market at this location.

Discussion ensued regarding the density of the proposed project. Mr. McGraw stated that the most cost effective way they can build is to go up with more floors. This development will have the best amenities, and managers will be on site to correct any issues that should arise.

Planning Director Diekmann indicated that with regard to the development agreement, staff and the developers need to have general direction on any specific issues that need to be addressed for the proposed project. He referred to the mix of uses at the site, and indicated that it hasn't been reviewed for complete zoning compliance. The subject site is partially within the Campustown URA, which includes criteria for use, design, and public safety that must be met before a property is eligible for partial property tax abatement. The developer desires creation of a new URA for the site rather than having the current Campustown URA applied to the whole site. Furthermore, the developer's design with the hotel and arrangement of uses does not conform to the Campustown use requirements, and rather than request changes to the Campustown URA, they would prefer to have the Council enter into a development agreement for a project-specific URA.

Mr. Smith referred to the concept floor plan of each level and reviewed the features which denote the uses, such as the retail spaces, the hotel, bike valet, and apartments. It was noted that a small number of bedrooms would not have an external window; this would occur in some of the five-bedroom units. Discussion took place regarding the architectural finishes requiring a 100% / 80% brick ratio. The developer has asked that it not be held to that same standard that has been required for other projects in Campustown.

With regard to general issues that could apply to the project site based upon the current Campustown URA, City staff created the following in working with the developer on the project concept:

1. Require a minimum amount of commercial space with multiple tenant options
 - a. Require a minimum of one full restaurant space with initial installation of mechanical chases and other related improvements for full cooking abilities.
 - b. Creation of a minimum of one tenant space that is less than 1,200 square feet to support a small business need.
2. Utilize public safety measures from the Campustown URA matrix for video surveillance, wider doors, hallways, stairwells, fixed windows, restrictions on access of residents to commercial areas. (This would allow for approval of roof deck amenity space, subject to police review.)
3. Require development of a minimum of 25 hotel rooms. (This has now changed to a minimum of 20 hotel rooms.)
 - a. Include terms for operation of boutique hotel for room rentals and having on site staff.
4. The key project design components would be decided through approval of specific architectural elevations and a site plan.
 - a. Use of clay brick, a high percentage of windows on the upper levels, and architectural metals to create building identity and interest.
 - b. Allowance for other façade materials to be included in a façade as secondary materials.
 - c. Bring facade materials down to the street level to avoid a look of a large building placed on a podium.
 - d. Include elements of building relief to break down long facades.
 - e. Include commercial window transparency along the street level.
 - f. Promote features of unique identity as described in the Campustown Ideabook.
 - g. Promote use of "walk-up" residential apartment units along Hyland.
5. Limit signage to Lincoln Way and Sheldon. A sign program identifying general design details,

lighting style, and locations shall be approved by Planning staff prior to the issuance of a sign permit.

6. Provide a setback at the ground level along Lincoln Way to widen the sidewalk's functional width from its current 8 feet to 12 feet, with a desire of 15 feet, if feasible.

Director Diekmann stated that no plans were being approved at tonight's meeting, however, the Council's direction was needed if it was interested in creating a new URA for this project. Staff would then work with the developer to refine the proposed project. He was hopeful that the draft URA Plan and developer's concept would be coming back to the City Council at its September 27 meeting.

Council Member Betcher stated that her biggest concern is that the design of the building looks much like the Kingland Building, and it doesn't look like anything else in the neighboring area. It is out of keeping with the traditional buildings within the area, and she felt it would go a long way in helping this building transition if it had a more traditional look.

Council Member Beatty-Hansen questioned Mr. Diekmann about what methods the City has to ensure that the hotel space will not be used as residential lodging. He stated that the standard in the zoning ordinance that separates household living and short-term lodging is the duration of the stay (which is limited to 60 days). More than 60 days is considered household living, which would be an apartment. Director Diekmann said that it would be difficult to monitor this. However, it could be managed through a rezoning contract or development agreement based on tax incentives. He explained that the fundamental question is whether the Council wants to mandate a hotel, or not.

Council Member Orazem advised that his interest in this project is the fact that there is a hotel involved, as it creates an additional source of demand for Campustown, which currently is not there.

Mayor Campbell stated that the Council needs to provide staff with general direction on any of the specific issues to be addressed. It was determined that each of the items would be voted on by separate motion.

Moved by Betcher, seconded by Corrieri, to require a minimum amount of commercial space with multiple tenant options; and, a) require a minimum of one full restaurant space with initial installation of mechanical chases and other related improvements for full cooking abilities; and, b) require the creation of a minimum of one tenant space that is less than 1,200 square feet to support a small business need.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Orazem, seconded by Nelson, to utilize public safety measures from the Campustown URA matrix for video surveillance, wider doors, hallways, stairwells, fixed windows, restrictions on access of residents to commercial areas, thereby allowing for approval of roof deck amenity space, subject to police review.

Council Member Betcher said she has grave concerns about the amenity deck and would not want to incentivize the kinds of disturbances that she has experienced at the one outdoor facility that does exist in Campustown. She did not want to see the approval of the deck, because it is located on the south side, which is most open to the residential area and noise pollution carries.

Moved by Betcher, seconded by Beatty-Hansen, to amend the motion by removing approval of the

amenity deck space from the original motion.

Much discussion took place regarding the amenity deck space. Council Member Betcher said she was concerned for the quality of life in the neighborhoods surrounding this site. She did not believe that the amenity deck is a requirement for the students to rent there.

Council Member Gartin stated that it is difficult to make decisions with ambiguous levels of concern. He asked the developer if there were things that could be done, design-wise, to alleviate those concerns.

Kevin McGraw advised that the design characteristics of the roof deck are to minimize the impact of noise, and a lot of these would be from the windows themselves. This portion of the project will be very costly, and it will be worth it because he believes it is an important amenity for this development. He further stated that if the Council took this away now, he would not have the chance to address it. He asked the Council to allow him the opportunity to research what can be done to create some level of sound barrier.

Director Diekmann reported that the URA Plan will have features in it regarding the amenity deck space, so it will not be some vague criteria that staff is administering. This language will either be in the Plan, or not.

Council Member Betcher withdrew her motion to amend.

Moved by Betcher, seconded by Beatty-Hansen, to amend the motion as it relates to the amenity deck by including “subject to utilizing safety and noise reduction measures.”

Vote on Motion to Amend: 6-0. Motion declared carried unanimously.

Vote on Motion as Amended: 6-0. Motion declared carried unanimously.

Moved by Orazem, seconded by Betcher, to require development of a minimum of 20 hotel rooms.

a) Include terms for operation of a boutique hotel for room rentals and having on-site staff.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Corrieri, to limit signage to Lincoln Way and Sheldon Avenue. A sign program identifying general design details, lighting style, and locations shall be approved by Planning staff prior to the issuance of a sign permit.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Betcher, seconded by Corrieri, to provide a setback at the ground level along Lincoln Way to widen the sidewalk’s functional width from its current 8 feet to at least 10 feet.

Council Member Beatty-Hansen said that she would like the developers to understand that the sidewalks need to be made as wide as possible.

Vote on Motion: 6-0. Motion declared carried unanimously.

Planning Director Diekmann advised that the project design components under No. 4 are very general, so if the Council has any specific issues, those need to be made known now.

Council Member Betcher felt that this building looks like Buchanan Hall “2,” which she thinks is ugly. She stated that these design components do not fit with the surroundings of that area.

Council Member Beatty-Hansen indicated that she, too, was not thrilled with the design of the building and that it is very “blocky.”

Council Member Gartin advised that these architects have been trained in design, and their goal is not to design an ugly building. He is reluctant to get into the process of designing these buildings. The Council’s goal should be consistency among developers. The architect’s goal is to build a structure that they are proud of.

Much discussion ensued regarding the aesthetics of the building’s exterior design.

Mayor Campbell suggested that Item 4 be sent back to staff and the developer for more refinement and that the Council move forward with the other items.

Mr. Diekmann indicated that staff and the developer could work with, to some degree, the exterior design materials of this project, and come back with different materials. There are different degrees of direction to give staff. But the height requirements, door entrance placements – those are issues that will change the interior design of the building.

Mr. Smith, stated that the URA criteria, from an architectural perspective, is what was used to guide the development of the elevations. Part of their request is to waive some of the specific requirements of 100% brick up four stories on the front of the building. This is one of the requirements that they are technically not meeting. The reason for that request is to do what the Council suggests, which is to offer more flexibility on how the materials are used.

Jay Fourniea, Opus Design Build, Minnetonka, Minnesota, explained that the developers took a more contemporary approach to use a mix of materials, which is what they are seeing in the market today. He said that there are some basic architectural components that speak to the Campustown URA guidelines. Mr. Fourniea described the building materials and the architectural elements of the proposed building. He stated that when they come back with the final design, they will have a material board for the Council to view. He further stated that it is the color of the proposed brick itself (light and dark grays) that makes the building stand out. This is more striking than what has been seen in the past.

Council Member Betcher referred to the Campustown Service Center zoning requirements, where the Council calls out “conserving and preserving existing valuable characteristics by assuring compatibility between existing and new development.” To her, it is the glass and metal elements of the structure that makes it incompatible with what is surrounding it.

Moved by Corrieri, seconded by Beatty-Hansen, to approve the following key project design components through approval of specific architectural elevations and a site plan: a) use of clay brick, a high percentage of windows on the upper levels, and architectural metals to create building identity and interest; b) allowance for other façade materials to be included in a façade as secondary materials; c) bring facade materials down to the street level to avoid a look of a large building placed

on a podium; d) include elements of building relief to break down long facades; e) include commercial window transparency along the street level; and, f) promote features of unique identity as described in the Campustown Ideabook; and to strike Item g).

Vote on Motion: 6-0. Motion declared carried unanimously.

MIXED-USE DEVELOPMENT STANDARDS IN CAMPUSTOWN SERVICE CENTER (CSC) ZONING DISTRICT: Director of Planning Kelly Diekmann advised that the developer of the site within the 2700 block of Lincoln Way has requested that the Council initiate a text amendment to allow for a mixed-use development to be constructed in a similar manner to mixed-use developments in Campustown Service Center zoning, but to allow for some household living residential uses on the ground floor. He stated that the Council had consented to initiating a text amendment at an earlier meeting this summer to consider either changes to the CSC base zoning requirements or to create a new combining district for mixed-use along Lincoln Way.

Mr. Diekmann reported that street level activity is critical. A primary interest within the CSC zoning is to allow for intense development in an urban format that maintains Campustown's identity as a pedestrian-oriented commercial area. This approach fulfills the vision of the Land Use Policy Plan for the Service Center designation. The developer of the proposed site on Lincoln Way wants to build a mixed-use development that includes commercial on the ground floor of the building, but could also have household living for apartments or a hotel on the first floor of a building. Director Diekmann stated that to fully meet this interest for household living to occur (without being above commercial uses), staff believes two primary provisions of CSC zoning are likely to need changes to permit the developer's plan. A change to one minor provision for window percentages may also be needed. The changes are: 1) to allow for household living on the ground floor of a "non-commercial street;" and, 2) to allow household living above a short-term lodging (hotel) use. Mr. Diekmann noted that hotels are already an allowed use, but not with apartments above.

Mr. Diekmann advised that staff believes that there are four primary approaches to addressing the developer's request, which are as follows:

- Alternative #1 - Require a specified amount of commercial floor area based upon frontage.
- Alternative #2 - Allow for sites with multiple street frontages to place residential uses across from another residentially zoned site.
- Alternative #3 - Residential and Mixed-Use Combining District.
- Alternative #4 - Allow for a short-term lodging use on the ground floor with household living above.

Director Diekmann said that staff is seeking direction from the Council as to which one is a concept to consider. Staff would come back with an ordinance as quickly as possible after Council gives direction.

Council Member Beatty-Hansen asked if there was anything the Council needed to do in order to ensure that commercial is kept along Lincoln Way other than depend on the developer's word. Mr. Diekmann responded that there is nothing the Council needs to do because, at this point, it has not committed to a project.

Mr. Diekmann indicated that the Planning and Zoning Commission recommended the combination

of Alternatives #2 and #4 with a reduced window percentage requirement for residential facades to a minimum of 30 percent and maintain a 50 percent requirement for non-residential facades.

Mr. Diekmann advised that the overall structure of CSC zoning standards could be altered for a better approach to guide commercial development in Campustown and meet the street-level design interests. He said that the four alternatives described are generally appropriate choices.

Kevin McGraw stated that they are in favor of the Planning and Zoning Commission's recommendation, and that the combination of #2 and #4 is the most workable for them.

Ryan Jeffrey, 2712 Lincoln Way, representing the Campustown Action Association (CAA), said that they were very much in favor of the floor plan and like the entire project. The proposed changes will make this a very viable project. He reported that they strongly support the commercial along Lincoln Way and the hotel concept. The interior residential idea doesn't make any impact on the character of the district. Mr. Jeffrey indicated that staff's recommendation seems very positive to the CAA.

Moved by Gartin, seconded by Nelson, to direct staff to prepare a zoning ordinance text amendment consistent with the Planning and Zoning Commission's recommendation to incorporate Alternative #2 (Allow for sites with multiple street frontages to place residential uses across from another residentially zoned site) and Alternative #4 (Allow for a short-term lodging use on the ground floor with household living above), with the change to reduce the window percentage requirement for residential facades to a minimum of 30 percent and maintain a 50 percent requirement for non-residential facades.

Vote on Motion: 6-0. Motion declared carried unanimously.

COUNCIL COMMENTS: Moved by Betcher, seconded by Beatty-Hansen, to direct the Police Department to initiate data collection on parking citations in the Campustown area when classes at ISU are back in session, to provide any anecdotal observations, and to report back to the City Council.

Vote on Motion: 6-0. Motion declared carried unanimously.

Moved by Nelson, seconded by Beatty-Hansen, to refer to staff the correspondence regarding the "dangerous structure" at 4004 Phoenix Street and bring back a report before the Council.

Vote on Motion: 6-0. Motion declared carried unanimously.

Council Member Orazem felt that the Council needs to offer some sort of guidance to the Rose Prairie developers since their proposal to rezone property at 5571 Grant Avenue was rejected. He felt that this is something that the developers are owed.

Moved by Gartin, seconded by Betcher, to refer to staff the letter from Trinitas regarding its proposal to develop two parcels in West Ames.

Vote on Motion: 6-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Corrieri to adjourn at 9:14 p.m.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

Jill L. Ripperger, Recording Secretary