ITEM # 1
DATE: 07-16-19

COUNCIL ACTION FORM

SUBJECT: CONVEYANCE OF CITY OWNED PARCEL LOCATED AT 734 E. LINCOLN WAY

BACKGROUND:
At its December 18, 2018, meeting, City Council referred a letter from Audra Saunders with the Newbrough Law Firm on behalf of DHN Investments. The letter was regarding a City-owned parcel at 734 E. Lincoln Way. This parcel was acquired by the City in the 1980s when the Southeast Well Field was developed, and serves as the only means of access to the wells for operation and maintenance (see Attachment A).

This parcel divides 728 E. Lincoln Way, 728 E. Lincoln Way Rear, and 808 E. Lincoln Way. The request was that Council consider conveying the dividing parcel to DHN Investments so that the abutting property owner may pursue consolidation of their three parcels into a single lot.

The City Council adopted a policy in 1992 that lays out a formula for establishing the value when selling City streets and alleys.

City's selling price = A – (B or C) – D – E

Where:

A = Average assessed value per square foot of adjacent property
B = The cost of any utility relocation
C = A 15% deduction if the City is to maintain an easement (= 0.15 x A)
D = The cost of demolishing or removing any City improvement
E = A 10% deduction for a Quit Claim deed (=0.10 x A)

In this instance, the assessed value of three abutting properties were used to calculate the City's selling price for the parcel in question.

728 E Lincoln Way. 33,462 sq. ft. 2019 Assessed Valuation (land only): $146,300. Assessed value per square foot: $4.372

728 E Lincoln Way Rear. 4,800 sq. ft. 2019 Assessed Valuation (land only): $2,300. Assessed value per square foot: $0.479

808 E Lincoln Way. 110,682 sq. ft. 2019 Assessed Valuation (land only): $262,500. Assessed value per square foot: $2.372

In this specific case, the variables in the Council adopted formula are as follows.

A = ($4.372 + $0.479 + $2.372) / 3	= $2.408 per ft^2
B	= $0
C = 0.15 x $2.408	= $ 0.361 per ft^2
D	= $0
E = 0.10 x $2.408	= $0.241 per ft^2

City's selling price = $2.408 - $0 - $0.361 - $0 - $0.241

= $1.806 per ft^2

Staff strongly recommends that the City retain ownership of the north 60' of the parcel as right-of-way, thereby providing a northern property boundary and right-of-way that is consistent with the parcel located immediately to the east. (See the attached sketch.) After subtracting out the retained right-of-way, the resulting parcel to be transferred would be approximately 290.4' x 20', for a total of 5,808 square feet. **Multiplying this area by the calculated sale price per square foot determined by the Council policy would yield a sales price of $10,489.** The initial offer presented by the other party (which did not include the City retaining the right-of-way) was $9,975; a difference of $514. Staff has been working with Ms. Saunders to draft a mutually acceptable purchase agreement.

A date for the public hearing must be established where the conveyance can be approved by the City Council.

ALTERNATIVES:

1. Establish July 23, 2019, as the date of a public hearing on the conveyance of City owned property located at 734 E. Lincoln Way less the northern 60' in the amount of $10,489, based on the Council policy for establishing a sale price for City-owned property.

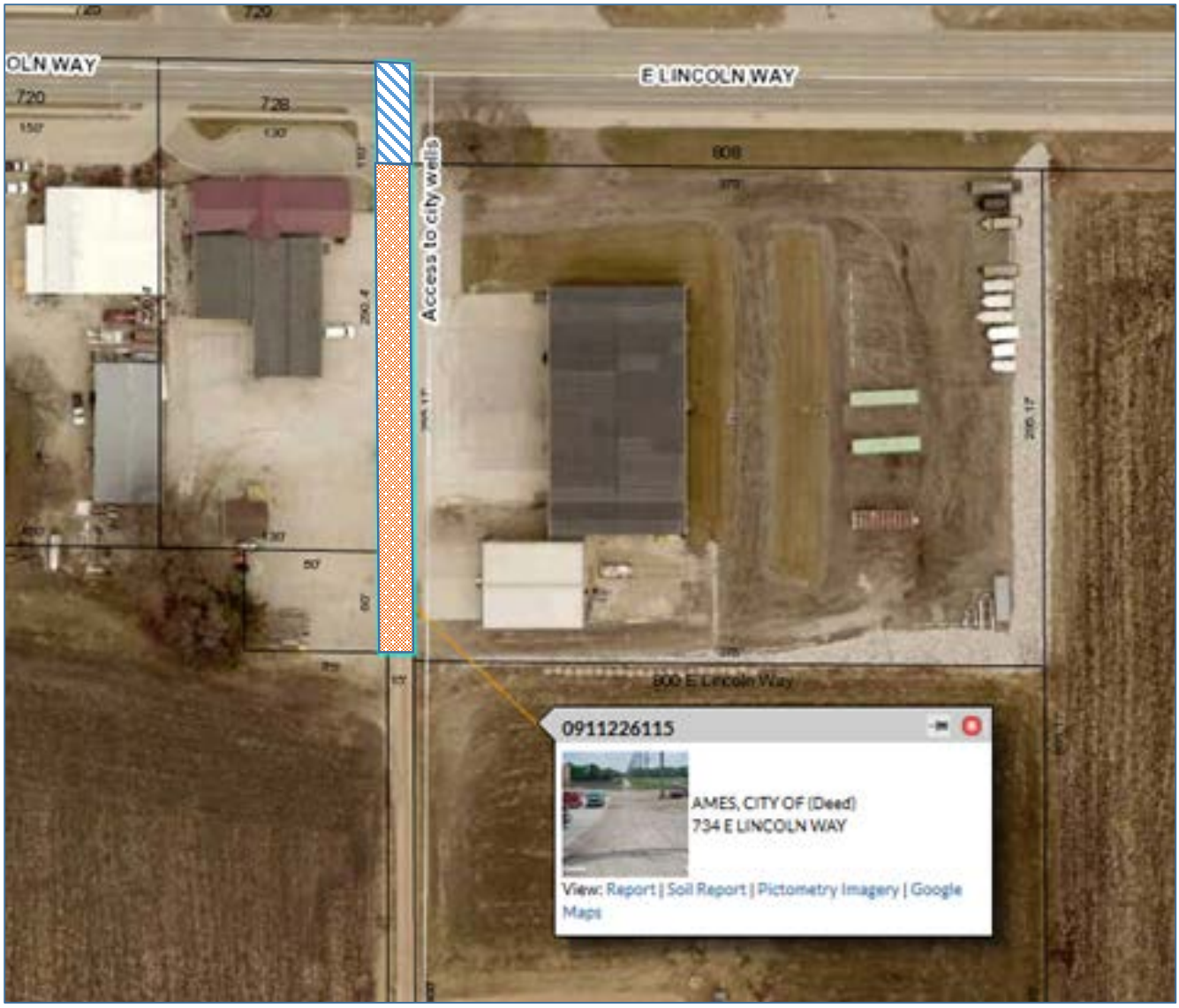
2. Establish July 23, 2019, as the date of a public hearing on the conveyance of City owned property located at 734 E. Lincoln Way less the northern 60' in the amount of $9,975, based on the offer presented by DHN Investments.

3. Do not set a date for public hearing, and give direction to staff for any subsequent actions related to the request.

CITY MANAGER'S RECOMMENDED ACTION:

The City's interest in the subject property is to secure access to the wells and other infrastructure located in the Southeast Well Field. Securing such rights can be accomplished by ownership of an access route, or through a perpetual easement. Selling the property in return for an easement still protects the interests and needs of the City. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.

ATTACHMENT A



Proposed to be retained by City as right of way

Proposed to be sold by City

ITEM # __2___
DATE: 07-16-19

COUNCIL ACTION FORM

SUBJECT: CHANGE ORDER NO. 4 - UNIT 7 BOILER REPAIR PROJECT

BACKGROUND:

On March 26, 2019, the City Council approved the award of a contract to Helfrich Brothers Boiler Works, Inc. of Lawrence, MA, in the amount of $6,376,685 for the Unit 7 Boiler Repair Project. The existing boiler tubes and insulation and lagging are original to the boiler, built in 1967.

After switching from coal to natural gas two years ago, staff found that the boiler tubes, especially the superheater tubes, were deteriorating at an accelerated rate. The water vapor created during the combustion of natural gas combines with the chlorides and acid gases from combusting refuse-derived fuel (RDF), causing the tube surfaces to corrode very quickly, especially in the high temperature zones of the superheater.

The replacement tubes will be coated with Inconel, an alloy that is resistant to the kind of corrosion created from combusting RDF and natural gas. This project is to repair the boiler through the following actions:

- Replacing the boiler tubes in the lower water wall section of the boiler. This includes the bottom 50’ of tubes on all four sides of the boiler.
- Replacing all the pendant tubes in the superheat section
- Reinsulating the steam and mud drums
- Replacing the insulation and lagging (the aluminum skin) that covers the entire boiler

CHANGE ORDER HISTORY:

Three change orders were previously issued for this contract. Change Order 1, in the amount of $233,260, was to change subcontractors because of concerns City staff had with the initial proposed subcontractor Helfrich intended to use to apply the Inconel cladding.

Change Order 2, in the amount of $22,951.50, was to perform nondestructive testing on the generating bank tubes to determine their condition. The generating bank is composed of 1,426 tubes connecting the steam drum and mud drum, located at the top of the boiler. The current Unit 7 capital project allowed for opportunity to examine these generating bank tubes, which was not part of the base contract.

Change Order 3, in the amount of $18,931.40, was to install additional scaffolding in the upper furnace section to accommodate ultrasonic testing and to also remove the lower air seals at the bottom of the boiler.

THIS ACTION

This change order request involves repairing three different areas of the boiler that were examined during the demolition portion of the project.

The first area is in the generating bank.

Figure 1 Unit 7 Front Side of Generating Bank tubes

After performing a special testing process called Internal Rotary Inspection System (IRIS), plant staff found that a majority of the tubes are in good condition. However, there are 269 tubes that have thinned over the number of years of operation due to steam source soot blowing. These thin tubes will be removed and replaced with new tubes that have a cladding on the outside surface to help them stand up to the soot blowing in the future.

The second area is located at the bottom of the boiler on the front and rear walls.

Figure 2 Bottom Tubes on Rear Wall

Figure 3 Bottom Tubes on Rear Wall

After performing demolition of the lower water wall tubes per the original specification, it was realized an additional two to three feet of existing tube on the north and south walls needed to be replaced. These tubes are pitted on the bottom side and are much thinner in the pitted areas than anticipated. These areas were not accessible for testing before the demolition process.

The third area is also located at the bottom of the boiler on both side walls.

Figure 4 Unit 7 Lower Wall North Side Header

Figure 5 Lower Wall North Side Header

The original scope required the contractor to replace the water wall tubes from the side bottom headers up 50 feet. The contractor was to leave a six-inch tube stub, for each water wall tube, sticking out from the header. After demolition of the water wall tubes, the tube stubs coming from the headers were inspected and found to be very thin and needing replacement. The scope of this change order will be for the contractor to remove each tube stub on both side wall lower headers and replace with new tube stubs that have a cladding on the outside surface, allowing them to stand up to the corrosion that led to the thinning of the original tubes.

The action being requested is to approve Change Order No. 4 to allow for Helfrich to repair the thin tubes found in the generating bank, replace an additional two to three feet of all the tubes on the front and back walls at the bottom of the boiler, and replace all of the tube stubs coming from the lower left and right side walls, going into the lower headers. This change order will add an additional $761,733 to the current contract. This will bring the total contract amount to $7,413,560.90. With the engineer's estimate of $8,400,000 for this project, the low bid plus the four change orders is $986,439.10 less than the engineer's estimate.

The FY 2019/20 Capital Improvements Plan (CIP) includes the following funding for the Unit No. 7 Boiler Repair Project:

2015/16	Engineering	$5,150
2016/17	Engineering	$125,796
2017/18	Engineering	$50,000
2019/20	***Materials/labor superheat and waterwalls***	***$8,400,000***
TOTAL		**$8,580,946**

It should be noted that Power Plant staff anticipates additional change orders in the future for this project. While this additional work is still being reviewed to determine scope and pricing, it is estimated the cost to complete all of these future change orders will be well within the remaining funding for the overall project.

These additional change orders include the following:

- Responding to an Engineering study performed to evaluate the effect of the weight of the Inconel overly tubes upon the connections and the effect upon the integrity of headers and the structural supports of the boiler
- Installing an air plenum at the bottom of the boiler to better direct over-grate air. The existing system shows evidence of significant air leaks
- Repairing worn or missing refractory on the original water wall tubes left in the top of the boiler
- Repairing the bottom ash hopper and installing a new air seal

ALTERNATIVES:

1. Approve Change Order No. 4 in the amount of $761,733 (inclusive of sales tax) to Helfrich Brothers Boiler Works, Inc., of Lawrence, MA, for the Unit 7 Boiler Repair Project.

2. Do not approve Change Order No. 4

CITY MANAGER'S RECOMMENDED ACTION:

This project is a substantial overhaul of the Unit 7 boiler. The proposed change order will repair components that, if left unaddressed, are likely to fail in the future. The current project is the best opportunity to repair these components, since the boiler has been opened up for this work and the contractor is in place to fix them. Additionally, it is crucial that the repair project proceed as soon as possible in order to minimize downtime for this boiler and to increase the Power Plant's availability and reliability.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.

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AMES PLAN 2040

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

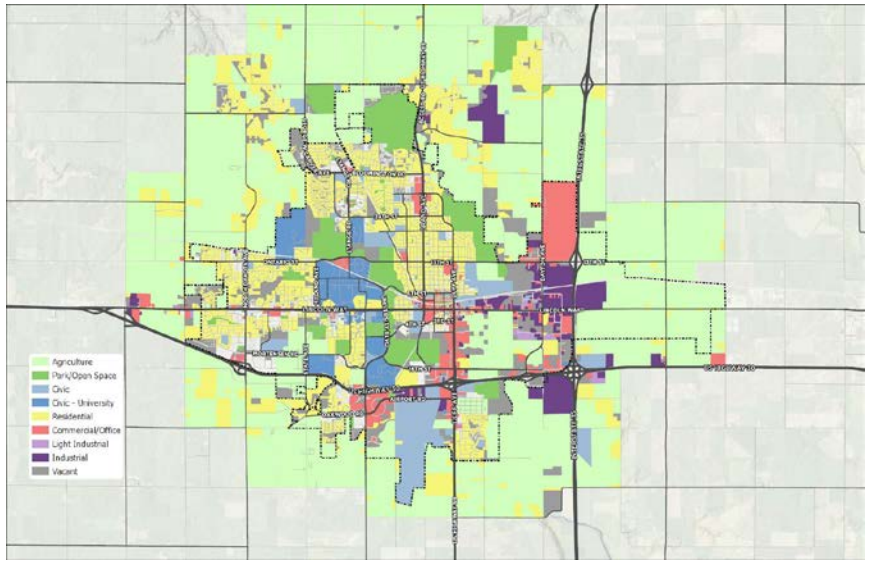
	2017	2020	2025	2030	2035	2040
PROJECTED PERMANENT POPULATION						
1.0% Annual Growth Rate	37,470	38,606	40,575	42,645	44,820	47,106
1.5% Annual Growth Rate	37,470	39,182	42,210	45,472	48,987	52,772
2.0% Annual Growth Rate	37,470	39,764	43,902	48,472	53,517	59,087
PROJECTED POPULATION PLUS STUDENTS						
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

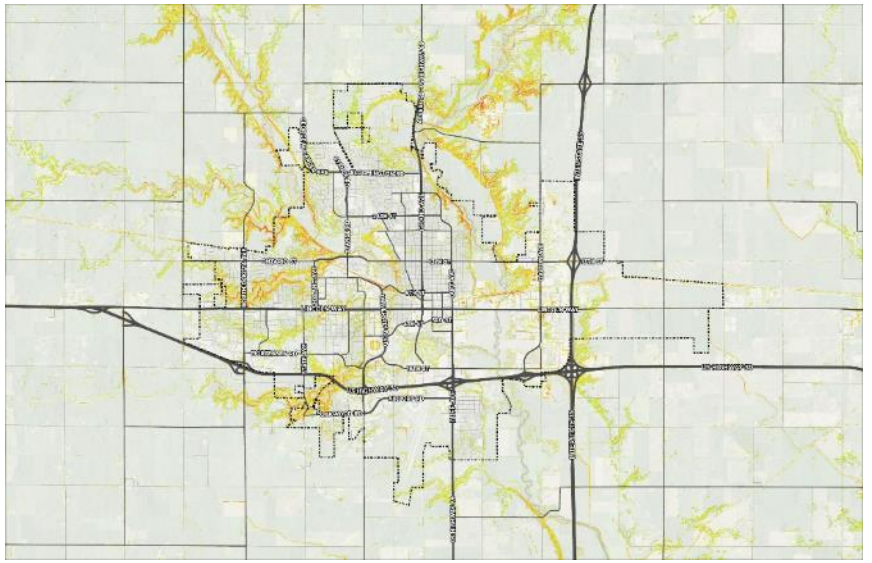
Source: US Census Bureau; ISU; RDG Planning & Design, 2019

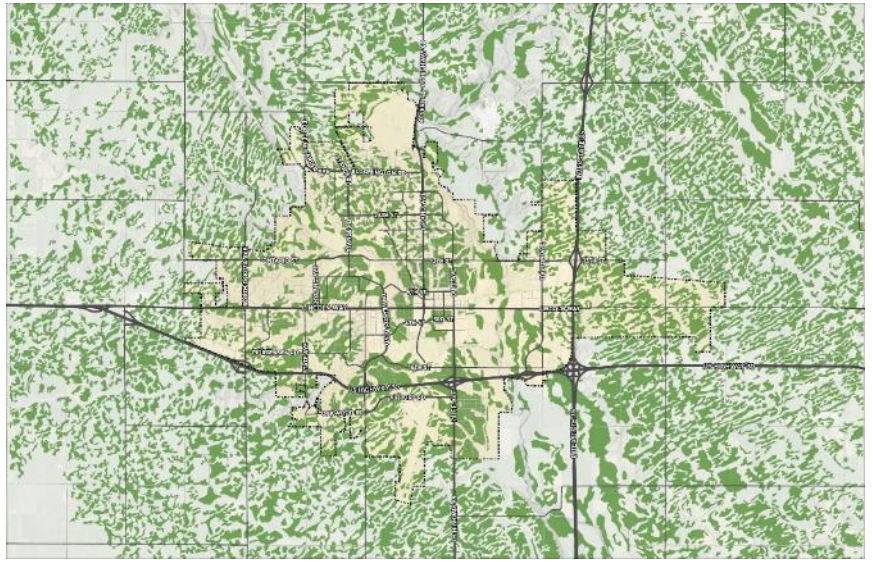
Preparing Land Use Scenarios

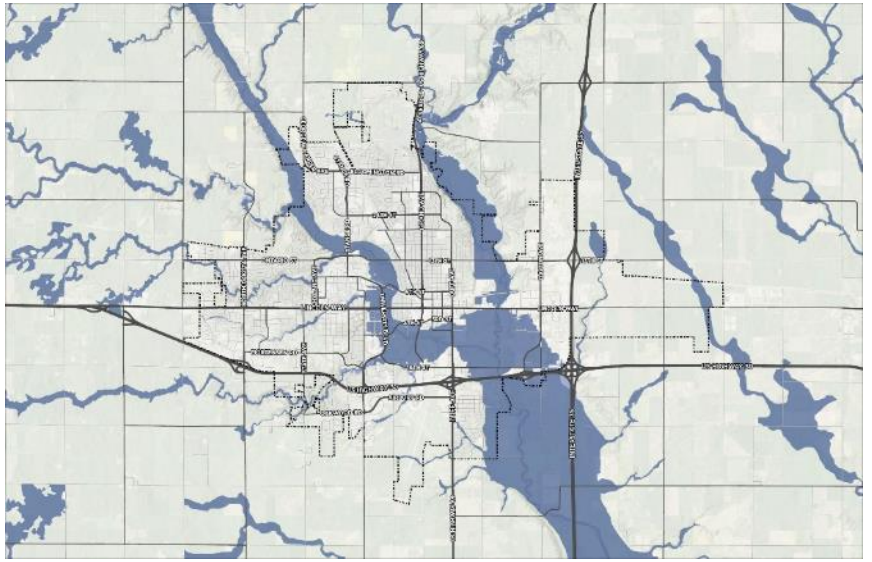
Key Considerations
+15,000 population
Growth Management

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

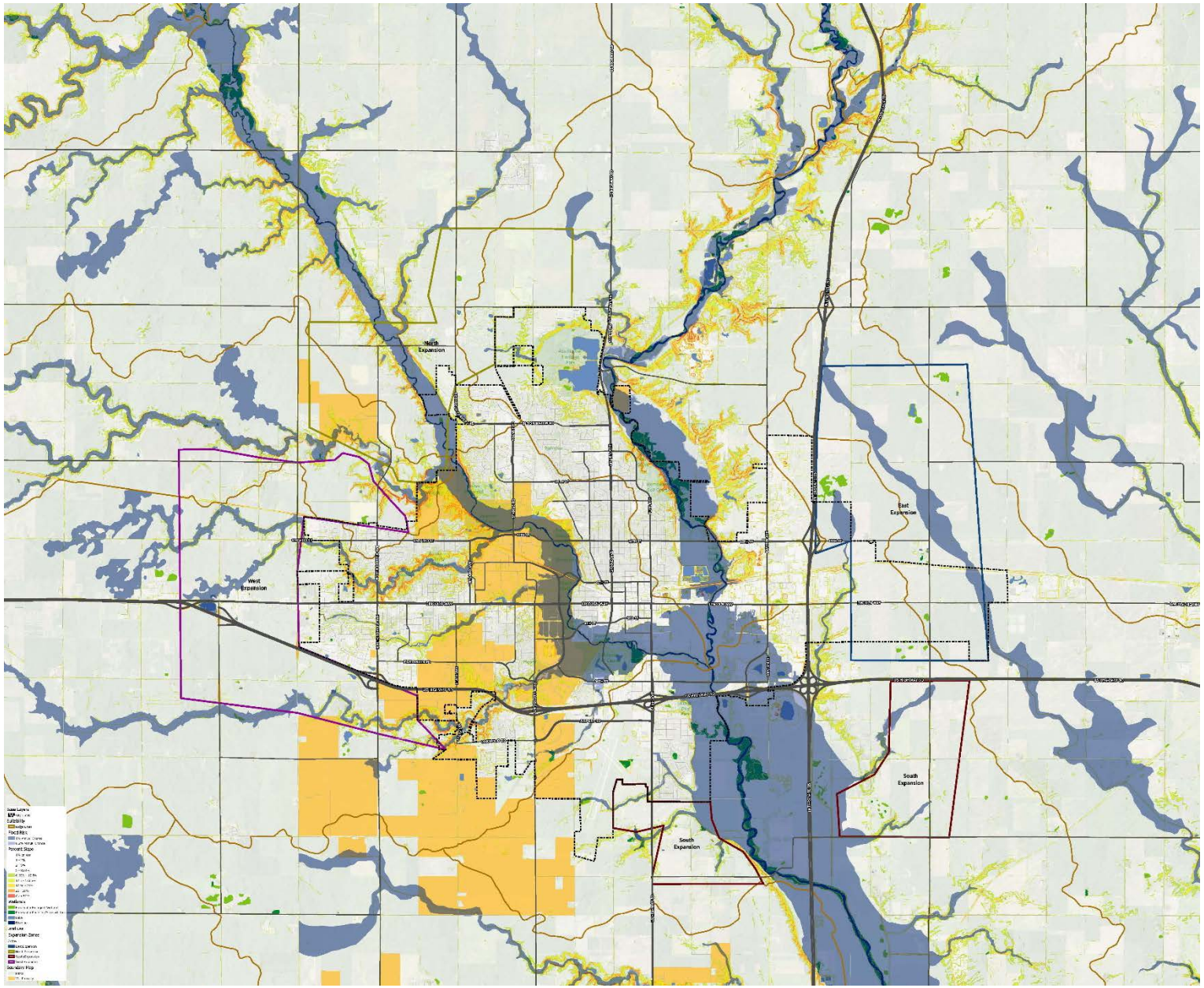




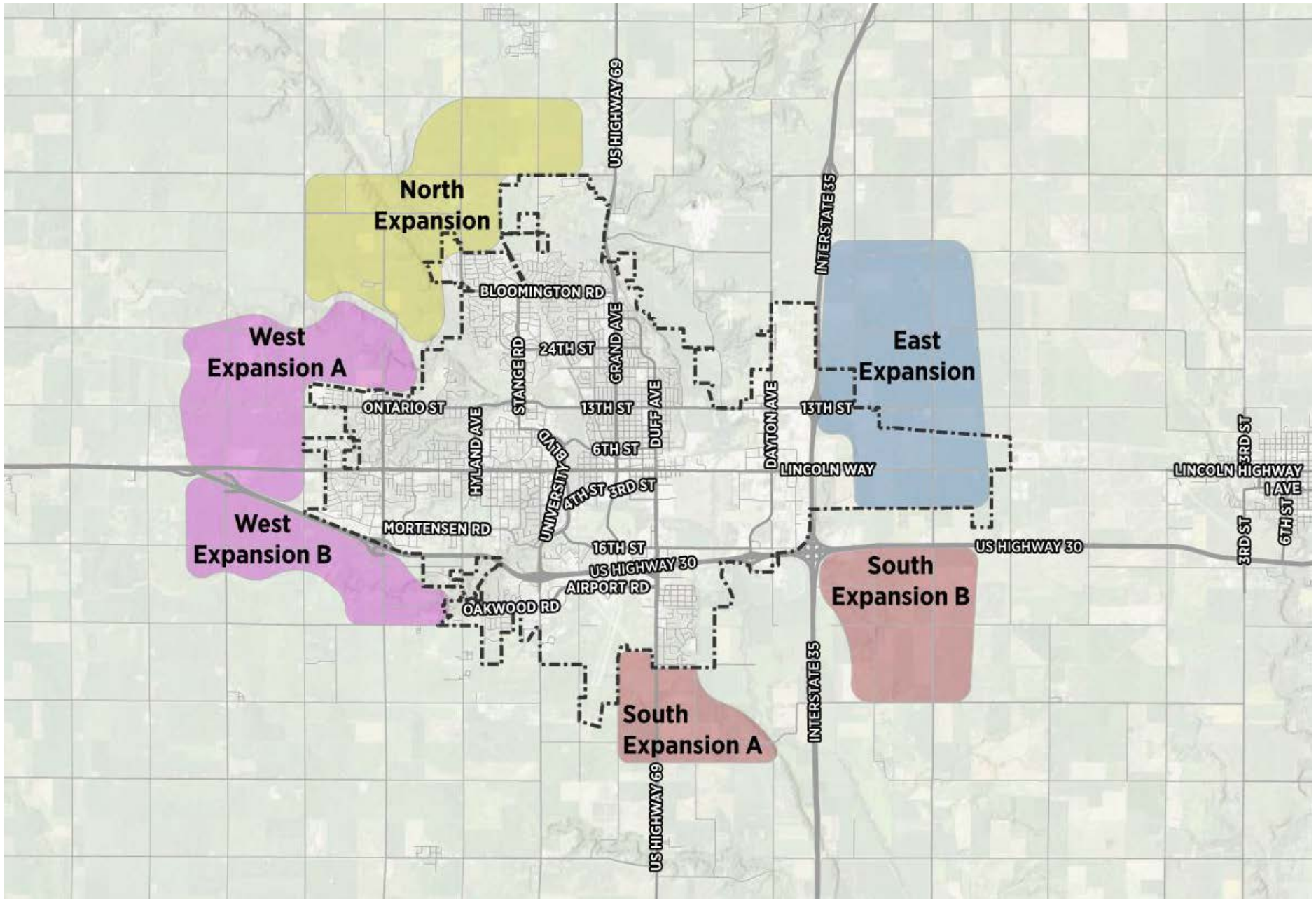




Existing Conditions

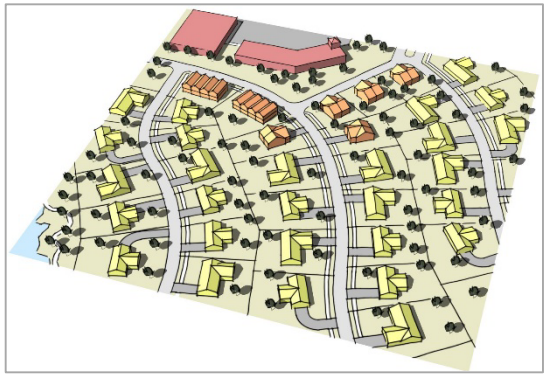


Growth Area Possibilities



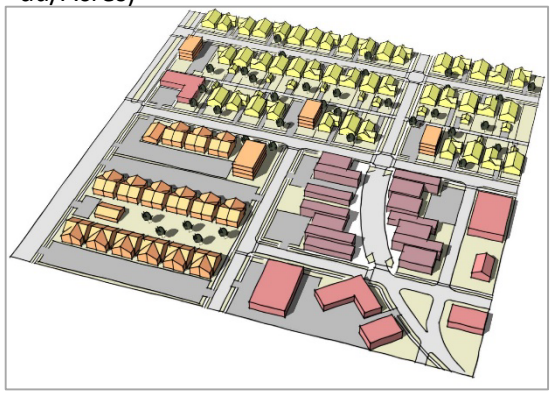
Intensity Ranges *(development based upon Gross Acres)*

From PlanOKC, the comprehensive plan of Oklahoma City



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

High urban residential (10-20 du/Acres)

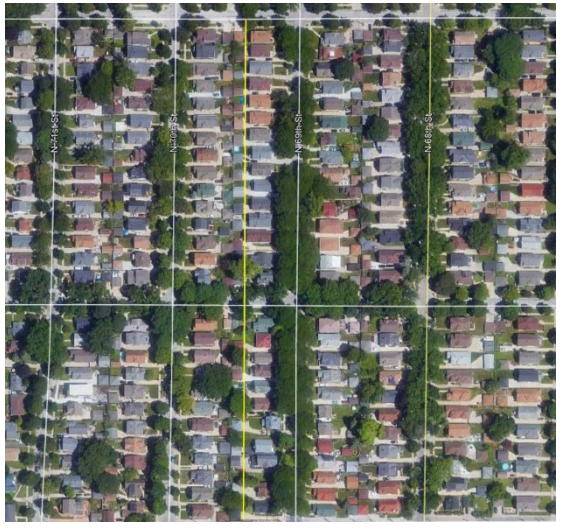


Medium-intensity urban residential (6-10 du/Acres)

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

Comparison of Intensity Ranges

Northridge-Ames
2.02 du/Acres gross

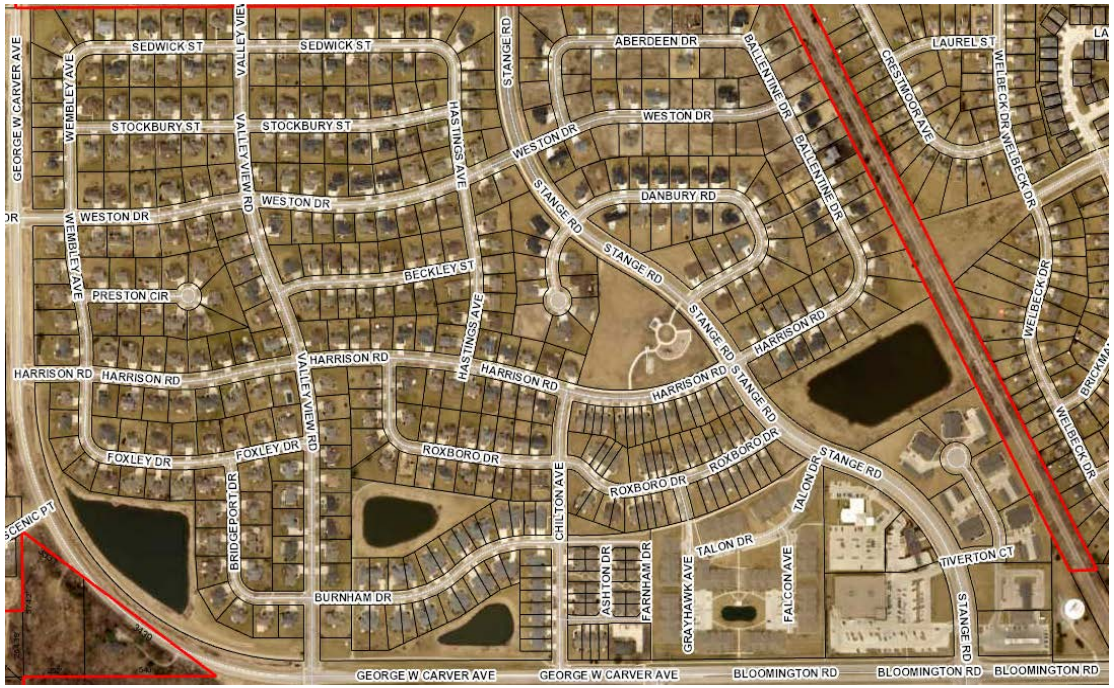


MidTown Wauwatosa WI
6.75 du/A gross

Towns at Little Italy-Omaha
12 du/A gross

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

Comparison of Intensity Ranges

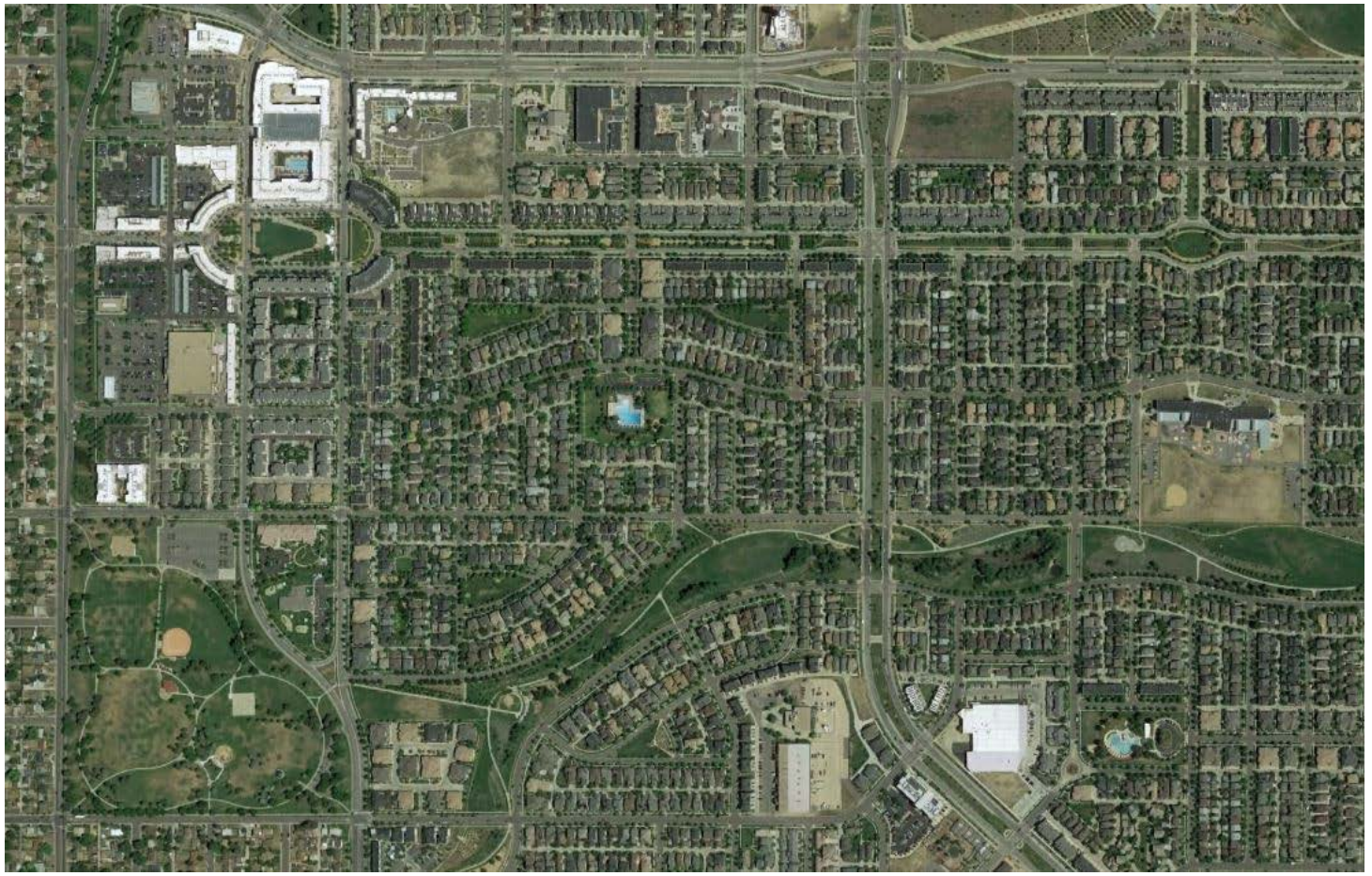


Northridge Heights-Ames
4.1 du/Acres gross

Edwards Elementary-Ames
6.2 du/Acres gross

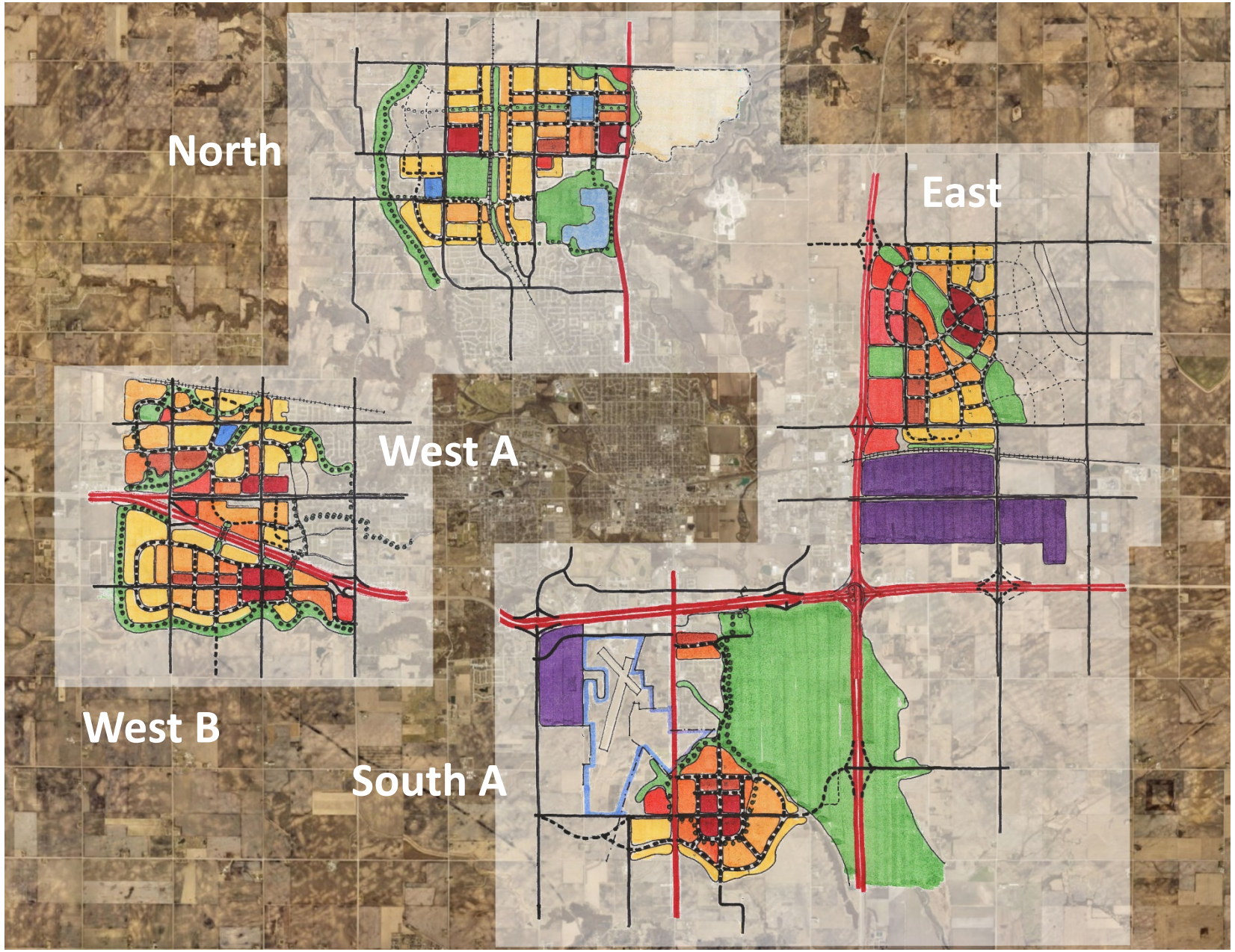
Comparison of Intensity Ranges-Village Examples

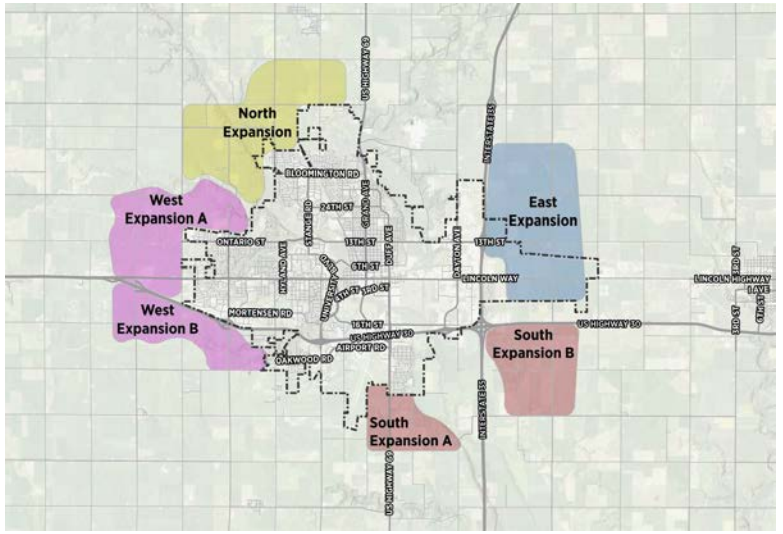
Somerset “Village Only”
About 5.3 du/Acres gross
- 9 du/Acres net



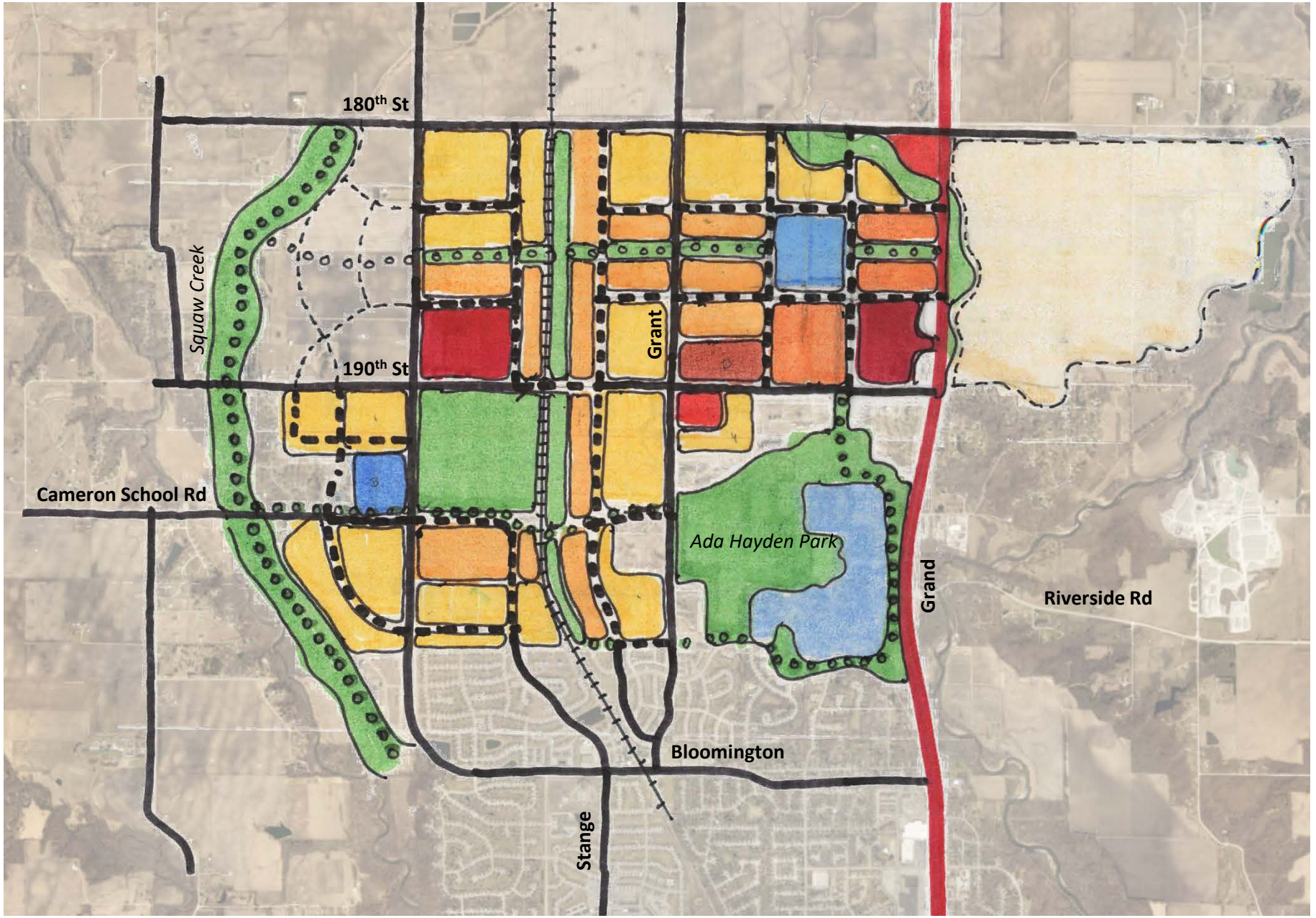
Stapleton (Denver-Redevelopment Plan Area)
About 3.5 du/Acres gross

Growth Area Possibilities





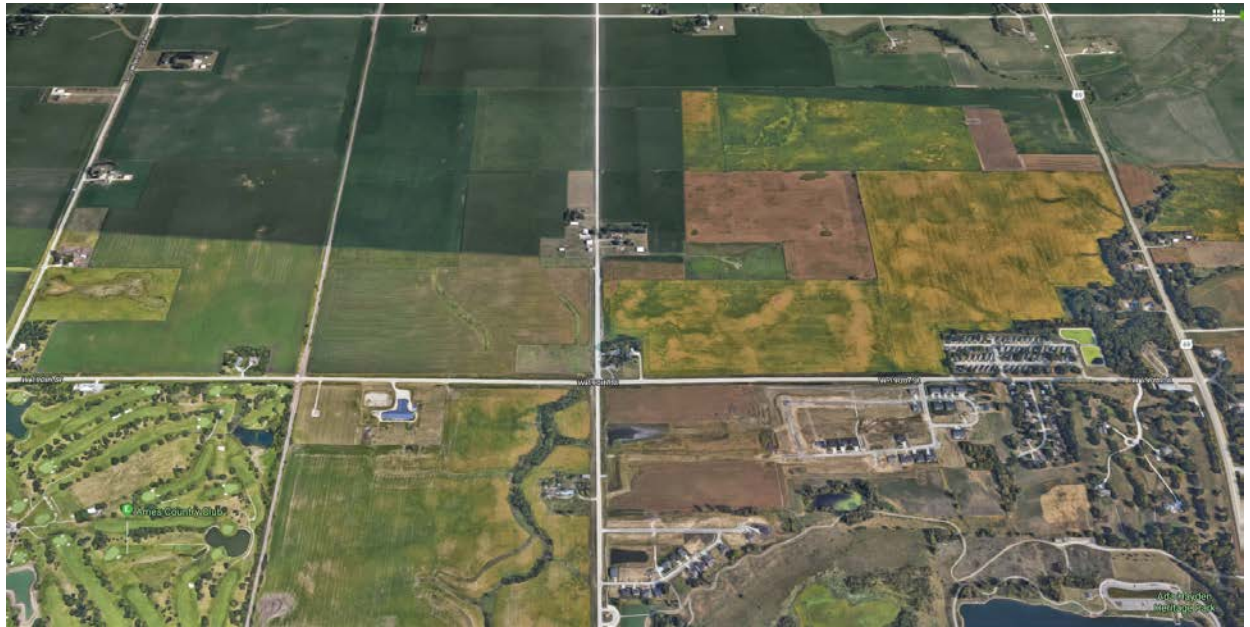
North Growth Area



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

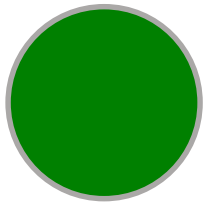
Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	381	1,333	4,000
Urban Family	6 du/A	8.5 du/A	2.5	108	648	1,620
Med Density	8 du/A	11.4 du/A	2.2			
High Density	10 du/A	14.3 du/A	2.0			
HD/Mixed Use	12-16 du/A	17-22 du/A	2.0			
Gross Res:	**4.05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

North of 190th (New Growth Potential)

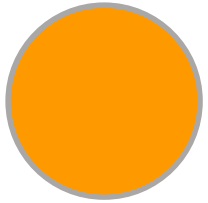
People/square mile: 9,630

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**

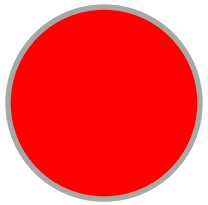
North Growth Area



- 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

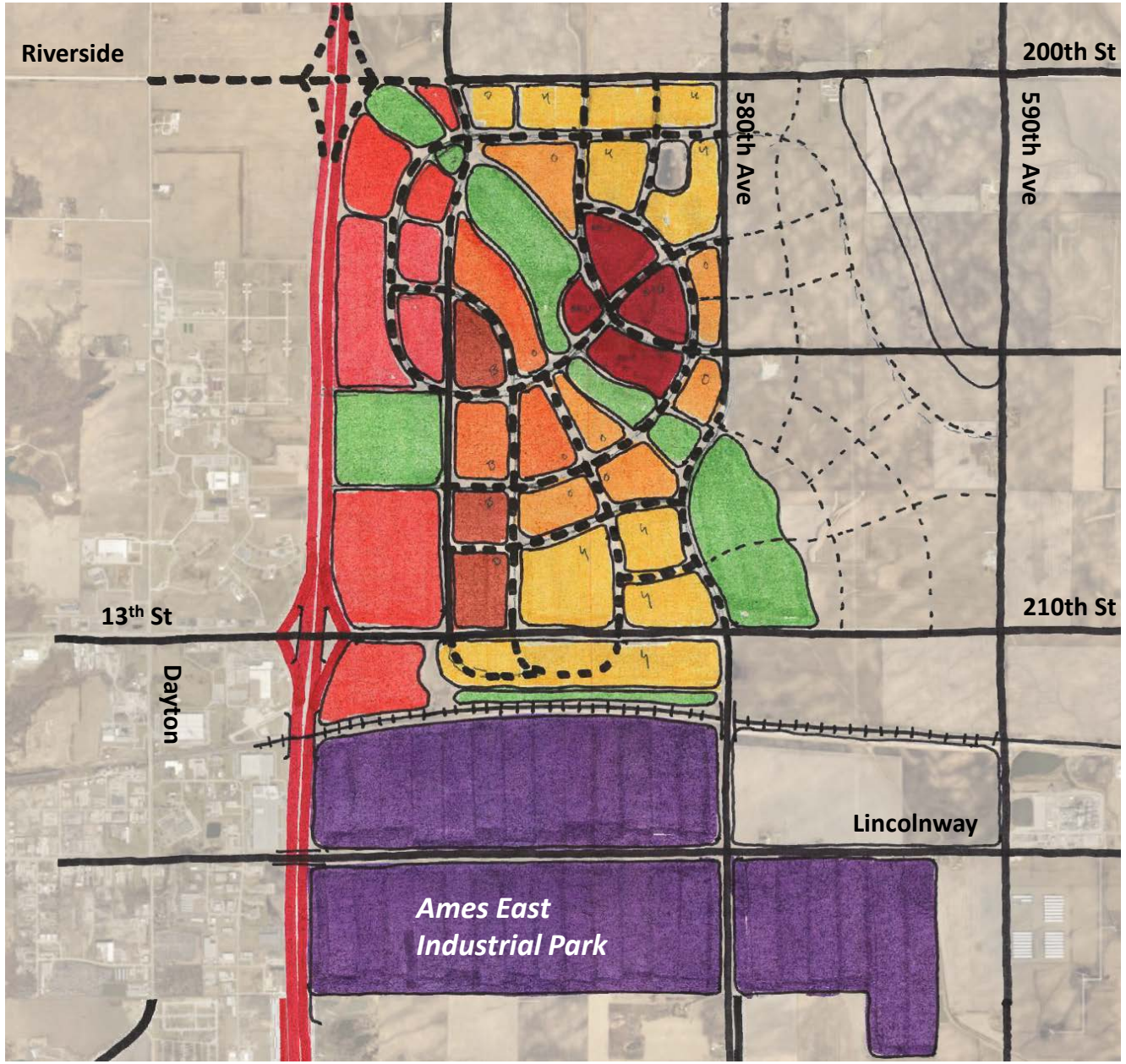


- Existing Union Pacific railroad impedes east-west connectivity. Major growth may require 190th grade separation.
- Development adds traffic pressure on Grant Avenue and Hyde Avenue and other streets going through the community.
- Limited connectivity to major arterials and I-35 could create more demand 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



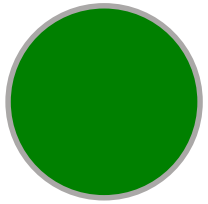
- Low-density urban residential
- Urban family residential
- Medium-density residential
- High-density residential
- Mixed use/High-density residential
- Commercial
- Civic
- Open space
- Industrial/research

East Growth Area

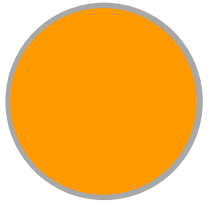
Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	456	1,596	4,788
Urban Family	6 du/A	8.5 du/A	2.5	124	744	1,860
Med Density	8 du/A	11.4 du/A	2.2	149	1,192	2,622
High Density	10 du/A	14.3 du/A	2.0	122	1,220	2.440
HD/Mixed Use	12-16 du/A	17-22 du/A	2.0	129	1,684	3,368
Gross Res:	**6.57 du/A**			**980**	**6,436**	**15,078**

People/square mile:
9,847

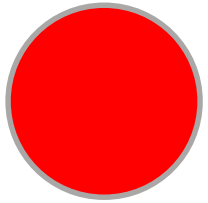
East Growth Area



- 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

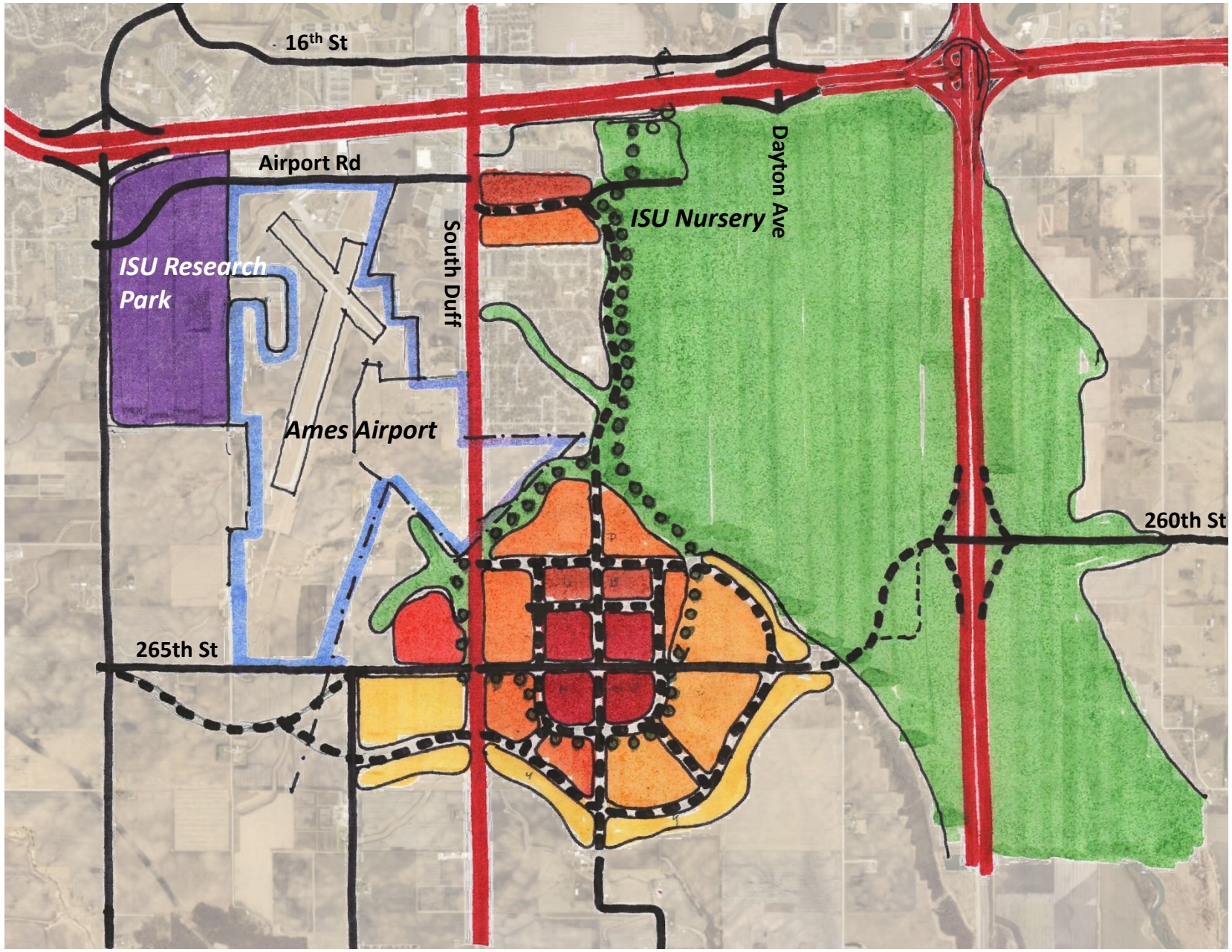


- Requires new interchange at 200th/Riverside for I-35 access to work to full advantage
- Commercial land uses in NE and SE quadrants of the I-35 interchange at 13th Street will need local streets to provide internal site access.
- Requires new urban infrastructure and review of public safety resources. 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



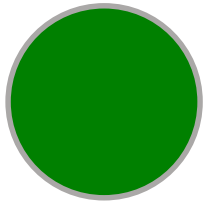
- Low-density urban residential
- Urban family residential
- Medium-density residential
- High-density residential
- Mixed use/High-density residential
- Commercial
- Civic
- Open space
- Industrial/research

South A Growth Area

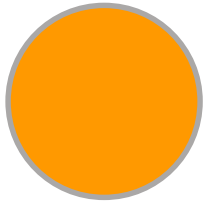
Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	242	847	2,541
Urban Family	6 du/A	8.5 du/A	2.5	393	2,358	5,895
Med Density	8 du/A	11.4 du/A	2.2	135	1,080	2,376
High Density	10 du/A	14.3 du/A	2.0	500	500	1,000
HD/Mixed Use	12-16 du/A	17-22 du/A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

People/square mile: 10,109

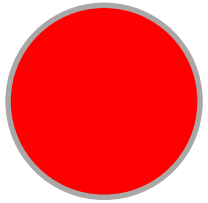
South “A” Growth Area



- 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

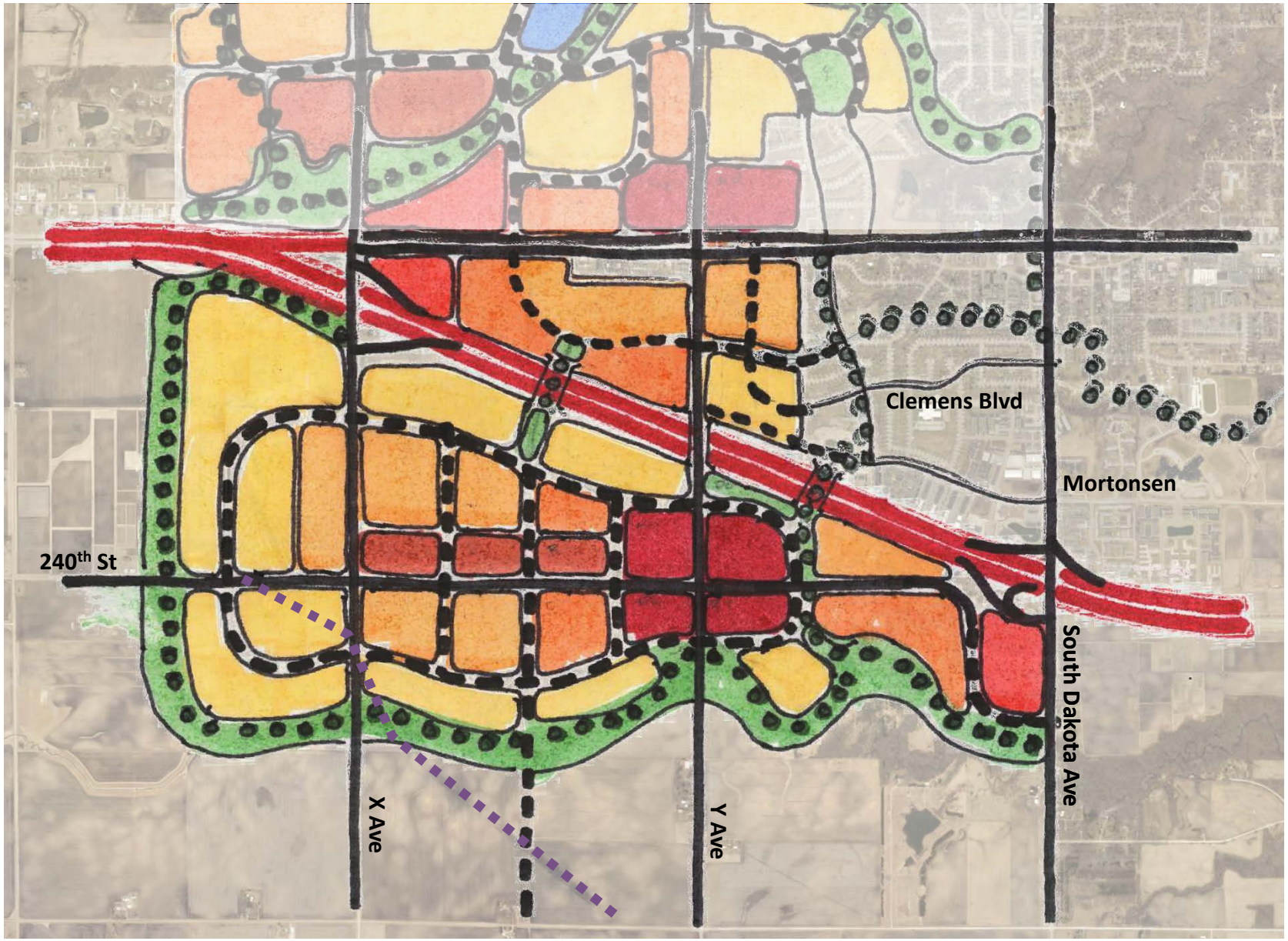


- Riverside Drive, west of this growth area, will probably require realignment as part of a planned extension Ames Municipal Airport runway R1. *This is not specifically related to development here.*
- Proposed parkway parallel to South Duff Avenue would provide alternative route to Duff Avenue.
- Although 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



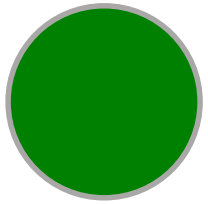
- Low-density urban residential
- Urban family residential
- Medium-density residential
- High-density residential
- Mixed use/High-density residential
- Commercial
- Civic
- Open space
- Industrial/research

West B Growth Area

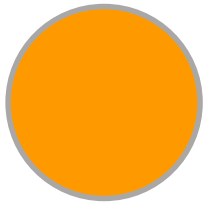
Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	521	1,823	5,470
Urban Family	6 du/A	8.5 du/A	2.5	310	1,860	4,650
Med Density	8 du/A	11.4 du/A	2.2	182	1,456	3,203
High Density	10 du/A	14.3 du/A	2.0	62	620	1,240
HD/Mixed Use	12-16 du/A	17-22 du/A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

People/square mile: 9,513

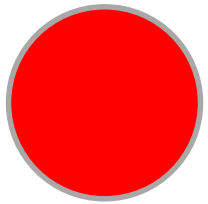
West B Growth Area (Note area between Hwy 30 and Lincoln Way part of both B and A)



- 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

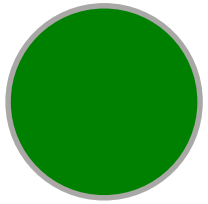
- Low-density urban residential
- Urban family residential
- Medium-density residential
- High-density residential
- Mixed use/High-density residential
- Commercial
- Civic
- Open space
- Industrial/research

West A Growth Area

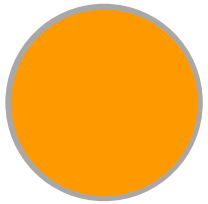
Land Use	Gross Density	Est Net Density	Pop/HH	Total Acres	Est du's	Est Pop
Low Density	3.5 du/A	5 du/A	3	447	1,564	4,693
Urban Family	6 du/A	8.5 du/A	2.5	296	1,776	4,440
Med Density	8 du/A	11.4 du/A	2.2	189	1,512	3,326
High Density	10 du/A	14.3 du/A	2.0	71	710	1,420
HD/Mixed Use	12-16 du/A	17-22 du/A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

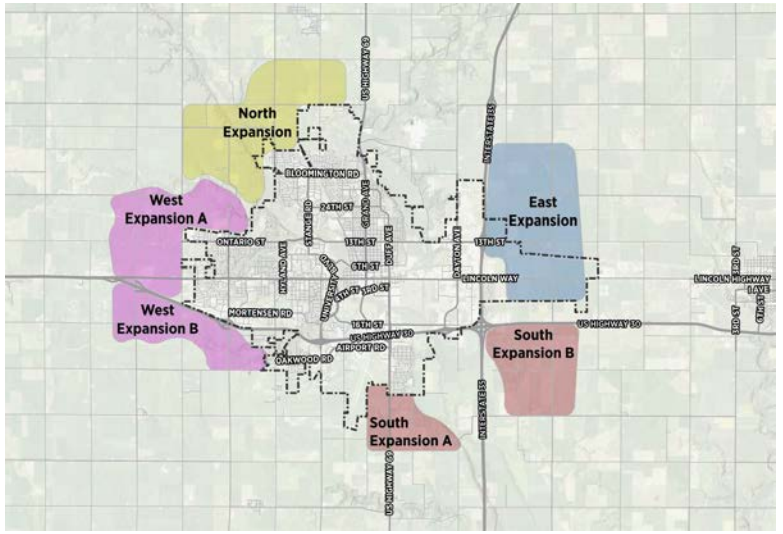


- Fills gaps and extends existing westward development patterns.
- Along with North growth area south of 190th, most incremental of various concepts
- Convenient location to ISU and other parts of the campus community
- Would be served well by the potential community center
- Good access to the Daley 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

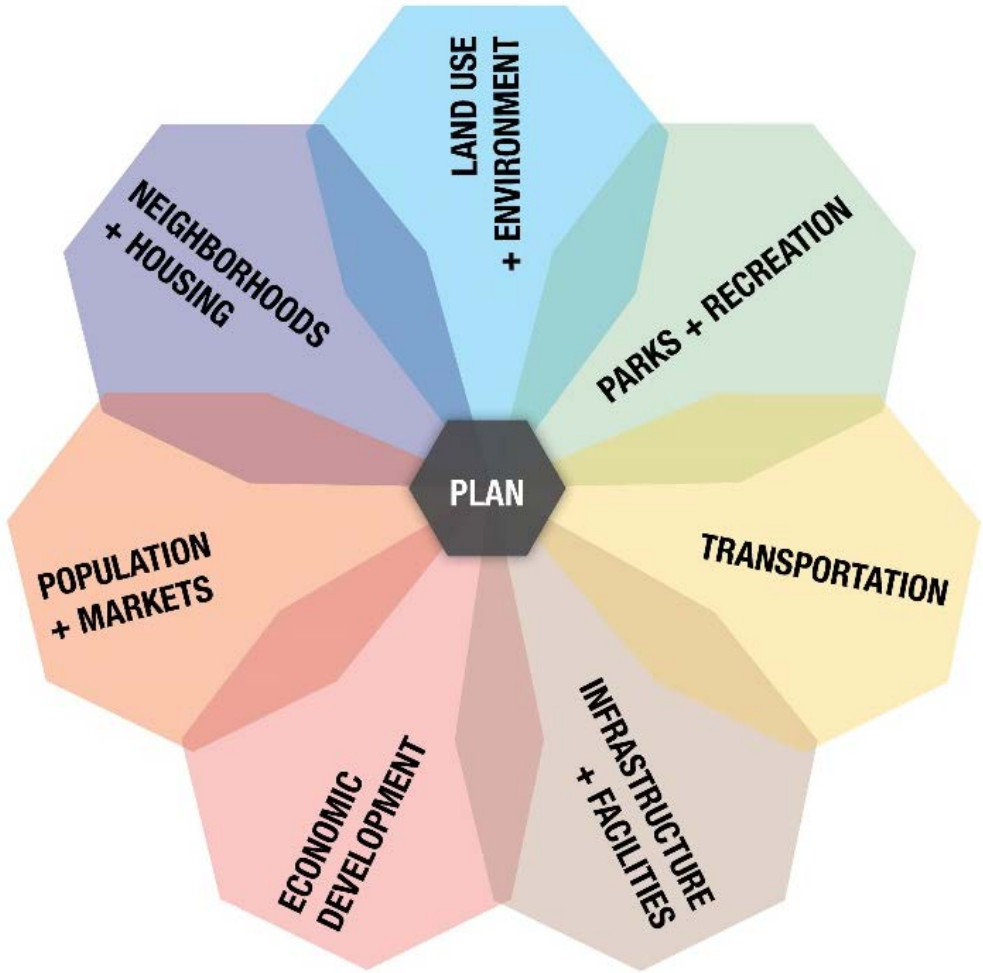
Growth Area Possibilities



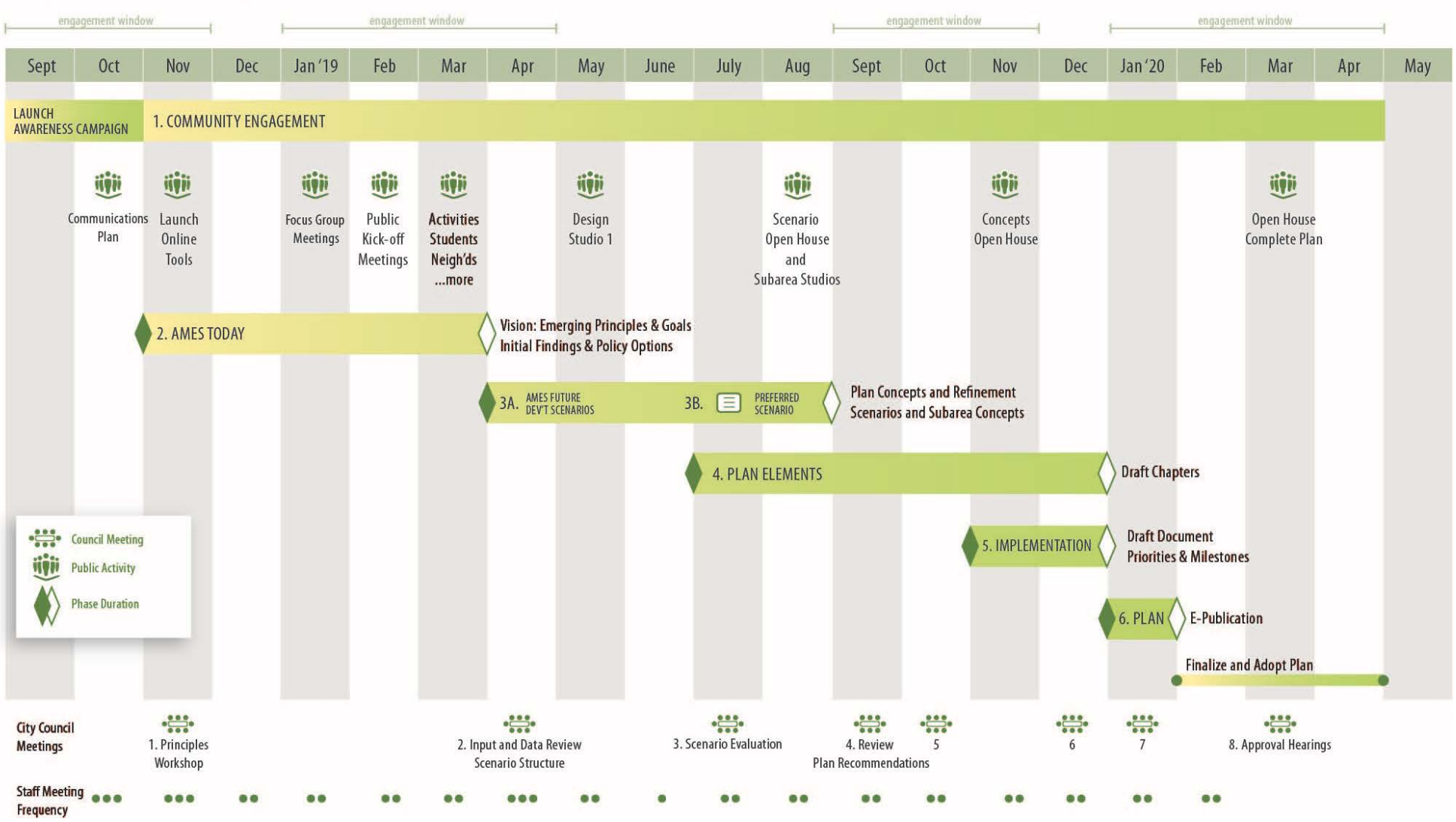
Discussion,
Questions,
Answers

Next Steps > More than Land Use

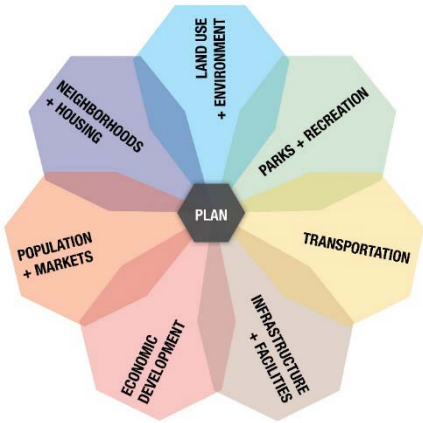
AMES PLAN 2040



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.		1. Public Kick-off #1 2. Public Kick-off Encore #2 3. Focus group discussions
March	Conditions analysis.		1. Focus group discussions 2. Neighborhood event 3. Academy Group 4. Academy Group 2
April	Receive feedback on conditions analysis. Review projections.	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	- Revisions to concepts. - Infill target areas.	Review land use scenarios and provide guidance for refinement.	**ONLINE**: - Post Conditions Chapter for feedback.
August	Subareas, including infill and target areas in city. Discuss emerging policies. Order of discussion is based on staff direction.	General discussion of comprehensive plan elements. Prioritize discussion topics through Fall.	**ONLINE**: - 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.	- Discuss policy for infill, growth, and preservation. Discuss policy for environment /mobility /housing+neighborhoods /parks / infrastructure /culture /equity /more. Order of discussion is based on staff direction.	
October	Continue to discuss policies and emerging draft sections.	Continue to discuss policy for /mobility /housing+neighborhoods /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!

ITEM: 3a

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.