



Item No. 22

To: Mayor and Ames City Council Members

From: Steven L. Schainker, City Manager

Date: February 7, 2020

Subject: Growth Scenarios in Ames 2040 Plan

At your January 28, 2020 meeting, the Planning and Housing Director sought your direction regarding the preferred growth scenarios to incorporate into the Ames 2040 Plan. At this meeting two motions were approved by the City Council. The first motion called for the inclusion of the Tier 1 areas in all directions. This motion passed 4-2. The second motion directed staff and the consultants to incorporate the Tier 2 areas in the South and West. This motion passed 6-0.

As a reminder, I have attached the relevant information provided at the December 19th workshop regarding the various growth scenarios. As you can see from this material, five options were discussed with the Council; North, East, South, Southwest, and West. The staff left the meeting believing the support for the West scenario meant the total area as depicted on the attached map. **However, when talking to various Council members recently regarding this action, it has become apparent to me that there is a misunderstanding by some regarding the area that was approved in the motion. Some of you believed it included the total West area, while others thought it included only the area depicted on the West map that is north of Highway 30.**

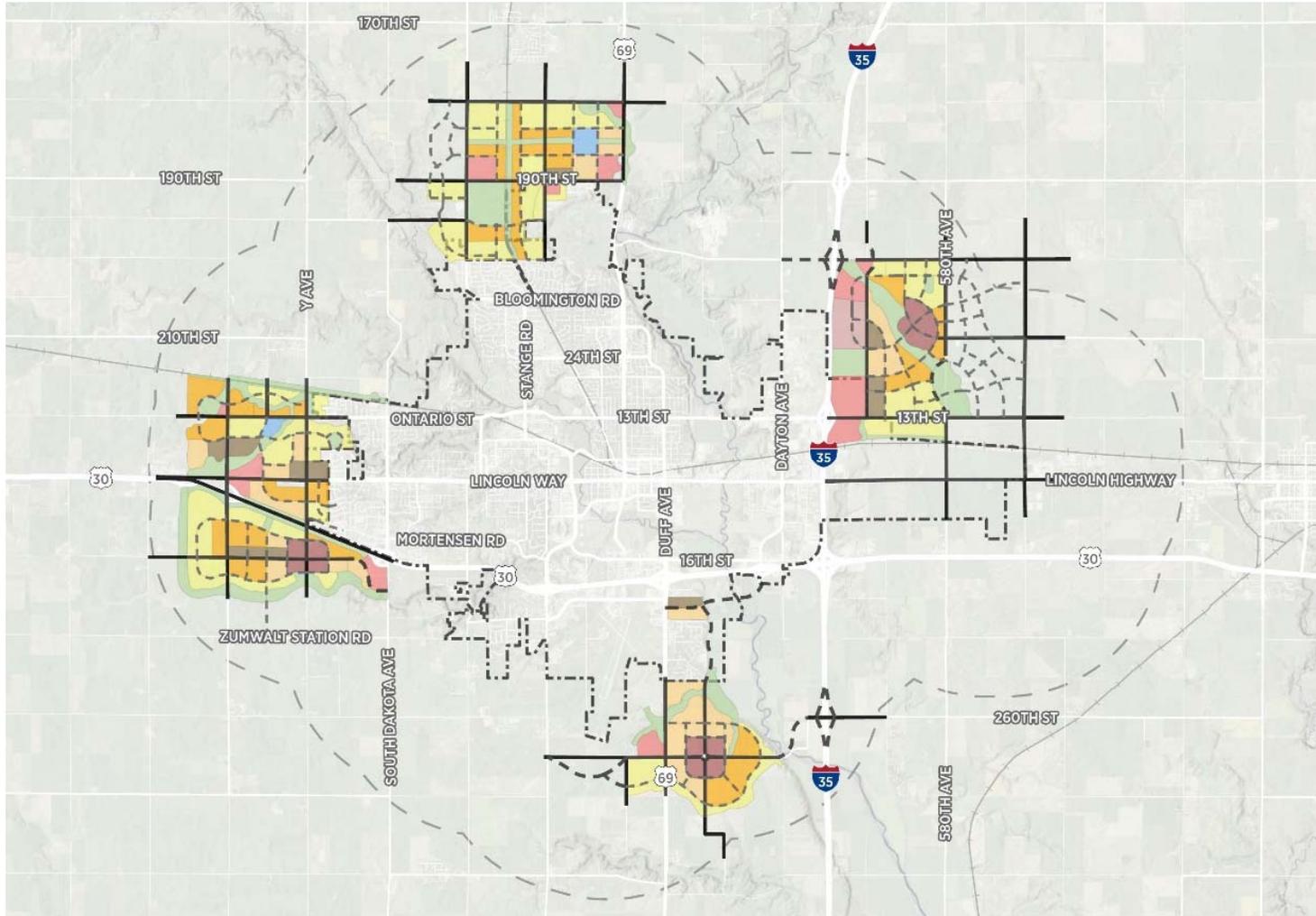
Because of this misunderstanding, I believe it is imperative that we clarify this issue before a substantial amount of staff and consultant time is spent further developing the preferred growth scenarios only to find out later our work does not coincide with your expectations.

The table below reflects the breakdown of the estimated infrastructure costs for the total West area, or segments of the area, as projected by the RDG consulting firm.

	<u>Total West Area</u>	<u>West Area South of Highway 30</u>	<u>West Area North of Highway 30</u>
Water	\$4,700,000	\$2,600,000	\$2,100,000
Sanitary Sewer	\$12,500,000	\$9,100,000	\$3,400,000
Storm Sewer*	NA	NA	NA
Transportation	\$49,000,000	\$12,000,000	37,000,000
Public Safety	No Additional Fire Station Needed With Station #2 Relocation	No Additional Fire Station Needed With Station #2 Relocation	No Additional Fire Station Needed With Station #2 Relocation
Total Costs	\$66,200,000	\$23,700,000	\$42,500,000

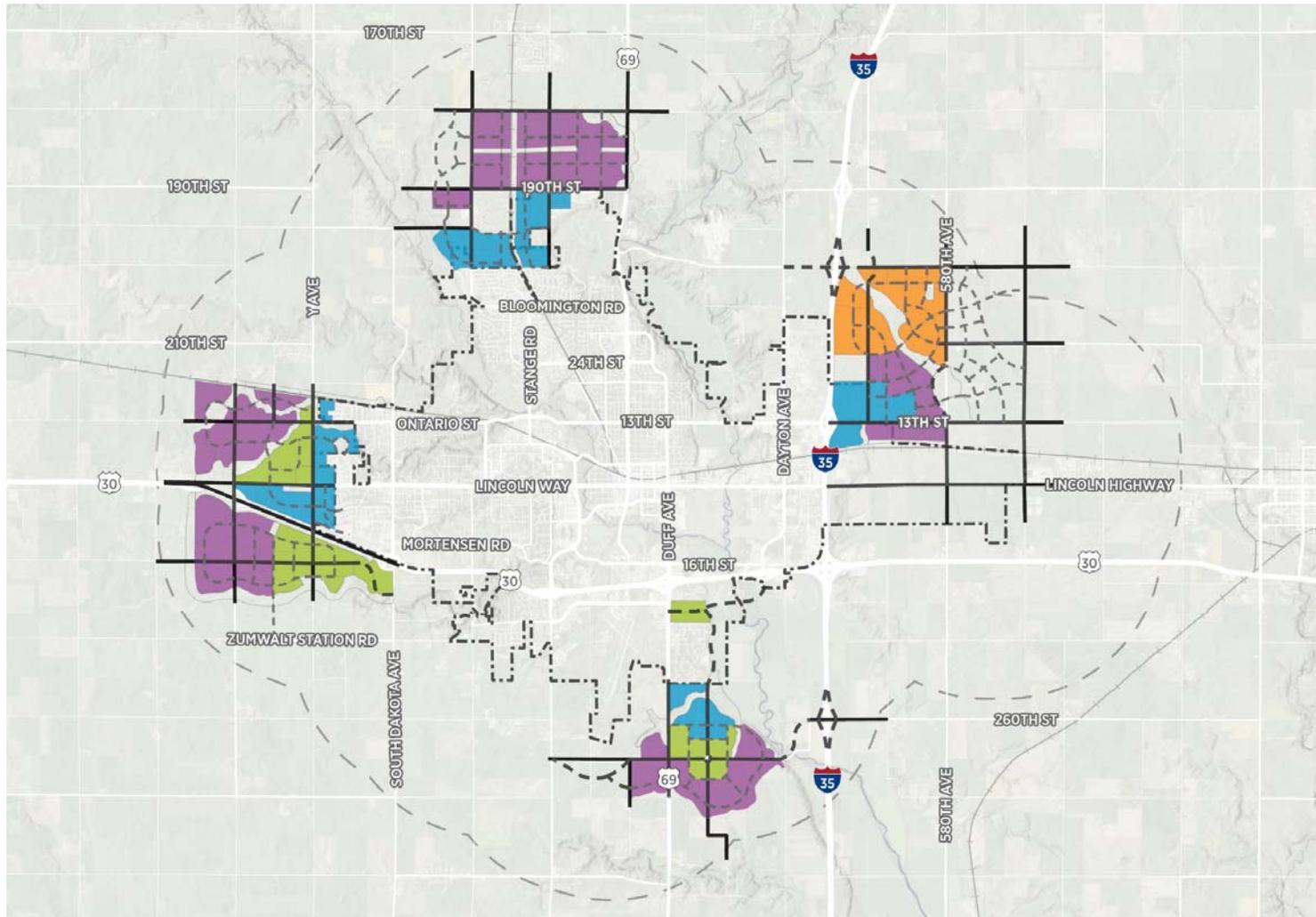
*Storm Sewer costs are incorporated in the street expenditures

Scenario Development Concepts

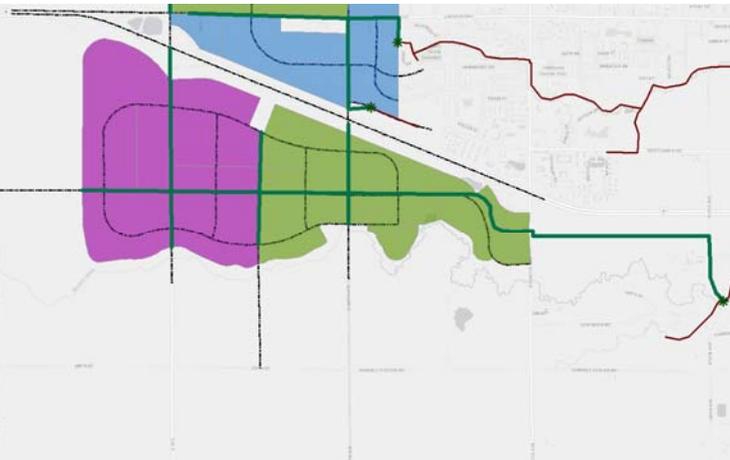
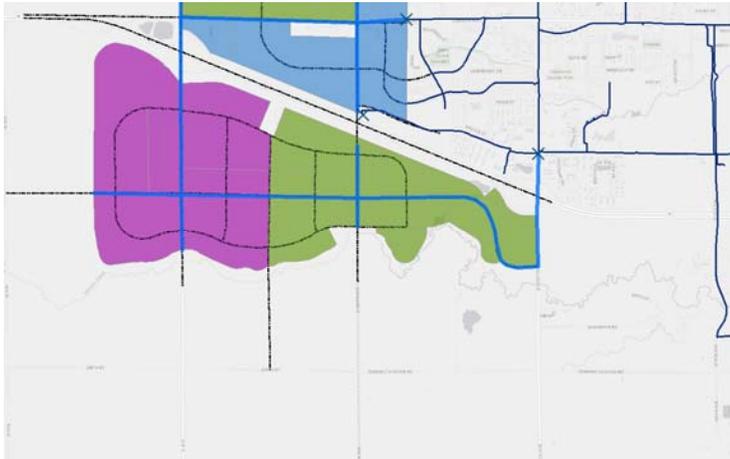


Development Tiers

- Tier 1
- Tier 2
- Tier 3
- Tier 4

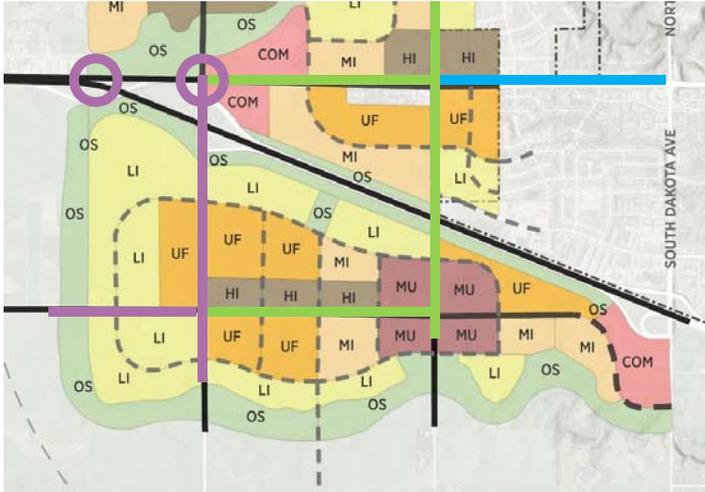


Southwest Growth Area



	Tier 2 ■	Tier 3 ■
Water	Distribution mains throughout Tier 2. (\$2.6M)	Distribution mains throughout Tier 3. (\$1.8M) Great pressure and service due to proximity to MAC Tank.
Sanitary	Requires 7,400' sewer extension into Tier 2 to connect to existing system along Worle Creek. (\$2.8M) Collection mains throughout Tier 2. (\$6.3M)	Collection mains throughout Tier 3. (\$4.8M) Does not create capacity concerns.

Southwest Growth Area



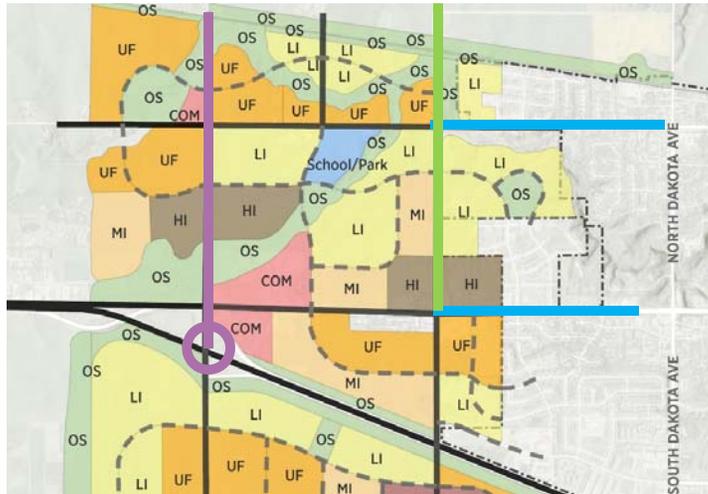
	Tier 2 	Tier 3 
Storm	<p>Maintain Worle Creek drainage way</p> <p>New storm sewers for street conversions</p>	<p>Maintain Worle Creek drainage way</p> <p>New storm sewers for street conversions</p>
Transportation	<p>3-lane urban conversion of Y Avenue and 240th Street in Tier 2, maintaining existing Highway 30 overpass (\$9M)</p> <p>Turn lanes and improved intersection control at US 30/Lincoln Way/X Ave intersections (\$3M)</p>	<p>3-lane urban conversion of X Avenue and 240th Street in Tier 3 (\$15M)</p> <p>Reconstruct US 30 / Lincoln Way and US 30 / X Ave interchanges (\$20M)</p>
Public Safety	No additional station needed with relocation of Station 2	

West Growth Area



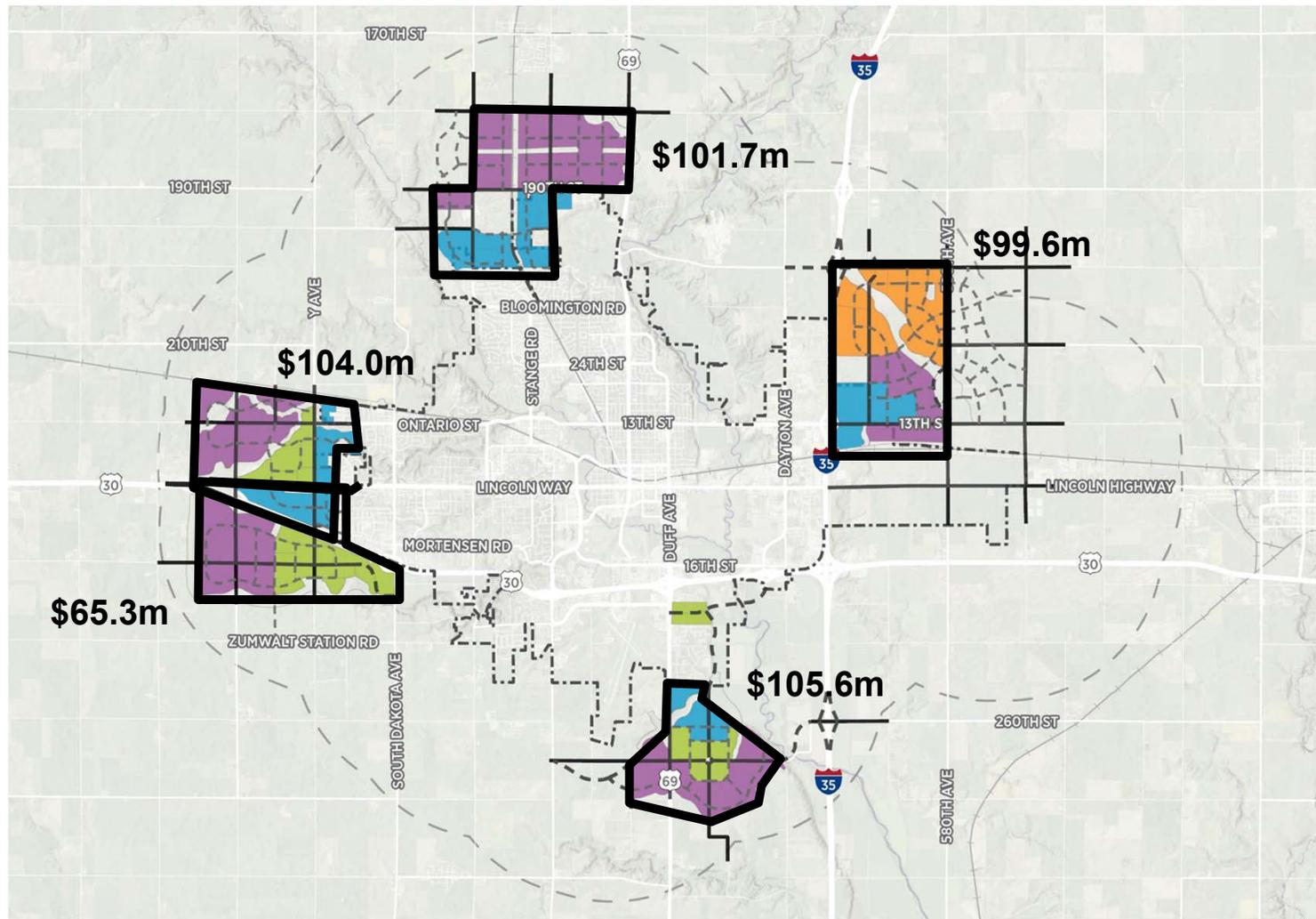
	Tier 1 ■	Tiers 2 and 3 ■ ■
Water	Distribution mains throughout Tier 1. (\$1.0M)	Distribution mains throughout Tier 2. (\$2.1M) Distribution mains throughout Tier 3. (\$2.6M) Great pressure and service due to proximity to MAC Tank.
Sanitary	Collection mains throughout Tier 1. (\$4.5M) Current project to address existing I/I concerns in downstream of Munn Woods.	Collection mains throughout Tier 2. (\$3.4M) Collection mains throughout Tier 3. (\$5.4M) Downstream Capacity Concerns with Tier 3 growth. Could require collection main connection to Southwest growth area and lift station at additional cost not yet included.

West Growth Area



	Tier 1 	Tier 2 	Tier 3 
Storm	<p>Maintain drainage way and wetlands east of Y Avenue</p> <p>New storm sewer with street extensions</p>	<p>Maintain drainage way between Y Avenue and X Avenue</p> <p>New storm sewer for street widening and extensions</p>	<p>Maintain drainage way north of Ontario Street</p> <p>New storm sewer for street widening and extensions</p>
Transportation	<p>Extend 4-lane divided Lincoln Way west to Tier 1 Growth area (\$8M)</p> <p>Extend 3-lane Ontario west to Tier 1 Growth area (\$6M)</p>	<p>Widen Y Avenue to 3-lanes from Ontario to Tier 2 Growth area south boundary (south of 240th St) (\$12M)</p> <p>Widen 240th Street to 3-lanes through Tier 2 Growth Area (~1.5 miles) (\$9M)</p> <p>Extend 4-lane divided Lincoln Way west to Tier 2 Growth area (\$16M)</p>	<p>Extend 4-lane divided Lincoln Way west to Tier 3 Growth area (\$2M)</p> <p>Widen X Avenue to 4-lanes through Tier 3 Growth Area (\$12M)</p> <p>Reconstruct US 30 / Lincoln Way and US 30 / X Ave interchanges (\$20M)</p>
Public Safety		<p>No additional station needed with relocation of Station 2</p>	

For Comparison: All 2040 Growth in One Center



Infrastructure Cost Comparison of Scenarios by Infrastructure

	North	East	South	Southwest	West
Water	\$10.8	\$8.5	\$6.8	\$4.4	\$5.7
Sanitary	\$11.9	\$32.1	\$8.8	\$13.9	\$13.3
Transportation	\$73.0	\$59.0	\$90.0	\$47.0	\$85.0
Fire Station	\$6.0				
Total	\$101.7	\$99.6	\$105.6	\$65.3	\$104.0

Note: Costs in millions 2019.

Infrastructure Cost Comparison by Tier

Area	Tier 1	Tier 2	Tier 3	Tier 4	TOTAL
North	\$ 16.1	\$ 4.0	\$ 81.6		\$ 101.7
East	\$ 10.6		\$ 72.0	\$ 17.0	\$ 99.6
South	\$ 20.3	\$ 46.1	\$ 39.2		\$ 105.6
Southwest		\$ 23.7	\$ 41.6		\$ 65.3
West	\$ 19.5	\$ 42.5	\$ 42.0		\$ 104.0
TOTAL	\$ 66.5	\$ 116.3	\$ 276.4	\$ 17.00	\$ 476.2

Note: Costs in millions 2019.