

**COUNCIL ACTION FORM**

**SUBJECT: RINGGENBERG PARK SUBDIVISION REVISED MASTER PLAN**

**BACKGROUND:**

On July 12, 2005, the City Council approved rezoning and a Master Plan for property located at the southwest corner of Cedar Lane and Oakwood Road, which became Lot 79 of the Ringgenberg Park Subdivision. The approved zoning designation is FS-RM (Suburban Residential Medium Density) and the Master Plan provided for 130 multi-family dwelling units on the 17.4-acre site. (See Location Map and current approved Master Plan attached.) The current zoning of surrounding properties is shown on an attached map.

Friedrich Development recently submitted a revised Master Plan for the property which generally differs from the approved Master Plan in the following elements (See Proposed Master Plan attached):

- The size of the subject property is reduced from 17.4 to 16.14 acres, due to dedication of street right-of-way along Oakwood Road.
- The number of proposed multi-family buildings is reduced from 13 to 12.
- The maximum number of proposed dwelling units is increased from 130 units to a maximum of 144 units (12 per building), an 11 percent increase.
- The net density of the proposed development is increased from 10.12 units per acre to 11 units per acre, a 9% increase
- Setback of buildings from the centerline of Oakwood Road is changed from 150 feet to a range of approximately 120 feet to 170 feet.
- All access from Suncrest Drive is removed and one access from Oakwood Road is added.
- Parking is moved from the perimeter to the interior.
- The landscape area is reduced slightly, but a significant portion of the open space is moved from the interior to the perimeter of the site.
- The width of landscape buffers is not specified.
- Mid-block walks are added connecting to walks to the south.
- The buildings change from 10 units in the two-story, 'big house' design concept to more conventional two-story, 12-unit multi-family buildings.

The proposed uses are permitted in the FS-RM zoning district with City Council approval of the revised Master Plan. The Master Plan is intended to be a general conceptual plan, recognizing that other codes and standards of the City will need to be met and that further detail will be provided in later steps of the process, including the required Preliminary Plat and Major Site Development Plan. Both of these plans also require City Council approval.

Staff has reviewed the proposed Master Plan in the context of the attached goals and objectives of the Land Use Policy Plan relevant to this project. Staff concludes that the proposed plan is compatible with the City's Land Use Policy Plan.

Staff also concludes that the proposal is consistent with the purpose of the Suburban Residential zoning district, which is to accommodate contemporary development patterns similar to development in the past 20 to 30 years. (Ames Municipal Code Section. 29.1202)

The Master Plan must also be consistent with the Suburban Residential Development Principles and Regulations. From the attached analysis of the proposal relative to these principles and regulations, staff has made the following conclusions and recommends the following conditions:

- Various Development Agreements provide for the bike path along the west side of Cedar Lane and the south side of Oakwood Road from the northeast corner of the site to the northwest corner of the site, including the frontage of the Ringgenberg farmstead.
- As traffic in this southwest part of Ames increases, a turn lane on Oakwood Road may be needed, for which Developer will deposit \$80,000 into an escrow account. The deposit will be made on a pro-rated basis as the dwelling units on the north side of this property are completed.
- In order to meet net density requirements, Outlot A should be designated both as Common Open Space and Future Development. It can be developed at a later time only after City Council approves a Master Plan and/or Plat documents that remove the Common Open Space Designation.
- The revised Master Plan should include the following landscape buffers of trees and shrubs, which are shown on the current approved Master Plan. All are to be installed with occupancy of the first residential units. These include the following buffers:
  - 50 feet on the north outside of the area planned for future utility line installation
  - 60 feet on the west
  - 20 feet on the east and south
- The proposed revised Master Plan shows building footprints with the shorter façade of each building facing either Oakwood Road or Sunset Drive, which should be a requirement of the Plan.
- The developer proposes to build two-story buildings. Making this a requirement of the Master Plan will better meet the standard for compatibility with surrounding development.

**With these conditions, staff concludes that the proposed Master Plan complies with Suburban Residential Development Principles and Regulations.**

**Planning and Zoning Commission.** On May 15, 2013 the Planning and Zoning Commission considered the proposed revised Master Plan. Members of the Commission raised the following questions and concerns:

- Potential traffic impacts and whether previous studies need to be updated
- Timing of completing the bike path along Oakwood Road
- Liability for ponds
- Why the plan has changed
- Storm water issues

Five people spoke in opposition to the revisions or identified the following concerns:

- Future number of units if farmstead parcel is redeveloped
- Increase in number of buildings fronting Suncrest Drive
- Connectivity of pedestrian and bike paths
- Existing plan is better fit in the community
- Storm water drainage and erosion
- Developing rental apartments rather owner-occupied condominiums
- Traffic safety due to offset intersections
- Need for new traffic study
- Need for completion of the Oakwood bike path
- Light pollution
- Style and fit of the proposed conventionally designed apartment buildings compared to the approved design of “Big House” concept condominiums, with specific reference to how the roofs, building materials and shape of the buildings fit with existing surrounding homes

Warren Madden, speaking for Iowa State University, neighboring property owner to the west, supported the proposed 60-ft landscape buffer along the west side of the project because the use of the University property will be agricultural for the foreseeable future. The University supports the completion of the bike trail from Christofferson Park to State Street early in the development process and is prepared to install the segment along the frontage of University property. The University also supports a new traffic study.

With a vote of four in favor, none against and one abstention, the Planning and Zoning Commission recommended that the City Council approve the revised Master Plan with the following recommended modifications to the Plan:

- a. Outlot A to be designated both as Common Open Space and Future Development;
- b. Add the following widths to the landscape buffers:
  - i. 50 feet south of the Oakwood Road right-of-way
  - ii. 60 feet on the west
  - iii. 20 feet on the east and south
- c. Add note that all landscape buffers are to be installed with occupancy of the first residential units;
- d. Add note that no buildings will exceed two stories;
- e. Add note that a shorter façade of each building shall face either Oakwood Road or Sunset Drive;
- f. Consideration be given to concerns that were raised relative to the bike path, traffic impact, drainage issues, and intersection locations.

In response to item “f” in the above recommendation of the Planning and Zoning Commission, staff has prepared the following additional information for Council’s consideration.

**Bike Path.** Representatives of the City, the University and the developer have met several times since that meeting and have made progress on determining where and how the bike path can be constructed. Design will be proceeding on the entire remaining Oakwood Road section. The cooperation of Iowa State University in implementing this project has been instrumental in the progress that is being made.

**Traffic Impact.** Before the rezoning of this property in 2005, a traffic impact study was completed. Based on that study, Cedar Lane has been constructed and a Development Agreement is in place providing funding for a turning lane at Cedar Lane if it is needed in the future. In 2010, the Long Range Transportation Plan was approved. As part of the basis for future transportation planning, it included the residential development of the subject property and the other property planned for future Urban Residential land use between Ringgenberg Park subdivision and University Boulevard. Other than the planned extension of Cottonwood Road connecting to University Boulevard as properties develop, the Plan did not identify any future roadway projects needed in this area. In the meantime, the quantity of residences planned in this area has been reduced by about 100 units.

**Drainage Issues.** The drainage pattern of the subject property is from south to north. It is a separate drainage area than the south portion of Ringgenberg Park subdivision that has been developed with single family detached homes. A portion of the property drains to the existing storm sewer on the south side of Oakwood Road. Due to localized flooding in this area during the severe storm events of 2010, federal funding was sought to improve this system but was not received. During the platting process, plans will be developed and presented for City Council approval to manage the storm water consistent with the ordinances, codes and standards of the City. These require that the rate that storm water leaves the site after it is developed may not exceed the rate it leaves the site in its pre-developed condition. The rate of storm water flow to existing storm drainage systems also may not exceed the capacity of those systems. These requirements must be met for various kinds of rainfall events.

**Intersection Locations.** One new intersection is proposed, a drive to Oakwood Road at the northwest corner of the site. City staff proposed this location as the least likely to have traffic conflicts, since across Oakwood Road is a narrow frontage of a large residential lot that already has access from Oakwood Road at a point further to the east.

#### **ALTERNATIVES:**

1. The City Council can approve the revised Master Plan with the following modifications to the Plan:
  - a. Outlot A to be designated both as Common Open Space and Future Development;
  - b. Add the following widths to the landscape buffers:
    - i. 50 feet south of the Oakwood Road right-of-way
    - ii. 60 feet on the west
    - iii. 20 feet on the east and south
  - c. Add note that all landscape buffers are to be installed with occupancy of the first residential units;
  - d. Add note that no buildings will exceed two stories: and
  - e. Add note that a shorter façade of each building shall face either Oakwood Road or Sunset Drive.
2. The City Council can approve the revised Master Plan without conditions or modifications.

3. The City Council can approve the revised Master Plan with other conditions or modifications.
4. The City Council can deny the revised Master Plan.
5. Action on this request can be postponed and referred back to City staff and/or the applicant for additional information.

**MANAGER'S RECOMMENDATION:**

At the May 15 Planning and Zoning Commission meeting, neighboring property owners expressed a number of concerns about the revised Master Plan. The Commission recommended that consideration be given to concerns that were raised about the bike path, traffic impact, drainage issues, and intersection locations. Additional information has been provided above to describe how these issues have been considered and will continue to be considered during subsequent steps of City Council approval required for this project to continue.

The developer has submitted a Master Plan for this site that is consistent with the Land Use Policy Plan and the purpose, principle and regulations of the Suburban Residential zone with certain modifications made.

**Therefore, it is the City Manager's recommendation that Alternative #1 be adopted, thereby approving the revised Master Plan with the following modifications:**

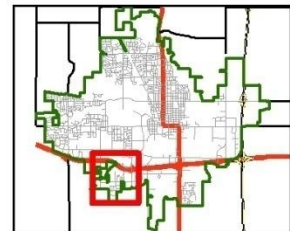
- a) **Designate Outlot A both as Common Open Space and Future Development;**
- b) **Add the following widths to the landscape buffers:**
  - i. **50 feet south of the Oakwood Road right-of-way**
  - ii. **60 feet on the west**
  - iii. **20 feet on the east and south**
- c) **Add note that all landscape buffers are to be installed with occupancy of the first residential units;**
- d) **Add note that no buildings will exceed two stories: and**
- e) **Add note that a shorter façade of each building shall face either Oakwood Road or Sunset Drive.**

This action will allow the developer to move forward with the project and to prepare the Preliminary Plat and Major Site Development Plan for future Council consideration.

# Location Map

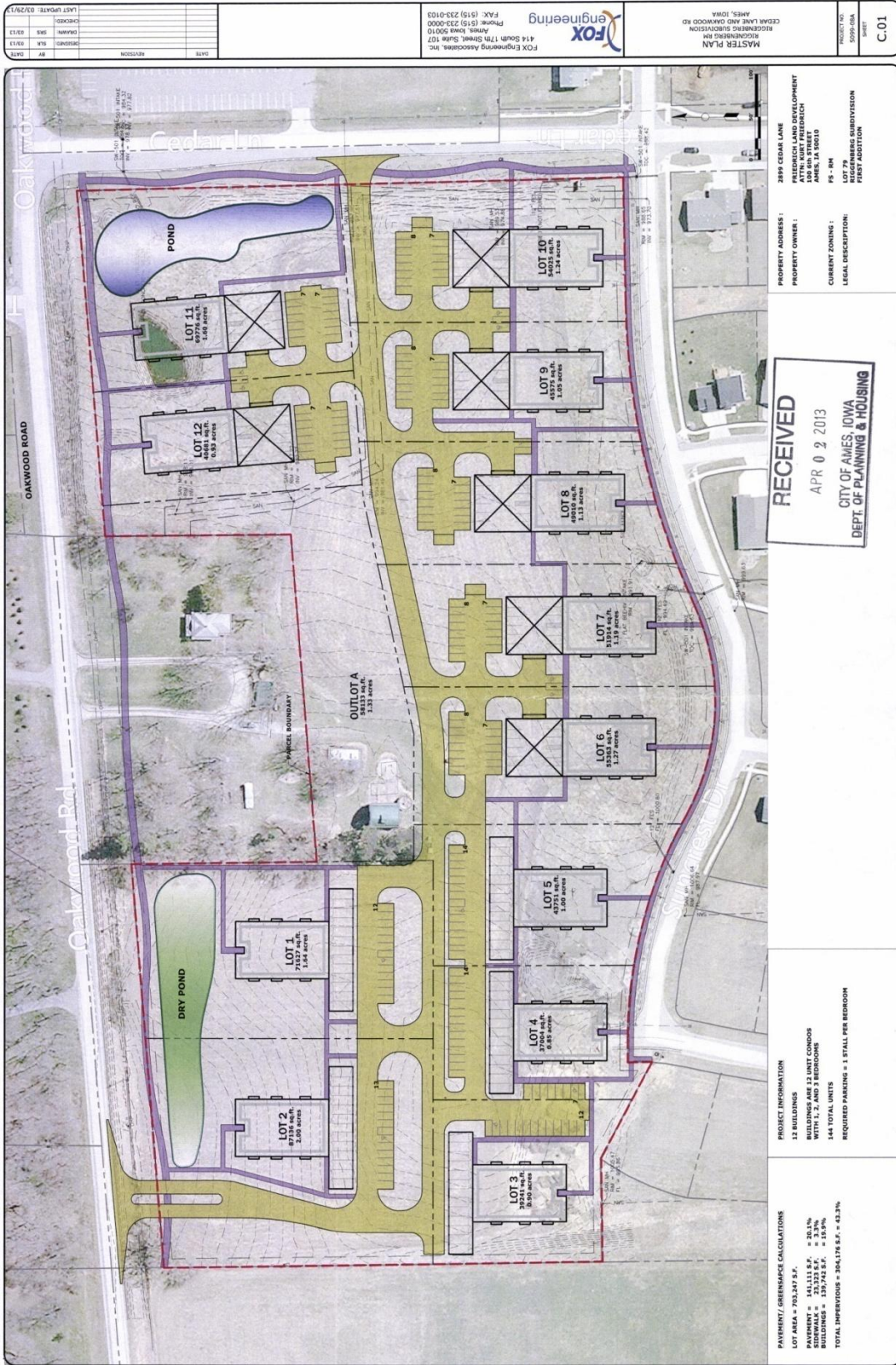


## Location Map Lot 79 Ringgenberg Park





# Proposed Revised Master Plan Sheet 1



**PAVEMENT/ GREENSPACE CALCULATIONS**

LOT AREA = 703,247 S.F.	
PAVEMENT = 141,115 S.F.	= 20.06%
STREETWALLS = 21,212 S.F.	= 3.02%
BUILDINGS = 130,742 S.F.	= 18.74%
TOTAL IMPERVIOUS = 393,069 S.F.	= 55.82%

**PROJECT INFORMATION**

12 BUILDINGS
BUILDINGS ARE 12 UNIT CONDOS WITH 1, 2, AND 3 BEDROOMS
144 TOTAL UNITS
REQUIRED PARKING = 1 STALL PER BEDROOM

**PROPERTY ADDRESSES:**  
2898 CEDAR LANE  
FREDERICK AND DEVELOPMENT  
ALTHEA KURT FREDERICK  
RIDGECREST RD  
AMES, IA 50010

**PROPERTY OWNER:**  
ALTHEA KURT FREDERICK  
RIDGECREST RD  
AMES, IA 50010

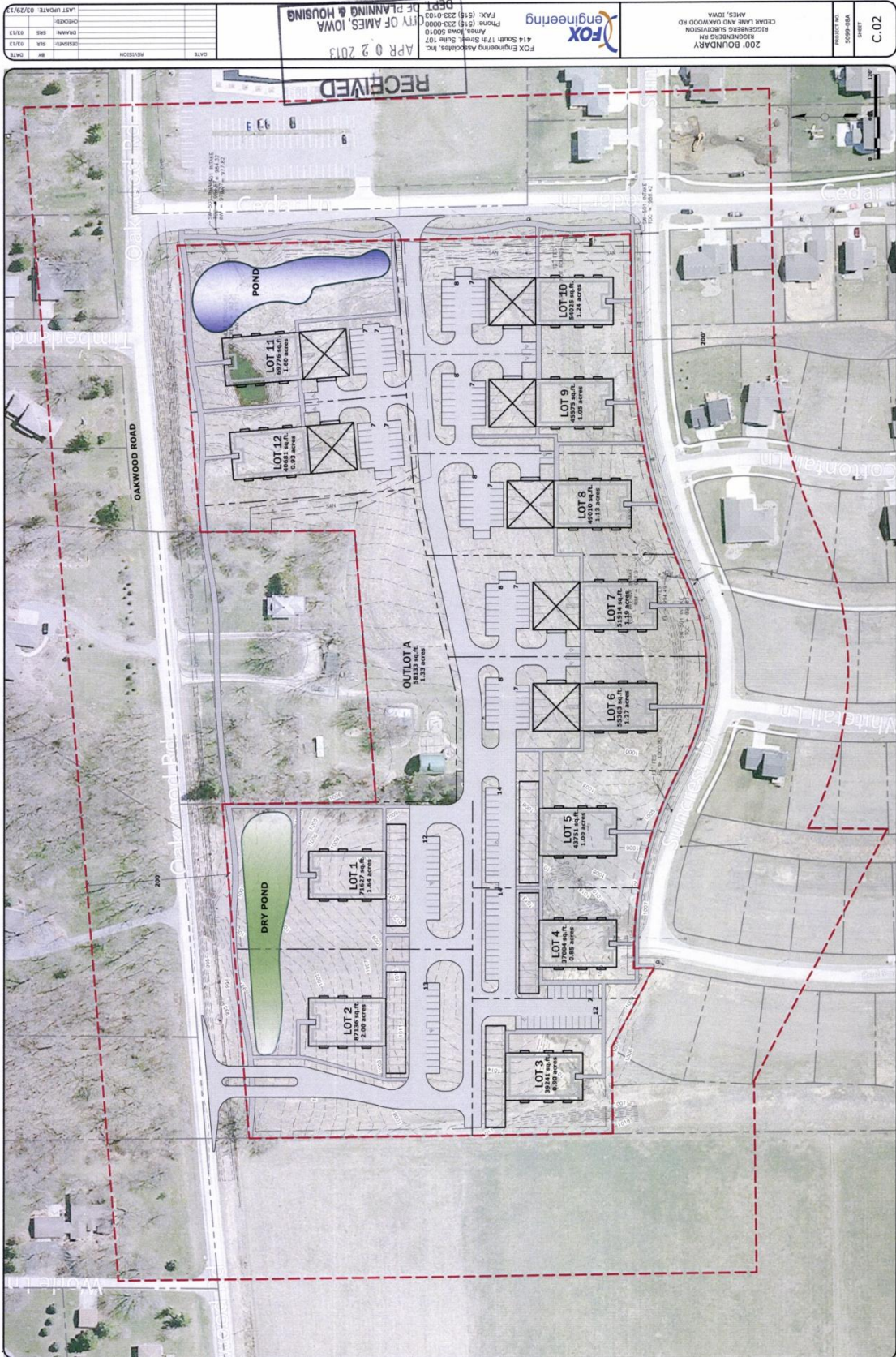
**CURRENT ZONING:**  
PS - RM

**LEGAL DESCRIPTION:**  
LOT 79  
RIDGECREST SUBDIVISION  
PLAT 100-10-10

DATE	BY	DESIGNED	SKD	CHECKED	DATE
FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 Fax: (515) 233-0103					
MASTERS PLAN CEDAR LANE AND OAKWOOD RD AMES, IOWA					
PROJECT NO. DDP-1004					
C.01					

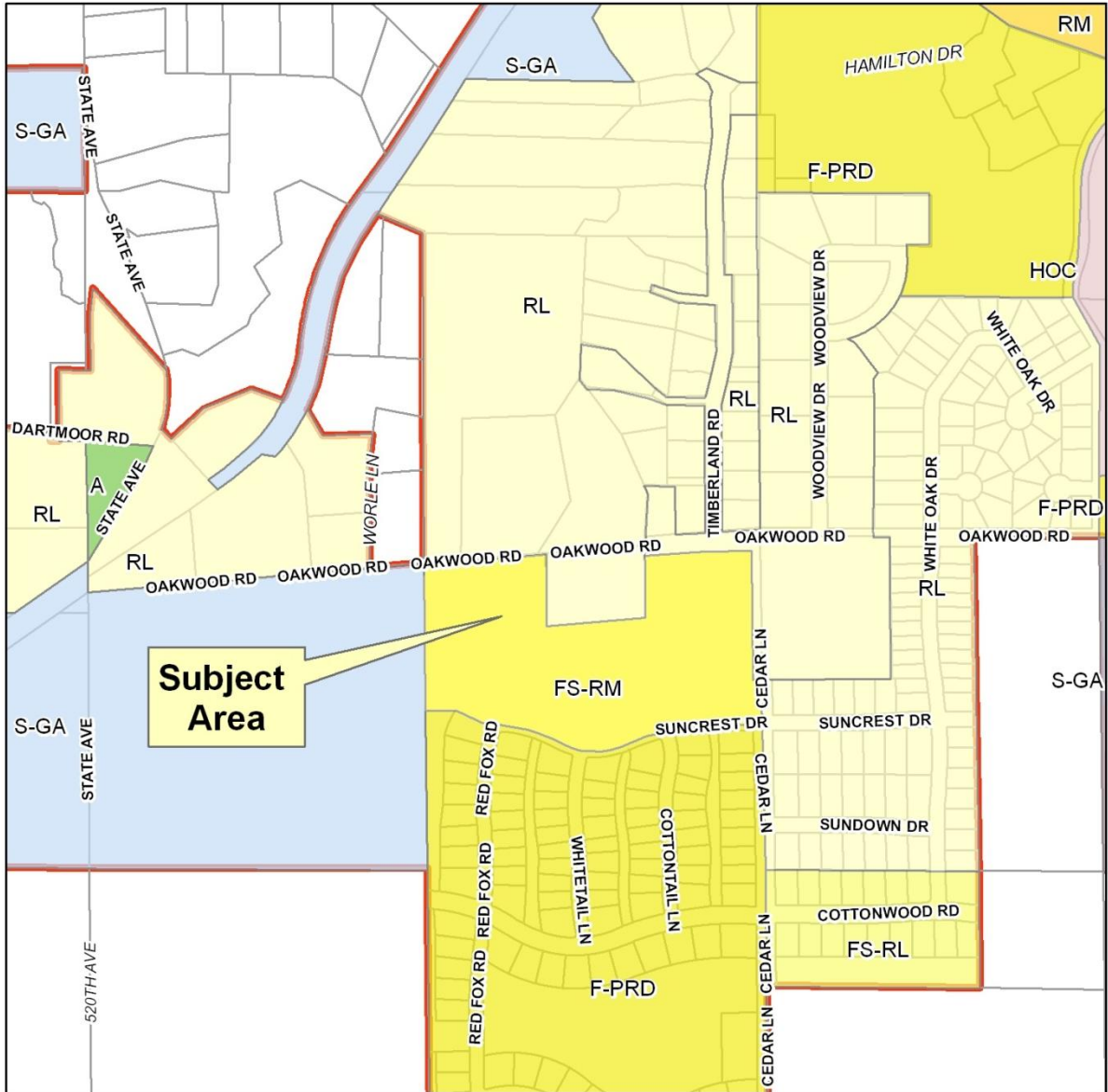


# Proposed Revised Master Plan Sheet 2



LAST UPDATE: 03/29/13 CHECKED: DRAWN: REVISION:	DATE: REVISION:	DEPT. OF PLANNING & HOUSING CITY OF AMES, IOWA APR 0 2 2013	<b>FOX Engineering</b> 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 Fax: (515) 233-0103	200' BOUNDARY CEDAR LANE AND OAKWOOD RD. RICHMOND PARK SUBDIVISION AMES, IOWA	SHEET 0000-CARL C-02
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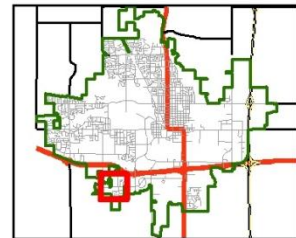
# Existing Zoning



## Existing Zoning Map Lot 79 Ringgenberg Park



- Residential Low Density "RL"
- Suburban Residential Low Density "FS-RL"
- Suburban Residential Medium Density "FS-RM"
- Planned Residence District "F-PRD"
- Government/Airport District "S-GA"



## **Suburban Residential Development Principles.**

From Ames Municipal Code Section 29.1202(2)

Property that is developed according to the Suburban Residential requirements shall create a development pattern that adheres to the following development principles:

**(a) A development pattern that contains generally distinct and homogeneous land uses. This development is to occur in the remaining in-fill areas and the targeted growth areas where the property owner does not select Village Residential development.**

- The developer intends to develop this site with multi-family dwelling units in 12-unit buildings. This development pattern will establish a distinct and homogeneous medium density residential use in an infill area of low density residential use within the Southwest II Allowable Growth Area.

**(b) An economic and efficient subdivision design with respect to the provision of streets, utilities, and community facilities with limited focus on building and development design integration and greater emphasis on vehicular mobility.**

- The developer has submitted a Master Plan that represents an economic and efficient design, using existing streets and existing and future walks and shared use paths. The proposed project maintains the previously approved land use and dwelling type, multi-family (apartment) residential units, with condominium ownership regime.

**(c) Effective landscape buffers between distinctly different land uses.**

The FS-RM zoning standards require a landscape buffer of at least 10 feet width in the setback area of a lot where it is adjacent to a lot zoned FS-RL. The proposed Master Plan illustrates landscaping around the site perimeter. The current approved Master Plan includes the following specific landscape buffers, consisting of a mixture of overstory, understory, and evergreen trees and shrubs:

- On the north, a landscape buffer with 50 feet outside the area of existing and future utilities. The land to the north of the subject site, on the north side of Oakwood Road, is zoned "RL" (Residential Low Density) and consists of detached single-family residences on large lots.
- On the west, a 60-foot landscape buffer adjacent to land owned by Iowa State University and in agricultural use.
- On the east and south, a 20-foot wide landscape buffer, where adjoining uses are a church and existing and proposed suburban style development of single-family detached residences.

- (d) The provision of common open space in residential areas, where the maintenance of the open space is the responsibility of those directly benefiting.**
- The zoning standards for the FS-RM zoning district require common open space to comprise a minimum of 10% of the gross area of the property. This common open space may not include land within required setback areas. The developer is proposing to provide approximately 57 percent of the site in open space. Walking trails will be extended throughout the provided open space. These walking trails will also connect to public bike paths that will be constructed on Cedar Lane and Oakwood Road, as well as to the public sidewalks in the proposed development to the south of the subject site.
  - The developer will establish a property owners association to maintain the open space on the site.
- (e) A development pattern that ensures compatibility in the design of buildings with respect to placement along the street, spacing, and building height; and provides for spaciousness and effective vehicular and pedestrian circulation.**
- The surrounding neighborhood is comprised of a variety of housing/building types, including a church, multi-family buildings, agricultural buildings, and one and two-story single-family residential homes. Therefore, in order to meet this standard, the current approved Master Plan restricts building height to two-stories and requires buildings to be set back a minimum of 50 feet from the perimeter of the site. The FS-RM zoning standards require multi-family buildings to be no more than 50 feet or four stories in height, whichever is lower, and require the buildings to be set back at least 25 feet from any of the street rights-of-way and 8 feet to 20 feet from the west property line, depending on the building height. Landscaping will be provided around the perimeter of the site.
- (f) A development pattern that is compatible with the surrounding neighborhoods and is consistent with the Goals and Objectives of the Land Use Policy Plan.**
- As mentioned previously, the surrounding neighborhood is comprised of a variety of housing/building types, including a church, multi-family buildings, agricultural buildings, and one and two-story single-family residential homes.
  - The goals and objectives of the Land Use Policy Plan (LUPP) that are relevant to this proposal are attached.

**Suburban Residential Regulations**  
From Ames Municipal Code Section 29.1202(6)

**Table 29.1202(6)**  
**Suburban Residential Floating Zone Suburban Regulations**

<b>SUBURBAN REGULATIONS</b>	<b>F-S ZONE</b>
Minimum Density Suburban Residential Low Density (FS-RL)	*The minimum average density for one and two-family dwelling units, two-family dwelling units, and single family attached dwelling units in areas zoned FS-RL shall be 3.75 dwelling units per net acre. Net acres shall be determined by subtracting from the gross acreage of a subdivision the land area devoted to the following uses or containing the following characteristics: <ol style="list-style-type: none"> <li>1. Public or private right-of-way;</li> <li>2. Common open space owned by the City of Ames or owned by property owners in common through a Homeowner's Association or a similar private entity</li> <li>3. Areas of severe slope where the topography exceeds 10% as determined by the Story County Soil Survey;</li> <li>4. Areas containing natural resources as identified in the Natural Areas Inventory of the City of Ames dated 1994.</li> <li>5. Areas reserved as an outlot or by easement to the city for planting as woodland, prairie, wetland or other native plant community.</li> <li>6. Stormwater detention areas and stormwater retention ponds required by the Ames Municipal Code or as a condition of a permit or other City approval.</li> <li>7. Areas reserved as an outlot or by easement to the city to protect natural archeological and/or historic features.</li> </ol>
Minimum Density Suburban Residential Medium Density (FS-RM)	The minimum density for property developed in the FS-RM zone shall be 10 units per acre.
Lot and Block Design Requirements	Block lengths that exceed 660 feet in length on a block face shall contain a mid-block cut through or cross walk to enable effective pedestrian movement through the block. From one street to another street on the opposite block face.
Open Space Requirement	A minimum of 10% of the gross area shall be devoted to common open space. A minimum of 15% of the gross area shall be devoted to common open space for back-to-back single family attached dwellings. Common open space shall be owned and maintained by the City of Ames or by a Homeowner's Association or a similar private entity.
Landscape Buffer Requirement	A landscaped buffer of 10 feet in width shall be provided in the setback area of any lot zoned FS-RM where the lot is adjacent to any lot zoned FS-RL. The landscaping shall adhere to the L.3 Standards as provided for in Section 29.403 of the ordinance.
Parking Requirements	Parking shall be provided to meet the requirement as set forth in Section 29.406 of this ordinance.

**Goals and Objectives of the Land Use Policy Plan**  
Relevant to Proposed Master Plan

**Goal No. 1.** Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Objectives. In managing growth, Ames seeks the following objectives.

- 1.A. Ames seeks to diversify the economy and create a more regional employment and market base. While continuing to support its existing economic activities, the community seeks to broaden the range of private and public investment.
- 1.B. Ames seeks to integrate its growth with an economic development strategy for the Central Iowa region.
- 1.C. Ames seeks to manage a population and employment base that can be supported by the community's capacity for growth. A population base of 61,000-73,000 and an employment base of up to 34,000 is targeted within the City. Additionally, it is estimated that the population in the combined City and unincorporated Planning Area could be as much as 67,000 and the employment base could be as much as 38,000 by the year 2030.

**Goal No. 2.** In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location and compatibility of growth with the area's natural resources and rural areas.

Objectives. In assuring and guiding areas for growth, Ames seeks the following objectives.

- 2.A. Ames seeks to provide at least 600 to 2,500 acres of additional developable land within the present City and Planning Area by the year 2030. Since the potential demand exceeds the supply within the current corporate limits, alternate sources shall be sought by the community through limited intensification of existing areas while concentrating on the annexation and development of new areas. The use of existing and new areas should be selective rather than general.
- 2.B. Ames seeks to assure the availability of sufficient suitable land resources to accommodate the range of land uses that are planned to meet growth. Sufficient land resources shall be sought to eliminate market constraints.
- 2.C. Ames seeks a development process that achieves greater compatibility among new and existing development.

- 2.D. Ames seeks a development process that achieves greater conservation of natural resources and compatibility between development and the environment.
- 2.E. Ames seeks to integrate its planning with that of Story County and surrounding counties in assuring an efficient and compatible development pattern, and in assuring that there are adequate agricultural resources to serve the region.

**Goal No. 3.** It is the goal of Ames to assure that it is an “environmentally-friendly” community and that all goals and objectives are integrated with this common goal. In continuing to serve as a concentrated area for human habitat and economic activity, Ames seeks to be compatible with its ecological systems in creating an environmentally sustainable community.

Objectives. In assuring the community’s “environmental-friendliness”, Ames seeks the following objectives.

- 3.A. Ames seeks to provide biodiversity through the inclusion of plant and animal habitats. Their inclusion shall be provided through such methods as conservation management, protection, replacement, etc.
- 3.B. Ames seeks to maintain and enhance the value of its stream corridors as drainageways and flood management areas, plant and animal habitats, recreational and scenic areas and pathways for linking the overall community.
- 3.C. Ames seeks to protect and conserve its water resources for the following purposes: aquifer protection; water quality protection; user conservation management; plant and animal life support; water-borne recreation; scenic open space; and, provision of a long-term/reliable/safe source of water for human consumption and economic activities.
- 3.D. Ames seeks to protect and conserve its energy sources for the following purposes: energy consumption reduction through provision of an integrated multi-modal transportation system, and through land use practices that minimize vehicular trips; user conservation management; material recycling; and, long-term/reliable/safe source for the support of human and economic activities.
- 3.E. Ames seeks to protect and enhance its air quality and sky access for the following purposes: maintaining an atmosphere that is free of foreign particles and undesirable odors; oxygen enrichment through plant life; glare and ambient light management for night sky viewing; noise transmission management; and, provision of a long-term/reliable/safe source of clean air for the support of human and economic activities.

**Goal No. 4.** It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe and attractive environment.

Objectives. In achieving an integrated community and more desirable environment, Ames seeks the following objectives.

- 4.A. Ames seeks to establish more integrated and compact living/activity areas (i.e. neighborhoods, villages) wherein daily living requirements and amenities are provided in a readily identifiable and accessible area. Greater emphasis is placed on the pedestrian and related activities.
- 4.B. Ames seeks to physically connect existing and new residential and commercial areas through the association of related land uses and provision of an intermodal transportation system.
- 4.C. Ames seeks to psychologically connect the various living/activity areas through closer proximity of residential areas and supporting commercial uses, common design elements and inclusion of community amenities such as parks and schools. The connections should promote community identity.

**Goal No. 5.** It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Objectives. In defining the growth pattern and timing of development, Ames seeks the following objectives.

- 5.A. Ames seeks to establish priority areas for growth in which there are adequate and available land resources and infrastructure to meet the major development requirements through the year 2030.
- 5.B. Ames seeks to attract public and private capital investment in the priority areas for growth on a concurrency basis (i.e. having infrastructure available at the time of development approval). Public capital improvements (e.g. trunk lines and a major street system) could be used to leverage the location of development ; the availability of land.
- 5.C. Ames seeks the continuance of development in emerging and infill areas where there is existing public infrastructure and where capacity permits.
- 5.D. Ames seeks to have the real costs of development borne by the initiating agent when it occurs outside of priority areas for growth and areas served by existing infrastructure.
- 5.E. Ames seeks to integrate its planning with that of Story County and regional planning agencies.

**Goal No. 6.** It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.



Objectives. In increasing housing opportunities, Ames seeks the following objectives.

- 6.A. Ames seeks to increase the overall supply of low and moderate-income housing through the following means: (1) conservation of such units in existing areas that are not designated for redevelopment or intensification; and, (2) inclusion of such units in new market-driven housing developments through zoning incentives.
- 6.B. Ames seeks to establish densities of a net average 5.6 dwelling units per acre in maximizing the number of housing units in new areas.
- 6.C. Ames seeks to establish higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development.
- 6.D. Ames seeks to make housing ownership and rental more available and accessible through relieving the current constraints to land supply/availability. Relief is sought through increasing the supply of land by the following means: (1) releasing lands for development that are currently controlled by institutions; (2) annexing new lands; and (3) expediting development by targeting areas for public and private cooperative efforts.



June 4, 2013

Mayor Ann Campbell  
City of Ames  
515 Clark Ave.  
Ames, IA 50010

RE: Ringgenberg Executive Apartment Condominiums project

Dear Mayor Campbell:

The purpose of this memo is to provide support for the proposed project being brought forward by Kurt Friedrich relative to a new apartment complex in south central Ames. As proposed, this project will provide multi-family units for working professionals and young families. This is an obvious need in our community as evidenced by the work of the Chamber and Iowa State University to attract businesses to the industrial park and Dayton Avenue

The effort to increase multi-family housing would be a great start to attract new young families and workers to live in our community and has been a serious need for a long time. The fact that the project is very close to the research park can only serve to attract the target population and enhance the continued growth of Ames.

My support for this project centers on advocating for the Ames Community Schools and the possibility that young families will mean increased student enrollment, the basis in the public education funding formula and in the programming possibilities for kids.

Ames has lots to offer and this project has the potential to keep us vibrant and growing. Please give the project your strongest consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Taylor", written in a cursive style.

Tim E. Taylor, Ph.D.  
Supt.  
Ames Community Schools