

**COUNCIL ACTION FORM**

**SUBJECT:** STREET CLOSURE FOR UTILITY SERVICE INSTALLATION AT 2300  
LINCOLN WAY

**BACKGROUND:**

The property owner at 2300 Lincoln Way is currently in the process of constructing a new apartment building in place of the old Campus Book Store. The site requires a new water service for fire protection and domestic water, a new sanitary sewer service, and reconnecting the existing storm sewer. In order to properly install these utility connections, closure of Lynn Avenue will be necessary to perform the work. A map of the area is shown in Attachment A.

*The Municipal Code* requires that City Council approve temporary closures of those streets that are classified as arterials or are active CyRide routes, which is the case with Lynn Avenue (Gold Route #22).

Due to the locations of the utility connections, this work will require the closure of Lynn Avenue for approximately 15 calendar days to safely accommodate the new water service installation. The property owner has proposed to begin the work the week of Saturday, November 15, to allow for any complications due to weather. Access to the University Towers and the Memorial Lutheran Church will be maintained at all times, as well as safe pedestrian access through the area. The timing of the work will minimize the impact to CyRide and to area students by taking advantage of the Iowa State University Thanksgiving holiday break. Should the work be completed sooner than the total 15 day closure request, the street will be reopened to traffic at that time.

**Staff worked with the project manager for this development to contact the property owners on Lynn Avenue from Lincoln Way to Chamberlain regarding the closure. The letter distributed to the property owners is included in Attachment A. CyRide will re-route bus service during the street closure by continuing the route to the west on Knapp Street and then north on Welch Avenue.**

**ALTERNATIVES:**

1. Approve the closure of Lynn Avenue, as noted above, to facilitate the installation of the needed utility services.
2. Direct staff to work with the property owner to determine exact alternate dates to conduct the utility service installation.

**MANAGER'S RECOMMENDED ACTION:**

By granting the closure Lynn Avenue, City Council would be facilitating the best possible coordination between the City and the property owner for this project, as well as providing the means to keep this major Campustown renovation project on schedule.

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

October 16, 2014

University Towers  
111 Lynn Avenue  
Ames, IA 50014

Dear Property Manager,

The purpose of this letter is to notify you of a pending request to the Ames City Council for closure of Lynn Avenue at the Lincoln Way intersection for a short duration this fall 2014. As many of you know, Opus is well underway with construction of a new 6 story mixed-use building known as "The Foundry" located at the corner of Lincoln Way and Lynn Avenue (2300 Lincoln Way).

Our objective is to gain permission to close Lynn Avenue in order to install water, sanitary, and storm connections to the existing city utility services located in the street. We have already accomplished redesign efforts in order to minimize our work in the city's right-of-way, such as locating connections in close proximity to one another. By doing this, we have reduced the size of street excavation required to install the new underground utility services.

The specific area of street closure will be along our eastern property line extending across Lynn Avenue. It is our plan for our neighbors (University Towers to the south and Memorial Lutheran Church to the East) to maintain access to Lynn Avenue throughout construction. We also plan to maintain safe pedestrian traffic by keeping the city sidewalk east of Lynn Avenue open during this time. Please refer to the attached "Lynn Street Closure Map" dated 09-26-2014 for a visual.

We are specifically requesting the permission to close down Lynn Avenue for a period of approximately (2) two weeks starting on Saturday, November 15<sup>th</sup> 2014 and ending on Sunday, November 30<sup>th</sup> 2014. The reason we selected these dates was to minimize (as much as possible) the disruption to local bus routes as well as student traffic. During these 15 calendar days, we plan to install our required utility lines and repair the street to allow for normal traffic starting Monday, December 1<sup>st</sup> 2014.

We appreciate your consideration and cooperation.

Respectfully,

Colin E. Judd  
Associate Project Manager  
Opus Design Build, L.L.C.

Jeff Mertens  
Senior Project Manager  
Opus Design Build, L.L.C.

[illegible]

**PROPOSED BUILDING**  
FFE = VARIES  
(SEE ARCHITECTS PLANS)

**PROPOSED BUILDING**  
FFE = 99.00  
(SEE ARCHITECTS PLANS)

**5 STALLS**  
9' (TYP.)

**7" PCC PAVEMENT**

**7" PCC PAVEMENT**

**4" SUMP CONNECTION**

**45° BEND**

**ST-1 SW-401, 48" DIA. TYPE-F**

**ST-2 SW-401, 60" DIA.**  
STA = 1+75.00'  
FL IN = 90.16 [P-1]  
FL IN = 89.48 [EX-27 IN]  
FL OUT = 89.48 [EX-27 OUT]  
(FIELD VERIFY)

**6" FIRE**  
**6" DOMESTIC**  
COORDINATE WATER  
WITH ARCHITECTS PLANS

**COORDINATE STORM CONNECTION**  
12" STORM TO EX. MH

**CRITICAL CROSSING**  
TOP OF STORM = 92.34

**8" SANITARY FL = 93.00**

**29" OF 8" SAN @ 1.0%**

**8" WATER MAIN**

**EXISTING 3/4" COPPER**

**REMOVE WATER SERVICE AT THE MAIN PATCH PCC**

**8" x 8" TAPPING VALVE AND SLEEVE**

**REMOVE AND REPLACE PAVEMENT 8" PCC SECTION**

**DROP MH - SW 307**  
RIM = 98.10  
EXISTING MAIN FL = 86.25  
FL IN = 92.71  
DROP FL IN = 87.25

**LYNN AVENUE (66')**  
P.C.C. SURFACE (WIDTH VARIES)

**STORM MH**  
RIM = 98.15

**DETECTABLE WARNING PAD**

**DETECTABLE WARNING PAD**

**CLEAN OUT**  
**GREASE INTERCEPTOR**  
FL = 95.19

**7" PCC PAVEMENT**

**4" SUMP CONNECTION**

**SE CORNER**

**[P-2] 50 L.F. 15 in. STORM @ 5.50%**  
**HDPE OR SDR 35**

**[P-1] 25 L.F. 15 in. STORM @ 5.50%**

**89° 58' 42" E 161.94'**  
**REC. AD 89° 00' 10" E 161.92'**