

**CITY COUNCIL WORKSHOP
NOVEMBER 18, 2014**

**HOUSING DEVELOPMENT
BEGINNING THE DISCUSSION**

Housing Development Overview

2

- **Purpose of Workshop**
 - Begin discussion of citywide housing topic prior to Council dealing with individual high density residential requests
 - Review land use policy plan goals relationship to residential development
 - Provide overview of 2014-15 multi-family development and requests
 - Summarize single family development information
 - Obtain direction regarding Council priorities for development requests and City Council Goals

Land Use Policy Plan Vision

3

- “A New Vision” Basis of Plan (pg. 16) (Vision Statements pg. 124)
 - Allowable Growth Areas (formerly Targeting Growth)
 - Seeking more expansion areas while limiting intensification of existing areas
 - Addressing existing and new development areas differently
 - Providing connections for people, places, and activities
- Principles for guiding Goals:

#1 Planning and Management

#6 Housing Opportunities

#2 Developable Area Provisions

#7 Mobility and alternative transportation

#3 Environmental-friendliness

#8 Downtown as a central place

#4 Sense of Place and connectivity

#9 Economic expansion and diversification

#5 Cost-effectiveness and efficient growth

#10 Cultural heritage preservation

Land Use Policy Plan Goals Summary

4

- Housing development issues are interrelated
 - **Goal 1** Plan and manage growth within City's capacity and preferences.
 - **Goal 2** - Availability of suitable land for commercial, industrial and residential. Guide character, location, and compatibility.
 - **Goal 3** - Environmentally sustainable community, minimize impacts on natural resources and use planning to minimize vehicle trips support multi-modal transportation.
 - **Goal 4**- Create and connect place and character, support neighborhood development and services
 - **Goal 5**- Cost effective and efficient growth

Land Use Policy Plan Goals Summary

5

- Continued...
 - **Goal 6** Housing opportunities and wide range of choices. Provide for affordable housing, minimum densities, and high density development where designated with use and appearance compatibility.
 - **Goal 7** – Transportation system support and expansion
 - **Goal 8** - Downtown as a focal point
 - **Goal 9**- Economic development expansion and diversification
 - **Goal 10**- Cultural Heritage and Historic Preservation

Land Use Policy Plan Goals Summary

6

- Multi-family housing needs would be met through:
 - Intensification of Campustown, Downtown, South Lincoln
 - Medium Density development with Suburban Residential Zoning or Villages
 - Did not plan for new High Density Residential areas
- High density residential has been determined on a case-by-case review of need and location, e.g.
 - Mortenson/South Dakota 2004
 - S. 16th/Grand 2003 and 2010
- RH LUPP Amendments have been a change from Commercial or Institutionally owned land

Multi-Family Development

7

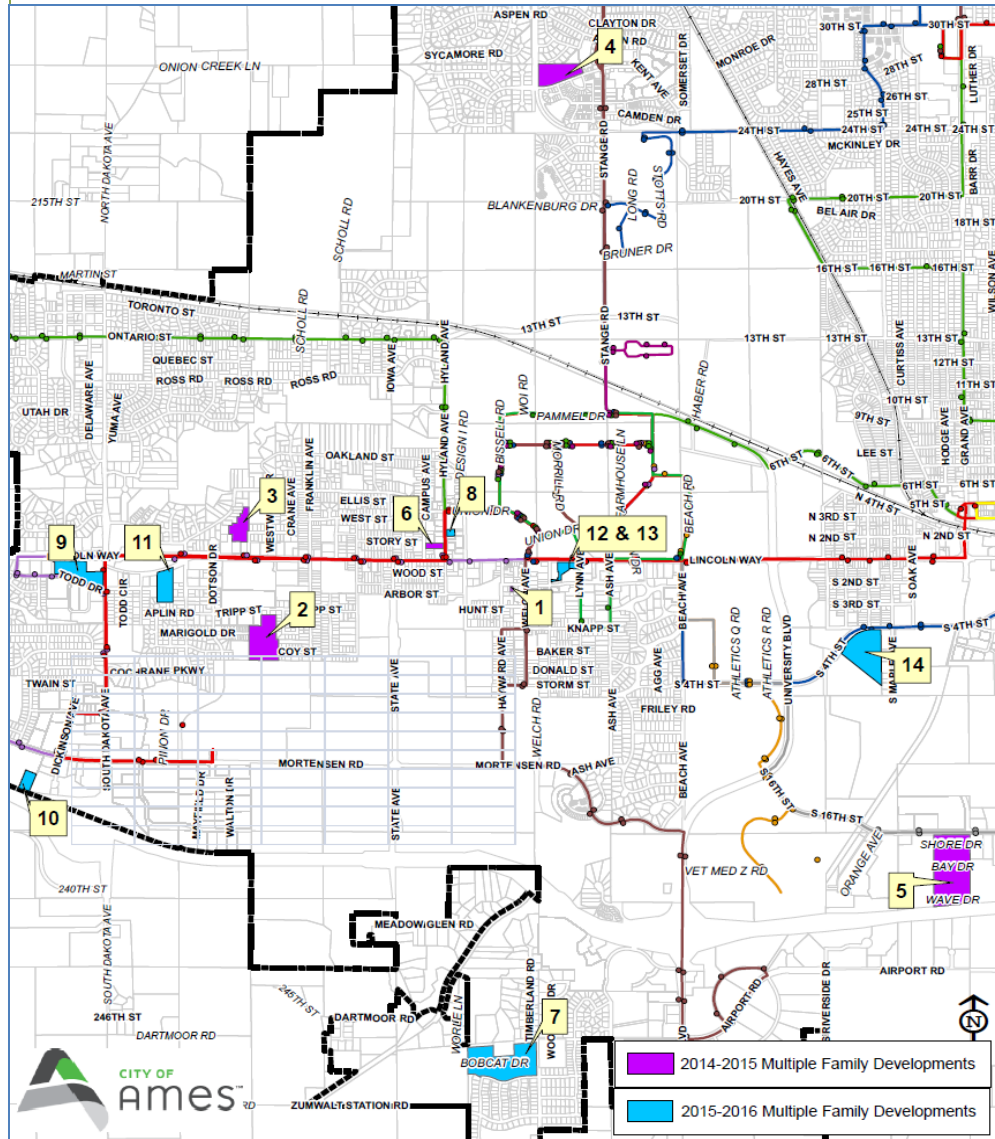
Apartment Units/Bedrooms Constructed or Under Construction (2010 –October 2014)

<i>Year</i>	<i>Apartments Building Permits Issued</i>	<i>Iowa State New Construction</i>	<i>Senior & Group Living Facilities Building Permits Issued</i>
2010	95 Units 211 BR		
2011	356 Units 872 BR		
2012	279 Units 563 BR		
2013	286 Units 824 BR	720 BR	
2014	344 Units 998 BR		123 Units 182 BR
Total Units & Bedrooms 2010-2014	1,360 Units 3468 BR (5-yr Average: 272 units/694 BR)	720 BR	123 Units 182 BR

Additional Pending or Proposed Estimated Bedrooms (as of October 1, 2014)

<i>Site Plan Review (Staff Approval)</i>	<i>Zoning with Master Plan</i>	<i>Iowa State Buchanan Hall Site</i>	<i>Total</i>
730 BR	200 BR*	700 BR	1630 BR

Projected New Development Occupancy Map



2014-2015 Developments

ID	Development	Units	Beds
1	Chamberlain	8	40
2	Southfork 5th	18	36
3	Westwood Village	24	72
4	Somerset	48	96
5	Copper Beech	219	660
6	125 Hyland	13	44
Totals		330	948

2015-2016 Developments

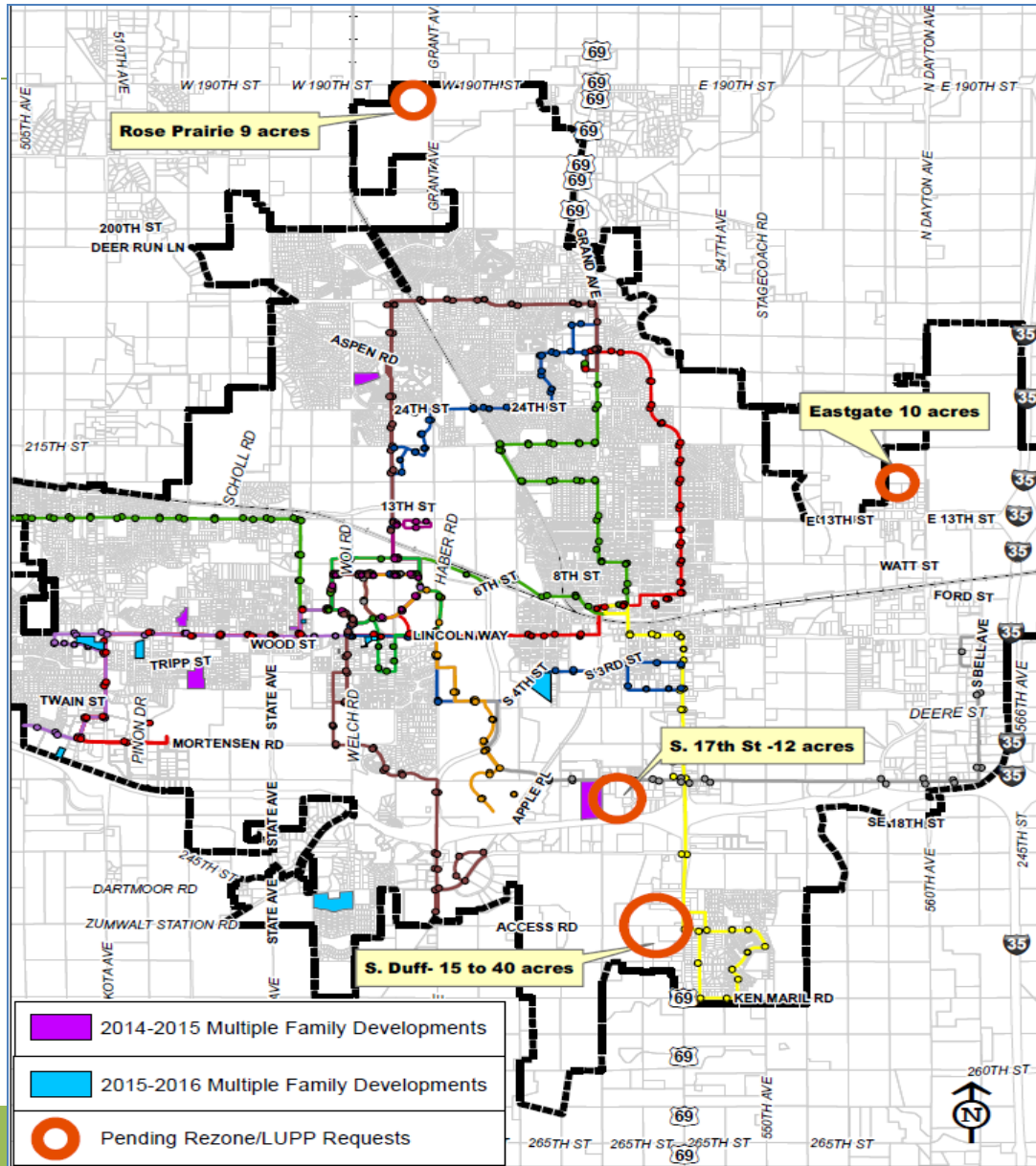
ID	Development	Units	Beds
7	Ringgenberg	96	192
8	140 Hyland	8	16
9	Todd/Lincoln Way	70	125
10	4710 Mortensen Road	35	108
11	Lincoln Swing	85	260
12	Gilbane Development	96	144
13	OPUS Development	53	144
14	1204 4th Street	134	376
Totals		577	1365

Multi-Family Development

9

- Active requests for additional rezoning or LUPP amendments to High Density:
 - S. 17th Street Rezone Commercial to RH- 12 acres
 - Eastgate LUPP Commercial to RH-10 acres
 - S Duff LUPP Commercial to RH-15 to 40 acres
 - Rose Prairie Rezone to PRD for high density- 9 acres
 - Hunziker GW Carver to PRD for condos in low density- 4 acres
- Estimated development totals of the above requests:
 - Approximately 60 gross acres
 - Approximately 700- 1,400 units
 - 1,600-4,200 bedrooms (*assumes mix of unit types with an average of 2 to 3 BR*)
- Buildout of these sites would be over next 2 -5 years in a high demand rental market
- Additional preliminary inquiries include-
 - Campustown, West Lincoln Way, and Research Park/Wessex Expansion Areas

Current RH Development and Requested RH



Single Family Development

11

- Single-family development characterized as attached or detached.

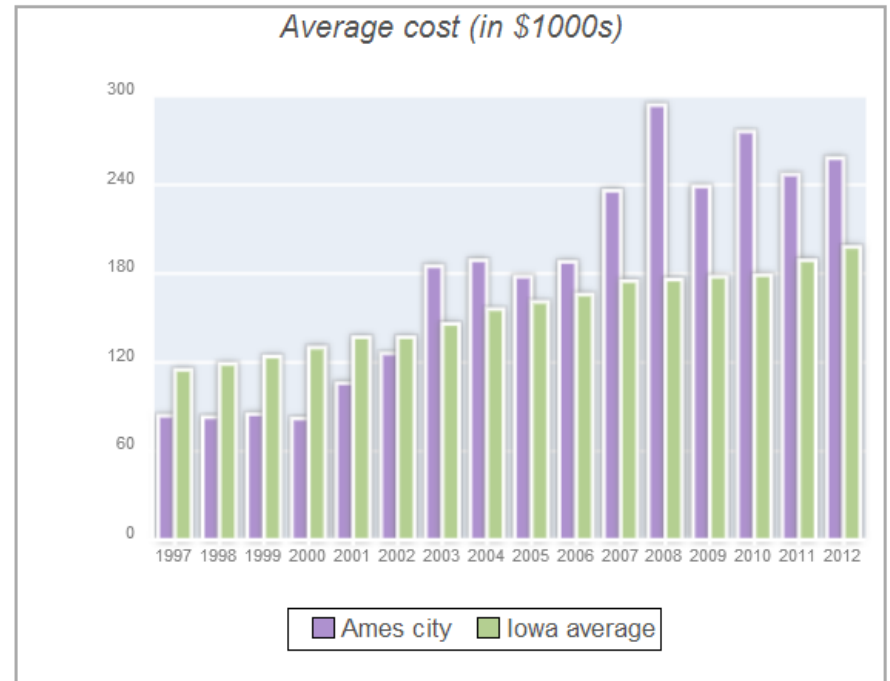
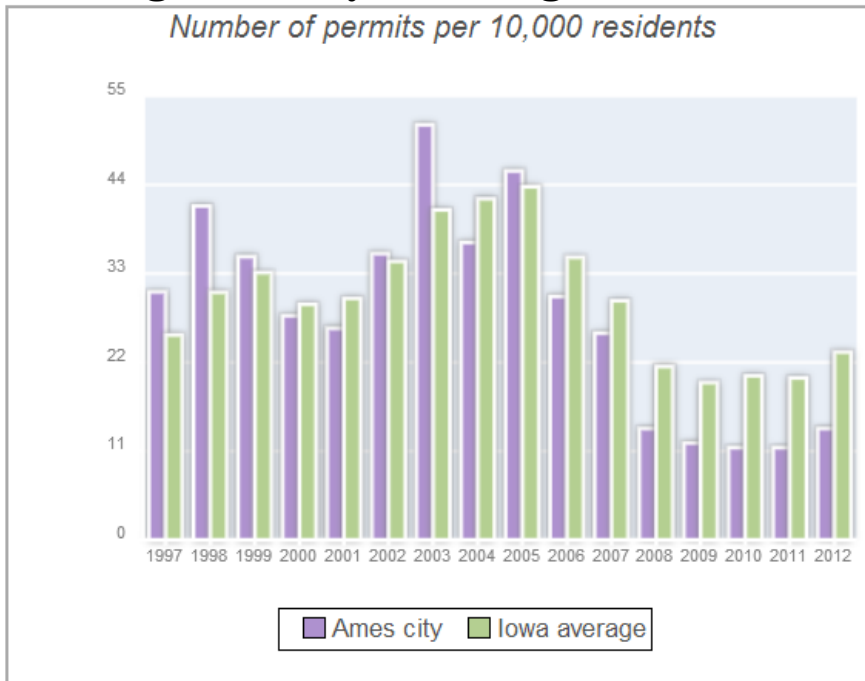
	2010	2011	2012	2013	2014-November
Single-Family Detached	49	54	68	83	55
Single-Family Attached	9	4	2	43	28
SF Totals	58	58	70	126	83

- Ten year average for SF is 105 units per year.
- SF housing production peaked 2003-2005
 - Averaged 195 SF Detached and 43 SF Attached over these three years

Single Family Building Permit Trends

12

Single-Family Building Permits



Source: city-data.com

- ACS 5-yr avg. Median home or condo value 2011 \$171,341 (it was \$125,300 in 2000)
- ACS 5-yr avg. Median Family income \$79,628 2012 (it was \$56,439 in 2000)

Single-Family Development

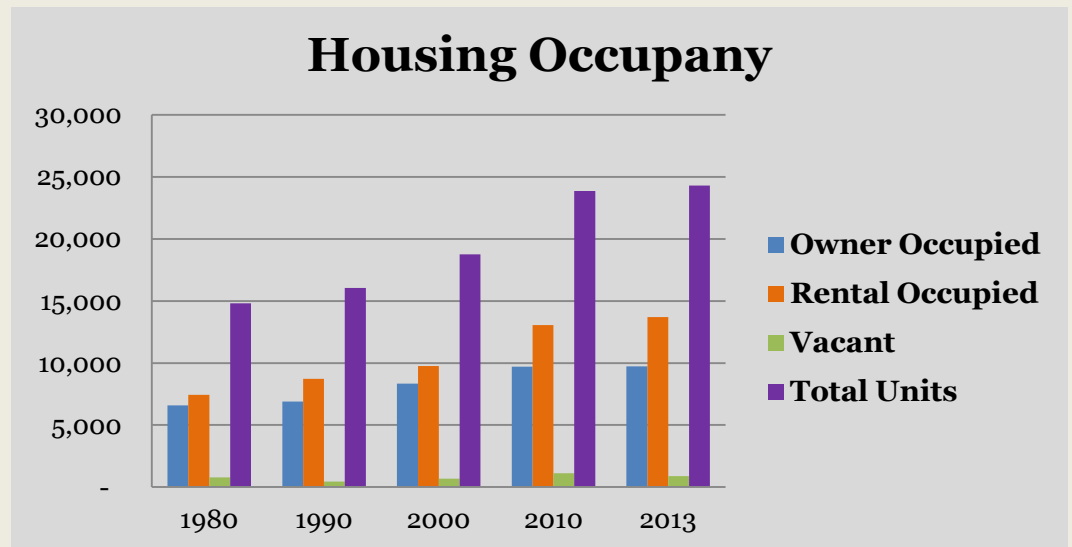
13

- Most of the near terms lands are built out, e.g.
 - Ringenberg, Sunset Ridge, and Northridge Heights, Sommerset
- Next wave of single family is North Growth
 - Quarry Estates ≈ 160 SF units
 - Hunziker properties ≈ 220 SF units
 - Rose Prairie ≈ 700 SF units
 - Scenic Valley Subdivision = 150 SF units
 - Ames Golf and Country Club (abutting City) ≈ 25 SF units

Housing Statistics

14

- Ames has a history of the majority of its housing units as Multi-Family
- ACS 2013 estimates 48% as SF Buildings and 52% as MF Buildings
- Census provides a count of owner/rental households
 - Vacancy varies between 5.3% and 2.8%



LUPP Assumptions

15

- Population Projections can be met in Growth Areas, if developed, without accommodating requests for additional RH land
- Growth Areas largely undeveloped past 10 years
- North Growth starts in 2014
- Potential need of 5,000 to 7,000 housing units over next 16 years, dependent on housing types and household sizes

[This is an average of 412 units a year](#)

2008 Growth Area Study Assessment	
Ames population 2010	58,965
Population Capacity for growth inside city limits 2008	3,000
Capacity for growth within North Allowable Growth Area	3,000
Capacity for growth within Northwest Allowable Growth Area	8,995
Capacity for growth within Southwest Allowable Growth Area	9,375
Total Population of existing City and Fringe Area at total buildout	83,372

Council Discussion

16

- **City Council Direction for LUPP Update:**
 - Work with the current Vision and Goals
 - Look at our residential housing needs, variety of housing, etc.
 - Review our Growth Area Planning
 - Integrate needed concepts and trends
 - Consider if there is potential for infill
 - Assess the potential for Lincoln Way as a Corridor Plan
 - ✦ Consider Lincoln Way and how it ties neighborhoods and the City together
 - ✦ Commercial/Employment Uses
 - ✦ Infill Housing
 - ✦ Transportation options, coordinate with adjacent uses and neighborhoods
- **Council Goal-Address Housing Needs**
 - Explore ways to encourage availability of all types of housing
 - Investigate ways to increase availability of affordable housing
 - Reevaluate building and zoning codes to determine if changes should be made to improve the existing housing stock at a lower cost

Council Discussion/Direction

17