

COUNCIL ACTION FORM

SUBJECT: STREET AND PARKING CLOSURES TO ACCOMMODATE THE CONSTRUCTION OF AN APARTMENT AT 2311 CHAMBERLAIN

BACKGROUND:

The property owner at 2311 Chamberlain is currently in the process of constructing a new apartment building behind the existing University Towers Apartments located at 111 Lynn Avenue.

Lynn Avenue

The site requires a new water service (for fire protection and domestic water), a new sanitary sewer service, and connection to 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.

Policy dictates 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 sanitary sewer service connection, this work will require the closure of Lynn Avenue for approximately 7 calendar days to safely accommodate the installation. Due to utility conflicts in the area, the exact dates of the closure cannot be determined. Installation of storm sewer and water service connections will take place while maintaining traffic on Lynn Avenue.

Access to the Memorial Lutheran Church will be maintained at all times, as well as safe pedestrian access through the area.

The timing of the work may will affect CyRide. Staff discussed the potential closure with CyRide and if necessary, Gold Route #22 will be routed west on Chamberlain Street, then north on Welch Avenue.

Chamberlain Street

Additionally, the project will require the closure of the north half of Chamberlain Street to accommodate project deliveries and to provide a staging area for construction for the project duration. **The project is estimated to be completed in August 2016.** Two-way traffic will be maintained on the south half of Chamberlain Street during the project. The developer will rent the metered parking stalls on both the north and south sides of Chamberlain Street within the project limits for the duration of the project. (See Attachment A)

Staff is requiring that the project manager for this development notify the property owners on Lynn Avenue and Chamberlain regarding these proposed changes in traffic patterns and parking availability.

ALTERNATIVES:

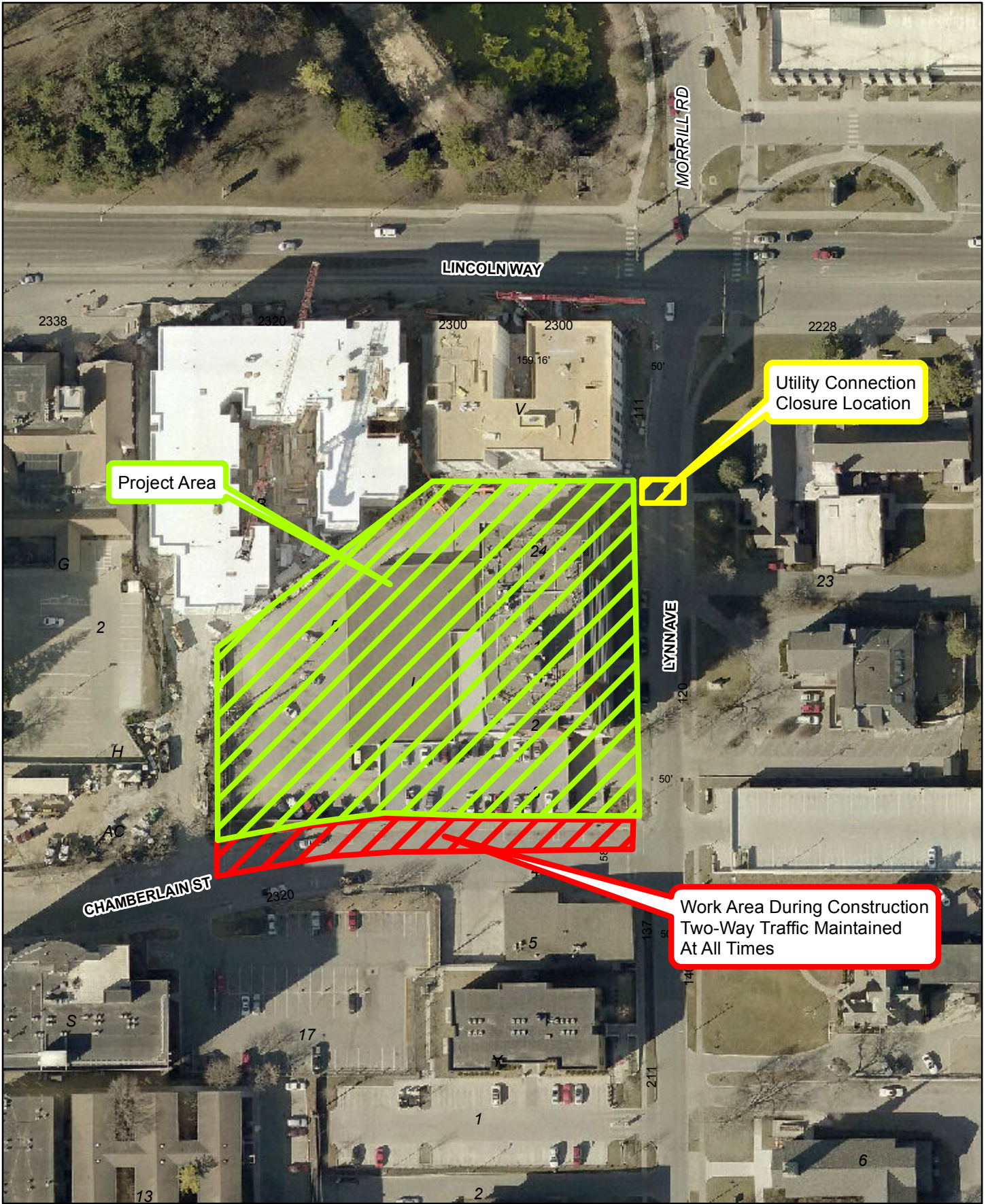
- 1a). Delegate to staff the ability to administratively approve the closure of Lynn Avenue to facilitate the installation of the sanitary sewer service and direct staff to work with the property owner to determine exact alternate dates to conduct the utility service installation and
- 1b). Approve the closure of the parking spaces along Chamberlain as shown on the attached map, shifting the two-way traffic flow to the south half of the road until August 2016.
2. Delegate to staff the ability to administratively approve only the closure of Lynn Avenue to facilitate the installation of the sanitary sewer service and direct staff to work with the property owner to determine exact alternate dates to conduct the utility service installation.
3. Approve only the closure of the parking spaces along Chamberlain as shown on the attached map, shifting the two-way traffic to the south half of the road until August 2016.

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 project on schedule. The closure on Lynn Avenue is scheduled to be completed before any ISU home football games.

The extensive roadwork over this summer has caused a significant amount of frustration among our residents. While the Municipal Code grants the staff the authority to approve the request regarding traffic and parking changes along Chamberlain, because the duration of the proposed disruption is for 12 months, the staff's believes that City Council should make the final decision regarding this unusual request.

The developer has maintained that there is not sufficient off-street area to accommodate their construction efforts. Assuming that the City Council would like to facilitate the renovation that is occurring in Campustown even in the face of the traffic and parking disruption that will result from this request, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1. This alternative will approve the requests involving both Lynn Avenue and Chamberlain Street as described above



Project Area

Utility Connection Closure Location

Work Area During Construction
Two-Way Traffic Maintained
At All Times

Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product should be field verified. This Product is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the User.



Attachment A
2311 Chamberlain
Project Area Map



Scale: 1 in = 100 ft
Date: 8/4/2015