

COUNCIL ACTION FORM

**SUBJECT: STREET CLOSURE FOR UTILITY SERVICE INSTALLATION AT 2311
CHAMBERLAIN**

BACKGROUND:

The property owner at 2311 Chamberlain Street is currently in the process of constructing a new apartment building behind the existing University Towers building (111 Lynn Avenue). The site requires a new storm sewer structure and pipe installation. In order to properly install these items, 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 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 Monday December 21, 2015 over the ISU winter break. This schedule does allow for some flexibility in the schedule to ensure the street is open prior to the ISU spring semester. 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 winter 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 will work with the project manager for this development to contact the property owners on Lynn Avenue from Lincoln Way to Chamberlain Street regarding the closure. A copy of the notification to area residents and businesses is also in Attachment A. Staff also reached out to CyRide and Iowa State University and they concur that the timing and duration of the closure is acceptable.

ALTERNATIVES:

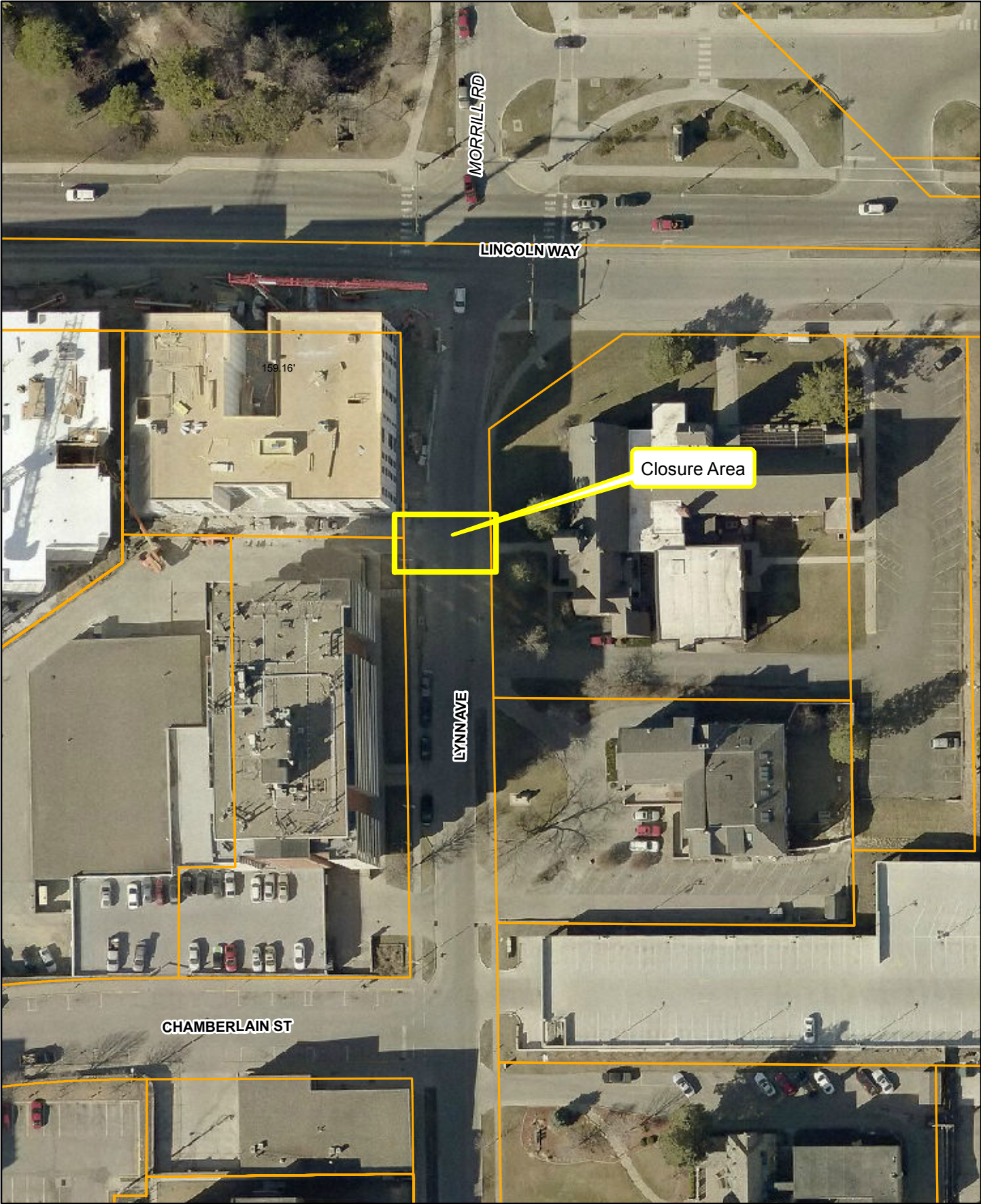
1. Approve the closure of Lynn Avenue, as noted above, to facilitate the installation of the needed storm sewer.
2. Direct staff to work with the property owner to determine exact alternate dates to conduct the utility service installation.

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.

Attachment A



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, merchantability and fitness for or the appropriateness for use rests solely on the User.



Lynn Avenue Closure



Scale: 1 in = 75 ft
Date: 11/19/2015



November 18, 2015

**RE: The Edge Student Housing Project, 2311 Chamberlain Street
Temporary Road Closure Notification / 110 Block of Lynn Avenue**

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 just south of the Lincoln Way intersection for a short duration this fall 2015. As many of you know, McShane is well underway with construction of a new 7 story mixed-use building known as "The Edge" located at 2311 Chamberlain Street.

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 approximately 125 feet south of the Lynn Avenue and Lincoln Avenue intersection and extending across Lynn Avenue. It is our plan for our neighbors (The Foundry to the North and Memorial Lutheran Church to the South) 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" for a visual.

We are specifically requesting the permission to close down Lynn Avenue for a period of approximately (2) two weeks starting on Monday, December 21st 2015 and ending on Friday, January, 8th 2016. 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 Saturday, January, 9th 2016.

We appreciate your consideration and cooperation. Respectfully,

Derek Lewis
Assistant Project Manager
McShane Construction Company

Brian Wood
Project Manager
McShane Construction Company