

COUNCIL ACTION FORM

SUBJECT: ADAPTIVE REUSE PLAN AMENDMENT TO CONSTRUCT A NEW BUILDING AT 2801 GRAND AVENUE

BACKGROUND:

In 2012, an Adaptive Reuse Plan/Major Site Development Plan (ADP) was approved for North Grand Mall that allowed changes to the existing building, construction of new buildings, and parking and landscaping improvements to the developed areas of the site. Adaptive reuse allows for some flexibility in design features to encourage retention of significant buildings in unique situations. The purpose of the adaptive reuse provisions in Section 29.306 of the Ames Municipal Code are stated as an intent to foster the renovation and reuse of structures that have historic, architectural, or economic value to the City and are vacant or at risk of becoming underutilized, vacant or demolished. It was determined previously that the North Grand Mall was of significant economic value to the City to support its adaptive reuse and allowances for waivers to certain parking and landscaping standards.

At that time, the plan focused on construction of new buildings at the south end of the site where the Kohl's building and other retailers are located. The plan also included a location for a future restaurant (referred to as Restaurant F) on Lot 2 in the northeast corner of the site, near the intersection of Grand Avenue and 30th Street, along with other assorted landscaping and parking improvements to the site (Attachment C). **The improvements planned for the north side of the site have not been completed and are the subject area of the proposed amendment (Attachment A).** A separate vacant area to the south of Fazoli's was also identified for a future Restaurant G, which has not been approved or built. There is a pending application for a fast food restaurant at that location.

Although the entire site is divided into different ownership, the site is viewed as one plan for all the properties due to the shared use of parking, access, and landscaping amenities with the 2012 Plan. The Walgreens property was not included as part of the 2012 ADP.

The applicant, Brent Haverkamp, representing the North Grand Mall ownership, submitted an application for approval of an amendment to the Adaptive Reuse Plan for development of a multi-tenant building that is approximately 7,166 square feet with a drive-through located at the northeast corner of the North Grand Mall site. The project also includes construction of sidewalks along the main driveway entrance from Grand Avenue to the Mall and the entrance from 30th Street to the Mall. The project includes a long-term plan for the redesign and improvement of the parking lot in the northeast corner of the site to enhance landscaping and restriping of the parking lot similar to the previously approved parking plan.

The Planning and Zoning Commission reviewed an initial submittal at its July 17th meeting for a proposed amendment to the 2012 Adaptive Reuse Plan (ADP) for a building with a front facing the mall and North Grand Avenue while having both a drive through tenant

space and a separate pick-up only tenant space with a patio along the east façade of the building. At that meeting, the Commission asked the applicant and staff for additional information on locating the proposed building closer to the street and enhancing architectural details and landscaping. The Commission was interested in the viability of siting the building near the corner to establish an architectural presence and for an opportunity to expand the outdoor patio space and make it a more inviting feature of the project.

Subsequent to the P&Z meeting, staff met with the applicant and explored additional options for building location and design details. The Planning and Zoning Commission reviewed example corner layouts from staff at its August 7th meeting and a revised submittal from the applicant that kept the building in its same location, but eliminated the pick-up window lane and enlarged the outdoor space on the east side. The current plan presented for Council approval was recommended for approval by the Commission with conditions at its August 7th meeting with a 5-0 vote. The applicant has made adjustments to the plan reflecting the Commission conditions for walkway connections and staff recommendations for realignment of the drive through exiting as are now presented to the City Council.

PROJECT DESCRIPTION:

The updated proposal includes a building designed for multiple tenants, with the south tenant bay designed as a drive-through facility. The drive-through lane would wrap the building with menu board on the west side and the service window located on the south façade. The front of the building will face Grand Avenue and will have a large outdoor patio. The patio will have planters and landscaping along the eastern edge to provide a barrier between the useable patio space and the parking lot. The west façade will function as a rear façade of the building not intended for customer access. The new sidewalk from Grand to the main entrance with associated parking and landscaping changes is also part of the Plan. (Attachment F). The overall disturbed area with new impervious surfaces is under the one-acre storm water threshold of Chapter 5b of the Municipal Code.

The Building

The building is designed as a one-story three bay one-story retail building with entrances on the east side of the building, facing Grand Avenue. The east side of the building will have a patio immediately adjacent to the building. The building materials are a mix of brick and fiber cement panels. The mix of building materials and colors will provide dimension to the building both visually and physically helping create a tenant identify within an intensity and cohesive design. The storefront glazing is also consistent with the character of the use and area. The variety of architectural features creates an appealing building aesthetically for its prominent location. Building elevations are included within Attachment F.

The Parking

The overall parking count for the mall site is as it exists today is approximately 1793 parking spaces. The existing parking layout will be impacted due to construction of this building and required circulation. Four existing rows of parking at the north end of the parking lot will be removed (167 spaces). New parking will wrap the new building, providing 75 stalls. This area is part of a larger lot, Lot 2 of Streets of North Grand Mall Subdivision.

Ultimately, there is a plan for the reconstruction and restriping of all of the parking area along North Grand, however, a timeline for the overall implementation has not been provided at this time (Attachment B).

With the proposed building requiring parking at a 4 stalls/1,000 square foot ratio, an additional 29 spaces would be needed to maintain the overall parking ratio for the site that was established with the 2012 plan. The 4 stalls/1,000 ratio is an amalgamation of retail and restaurant/entertainment parking rates unique to this site.

The North Grand Mall operator has also notified staff that it intends to lease space for a fitness facility, which is an allowed use in the zoning district, and to account for this new use as part of ADP. However, fitness uses require a higher parking ratio of 5 stalls/1,000 square feet compared to the approved standard since it was not addressed as an existing use in 2012. Additionally, the Orange Theory fitness facility (approx. 2,500 sq. ft.) was addressed in the same manner by staff. These uses are permissible under current conditions with their higher parking rates due to the small surplus of spaces indicated on the 2012 ADP, before accounting for the construction of any additional new buildings.

Parking Demand Calculations

Use*	Square feet	Ratio	Parking Required
Mall-“Commercial” (Existing Buildings per approved 2012 Plan)	416,783	4/1,000	1,667
Fitness Facilities (Existing Building Tenants)	20,500	5/1,000	103
New Building (2801 Grand)	7,166	4/1,000	29
Total Demand			1,799

* These figures do not account for temporary seasonal sales uses such as the Holub’s nursery

Staff’s calculations based upon the approved and proposed plans, and existing conditions, results in a change from 1793 parking spaces that exist today to 1703 spaces with the construction of the new building, and 1723 spaces upon the complete reconfiguration of the northeast parking lot. These figures do not include the Walgreen’s site or the vacant area at the south end of the site intended for a future restaurant.

The end result of the changes in tenants and new construction is a calculated demand of 1,799 spaces while providing for 1,723 with development of the new building. The applicant proposes approval a reduced parking requirement that has a stated number of parking spaces. This leads to a ratio of less than 4/1,000 with a parking ratio of approximately 3.75/1,000 square feet for commercial uses and 5/1,000 square feet for fitness uses at a combined level of approximately 3.88 spaces per 1,000 square feet of gross floor area overall.

The Landscaping

The 2012 ADP included allowances for reduced landscaping compared to Zoning Ordinance requirements of overall landscape percentages and specific planting requirements. Since that time, the City has also changed its landscaping requirements for parking lots and front yards. If this site were to comply with the current landscaping code

(Section 29.403(1)) an increase in trees, shrubs and grasses would be required compared to the 2012 approval.

The overall front yard planting plan includes ornamental trees and mix of grasses and shrubs, but the quantities of planting do not comply with the requirements of the current landscaping regulations. The landscaping along North Grand is similar to prior trees and shrub design standards while the 30th Street landscaping is more similar to current requirements with the inclusion of grasses. The proposed front yard planters are a minimum of seven feet along 30th Street and vary from seven to five feet along Grand Avenue reflecting the existing curb line. Current standards require a minimum yard depth of 10 feet with a reduction to seven feet when necessary to meet minimum parking requirements.

In addition to the front yard planting requirements, the landscaping code would require eight parking lot trees for the proposed plan in the area of the new building and parking. The proposed plan includes six trees in the area of the new building and two additional trees further south near the main entrance. New parking lot planters will be included with the future parking lot improvements. Planters within the existing parking lot will need to be excavated out to meet design and soil content requirements of the landscape standards.

Since this is an Adaptive Reuse Plan, waivers to required landscaping can be approved by the City Council. The City Council has the ability to decide that the landscaping as shown on the site plan is adequate for the purpose of enhancing the site and supporting reinvestment. Staff has included a condition related to the type of plantings for parking lot trees to incorporate appropriate shade trees rather than ornamental trees and for landscaping to be done with the construction of the new building. Future parking lot improvements and restriping are recommended to be deferred.

Other Features

The proposed plan shows changes to the main entrance to the mall (traffic signal at 28th Street). The changes are consistent with the improvements approved in 2012 for a sidewalk on the north side of the driveway connecting to the main mall entrance. This will be installed with approval of this amendment and prior to occupancy of the new building. The proposed plan also includes a direct sidewalk connection to the new building from Grand Avenue and a sidewalk along the 30th Street driveway to provide a connection to the mall and to the new building. The applicant has included an internal walkway connection as between the JC Penney sidewalk and the new building as part of raised median along the drive through lane as requested by the Planning and Zoning Commission. Other parking lot landscaping and islands will be added with the future parking lot improvement plan.

There are two existing seasonal uses in the area where the new building is proposed to go, Holub's and outdoor garden center and a walk-up snow cone hut. A Farmer's Market also operates in this general area. The applicant desires to be able to relocate both uses with the development of the northeast corner. Both uses are described as being moved to the west side of driveway to the area along 30th Street. Staff has not reviewed the site details on these locations, but believes the uses can be accommodated without disrupting circulation and access as temporary uses. Staff has included a condition to delegate review

of the siting of these uses by applying for a future Zoning Permit as necessary to reviewed and approved by the Planning Director.

SPECIFIC WAIVERS:

The proposed redevelopment does not conform to all Zoning Ordinance requirements. Under the adaptive reuse provision of Section 29.306, the City Council has the ability to grant waivers to some or all of the applicable Zone Development Standards of Section 29.805 and the General Development Standards of Article 4.

Following are the specific waivers to the Zone Development Standards being requested as modification from the 2012 approved landscaping and parking waivers:

- 1) ***Waiver of Front Yard and Parking Lot Landscaping requirements.*** The proposed front yard landscaping does not provide the required amount or mix of shrubs and grasses, or required overstory trees. A comparison is provided in the table below.

Front Yard Landscaping	Trees	Shrubs	Grasses
Grand Avenue			
Proposed:	4 (2 overstory)	0	16
2012 Approval	4	12	0
Current Requirement:	4	16	24
30th Street			
Proposed	4 (1 overstory)	24	0
2012 Approval	3	7	0
Current Requirement:	5	20	30

Additionally, the temporary parking and landscaping plan does not meet all parking lot tree planting requirements with six new trees in vicinity of the new building and two additional trees to the south. The reconstruction of the parking lot in the long term will add landscape planters and trees plantings, but no include full parking lot median improvements. Parking lot trees are required and are being provided.

- 2) ***Waiver of Parking.*** The ADP approved in 2012 applied a ratio of 4 parking stalls/1,000 square feet for the site for the described uses at that time. This standard a unique mixed parking rate standard for this site. The ADP did not address other uses for the site that did not exist at the time of the approval. The North Grand Mall operator has notified staff that it intends to lease space for a fitness facility, which is an allowed use in the zoning district. The applicant requests approval providing for 1723 parking spaces on the site for the proposed and existing mix of uses.

ALTERNATIVES:

1. The City Council can approve the amendment to the Adaptive Reuse Plan and Major Site Development Plan for 2801 Grand Avenue subject to the following stipulations:

- A. Complete the sidewalk improvements, parking reconfiguration, and landscaping adjacent to the main entrance drive into the mall site from Grand Avenue as shown on the plan, prior to occupancy for the new building at 2801 Grand Avenue.
 - B. Complete future parking lot improvements on Lot 2 with the future reconstruction of the parking lot.
 - C. Modify the Site Development Plan to include the following features subject to Planning Director approval:
 - i. Modifying landscape plan to replace crabapple trees abutting parking spaces with more appropriate species for the space.
 - ii. Future parking lot improvements to include additional shade trees within parking islands.
 - iii. Parking lot islands will need to be excavated out to create soil conditions to support trees. The planter areas will need to comply with current landscaping requirements regarding sizing and soil content.
 - D. Allow the existing seasonal/temporary uses (farmers market, nursery and walk-up snow cone hut) to be relocated to the north parking area between along 30th Street with a Zoning Permit reviewed and approved by the Planning Director.
 - E. Waive 76 parking spaces that would be required based on the 2012 ADP for the proposed project resulting in 1723 parking spaces on the site.
 - F. Allow for the front yard landscaping provided on the approved plan without meeting the required number of overstory trees, shrubs and grasses.
 - G. Allow for the Planning Director to approve outdoor lighting consistent with the Zoning Ordinance standards.
 - H. For uses and site improvements not included in the 2019 amendment, the approved 2012 ADP still applies.
2. The City Council can approve the amendment to the Adaptive Reuse Plan and Major Site Development Plan for 2801 Grand Avenue with modified conditions.
 3. The City Council can deny the amendment to the Adaptive Reuse Plan and Major Site Development Plan for 2801 Grand Avenue.

CITY MANAGER’S RECOMMENDED ACTION:

The proposed plan is change of use and configuration of the planned restaurant building for this corner compared to the 2012 ADP. The proposed plan accommodates a drive through use that does not impact the overall circulation of the site and creates an attractive new building space both architecturally and with its outdoor space as an enhancement to the commercial options on the site. **The overall benefits of keeping the existing mall**

and adding new uses support findings for approval of the Adaptive Reuse Plan amendment, even with the granting of waivers as requested to facilitate the design.

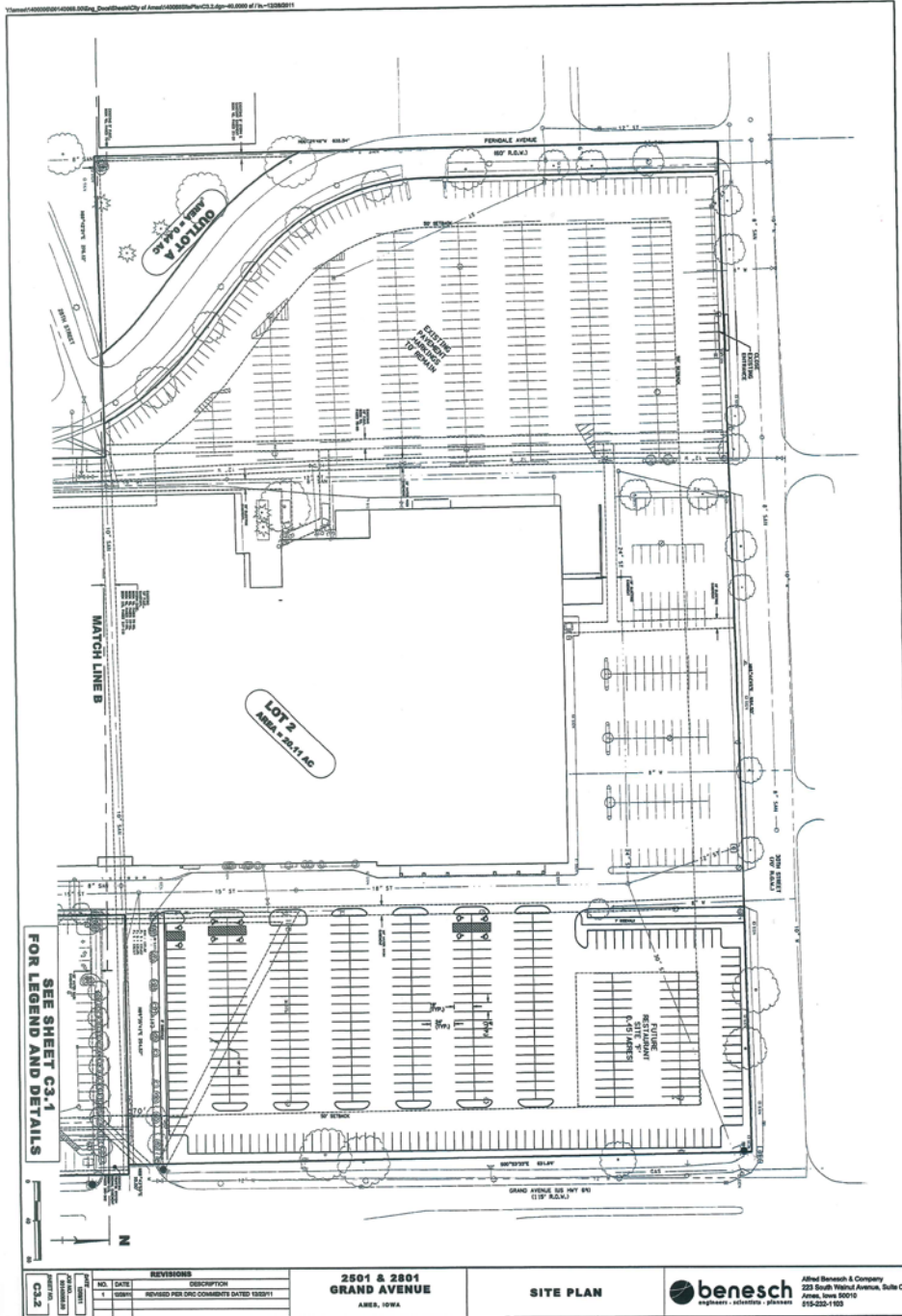
Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the Adaptive Reuse/Major Site Development Plan for 2801 Grand Avenue with the specific waivers requested and stipulations noted above.

Attachment A: Location Map



2801 Grand Avenue

Attachment C: 2012-Excerpt Adaptive Reuse Plan



SEE SHEET C3-1
FOR LEGEND AND DETAILS

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/01/11	REVISED PER DEC COMMENTS DATED 12/01/11

**2501 & 2801
GRAND AVENUE**
AMES, IOWA

SITE PLAN

benesch
engineers • architects • planners

Alfred Benesch & Company
225 South Walnut Avenue, Suite C
Ames, Iowa 50010
515-233-1100

Attachment D: Adaptive Reuse Plan Criteria

Sec. 29.306. ADAPTIVE REUSE.

(1) **Purpose.** The purpose of these adaptive reuse provisions is to foster the renovation and reuse of structures that have historic, architectural, or economic value to the City and are vacant or at risk of becoming under- utilized, vacant or demolished.

(2) **Qualifying Adaptive Reuses.** Any proposal for the adaptive reuse of a structure or group of contiguous structures, whether or not the proposal involves one or more Nonconforming Uses, Nonconforming Structures, and/or Nonconforming Lots, shall qualify for City Council review if the proposal meets all of the following conditions:

(a) The proposed adaptive reuse must be residential, commercial, or a combination of such uses except if it is located in an industrial zone. If the proposed adaptive reuse is located in an industrial zone, it may be devoted to any use or uses that the City Council finds compatible with the uses permitted in the industrial zone. All adaptive reuses proposed in industrial zones, except industrial uses, require a Special Use Permit.

(b) The structure or group of structures proposed for adaptive reuse must have historic, architectural, or economic value to the City justifying renovation and preservation, as determined by the City Council.

(c) The City Council must determine that the long-term benefits of the proposed adaptive reuse outweigh any negative impact on the neighborhood of the proposed project and on the City, as compared with the alternative of having the structures demolished or remaining vacant or under-utilized.

(d) In all matters relative to the administration of the Adaptive Reuse requirements, the City Council shall obtain a recommendation from the Historic Preservation Commission on all structures that are determined to have architectural or historic value.

(3) **Adaptive Reuse Performance Standards.** If the City Council determines that a proposed project qualifies for consideration as an adaptive reuse, then the City Council may waive some or all of the applicable Zone Development Standards and General Development Standards set forth in Article 4, so long as the project conforms to the following:

(a) The renovation and remodeling of structures for adaptive reuse may not destroy or obscure essential architectural features. In addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so.

(b) Where landscaping and public space required by Section 29.403 cannot be provided on site, any area on site that is available for landscaping shall be so utilized. When the City grants permission, the owner or operator of the site must also use areas within the public right-of-way and adjacent to the site to satisfy landscaping requirements.

(c) Where necessary parking cannot be provided on site, reasonable provision for parking shall be provided off site.

(4) **Adaptive Reuse Procedures.** Any property in any zone is eligible for adaptive reuse status if it meets the requirements of this Section 29.306, unless otherwise limited by the Use Table for the zone. Submission and review of a project qualified for adaptive reuse shall be in accordance with the procedures set forth in Section 29.1502(4)(c), Major Site Development Plan.

Attachment E: Major Site Development Plan Criteria

1. ***The design of the proposed development shall make adequate provisions for surface and subsurface drainage to limit the rate of increased runoff of surface water to adjacent and downstream property.***

The amount of impervious coverage is only increasing in locations where new sidewalks and parking lot islands are to be constructed. This results in minimum impact to the site. The storm water management plan will remain unchanged and will drain in the same manner as it does today.

2. ***The design of the proposed development shall make adequate provision for connection to water, sanitary sewer, electrical, and other utility lines within the capacity limits of those utility lines.***

The existing utilities were reviewed and found adequate to support the anticipated load of the proposed development. There are no offsite upgrades needed to serve the site for any utility.

3. ***The design of the proposed development shall make adequate provision for fire protection through building placement, acceptable location of flammable materials, and other measures to ensure fire safety.***

The fire inspector has reviewed access and fire truck circulation and found that the needs of the fire department are met for access and circulation. Access into the overall mall site will remain on changed.

4. ***The design of the proposed development shall not increase the danger of erosion, flooding, landslide, or other endangerment to adjoining and surrounding property.***

It is not anticipated that this proposed development will be a danger due to its location on the site. The storm water features will remain unchanged.

5. ***Natural topographic and landscape features of the site shall be incorporated into the development design.***

The developer is working with the existing topography of the site. Landscaping in the form of trees, shrubs and grasses will be incorporated into the design. Front yard landscaping is being incorporated in the site along Grand Avenue and 30th Street. Additional parking lot islands will be added to the parking lot area directly south of this site.

6. The design of the interior vehicle and pedestrian circulation shall provide for convenient flow of vehicles and movement of pedestrians and shall prevent hazards to adjacent streets or property.

Access into the site will come from existing access drive from Grand Avenue and 30th Street. The circulation within will function as a typical commercial parking lot. Sidewalk access will be provided from the building to Grand Avenue. A new sidewalk will be installed from 30th Street along the parking lot drive aisle and from the mall to the building entrance.

The drive through will wrap the building on three sides and provide adequate space for drive aisle stacking without interfering with the flow of traffic within the parking lot. The exit from the drive-through extends beyond the building and is bounded by raised curb on both sides forcing a 90 degree turn into the parking lot to reduce the possibility of driving through and across parking lot aisles and stalls.

7. The design of outdoor parking areas, storage yards, trash and dumpster areas, and other exterior features shall be adequately landscaped or screened to minimize potential nuisance and impairment to the use of adjoining property.

The dumpster area will be screened with as required by code and grasses that will reach five feet at maturity. Other areas of the site are providing adequate landscaping to lessen the impact on adjacent sites.

8. The proposed development shall limit entrances and exits upon adjacent streets in order to prevent congestion on adjacent and surrounding streets and in order to provide for safe and orderly vehicle movement.

All existing access into the development will remain at their existing locations. The proposed drive-through use is designed to allow for queuing on site with minimal interruption to overall circulation of the site.

9. Exterior lighting shall relate to the scale and location of the development in order to maintain adequate security, while preventing a nuisance or hardship to adjacent property or streets.

All lighting will be required to comply with the City's Outdoor Lighting code, Section 29.411. Building lighting must also meet down lighting requirements.

10. The proposed development shall ensure that dust and other forms of air pollution, noise disturbances, odor, glare, and other nuisances will be limited to acceptable levels as prescribed in other applicable State and City regulations.

The proposed development is not expected to generate any nuisances.

11. Site coverage, building scale, setbacks, and open spaces shall be in proportion with the development property and with existing and planned development and structures, in adjacent and surrounding property.

The site is part of an Adaptive Reuse Plan that was originally approved in 2007 and has had subsequent amendments with the most recent being approved in 2012. The combination of existing conditions and new development does include some variances from the standard Planned Regional Commercial requirements but are allowed through the approved Adaptive Reuse Plan if approved by City Council. The 2012 ARP did allow for construction of a restaurant in this area. This proposed multi-tenant building waives from the 2012 plan only in overall parking ratio of the site, perimeter and parking lot landscaping, but still works well with the overall mall site in design and use.

Attachment F: Proposed Site Plan and Elevations

NORTH GRAND MALL

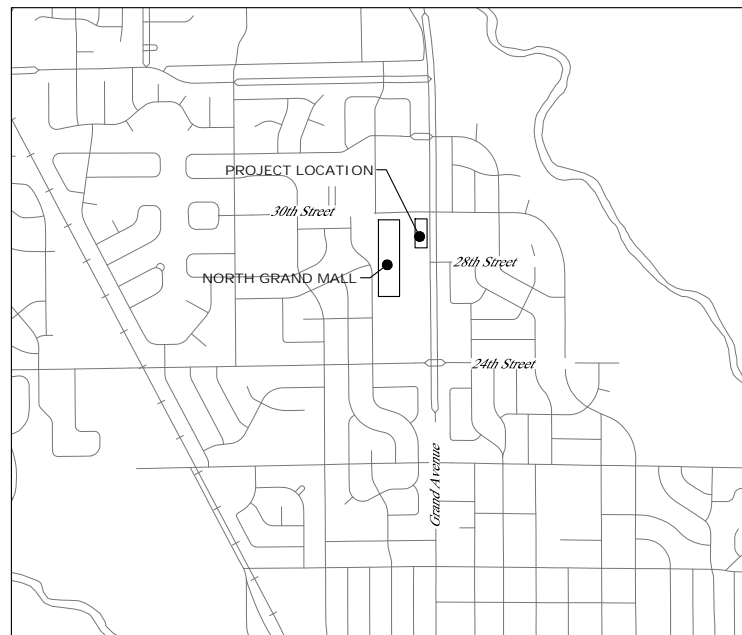
SITE F

2801 GRAND AVENUE
AMES, IOWA

THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS 2019) AND THE CURRENT CITY OF AMES SUPPLEMENTAL SPECIFICATIONS SHALL APPLY TO THE CONSTRUCTION WORK ON THIS PROJECT UNLESS NOTED ON THE PLANS OR IN THE CONTRACT.

THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2. THE CONTRACTOR SHALL CARRY OUT THE TERMS AND CONDITIONING OF GENERAL PERMIT NO. 2 AND STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THESE CONTRACT DOCUMENTS. REFER TO SECTION 2602 OF THE DOT STANDARD SPECIFICATION FOR ADDITIONAL INFORMATION.

LOCATION MAP



INDEX OF SHEETS	
No.	Description
G1.01	COVER SHEET/ LOCATION MAP/LEGEND
G2.01	DETAILS
C1.01	EXISTING CONDITIONS & REMOVALS
C2.01 - C2.03	SITE LAYOUT & DIMENSION PLAN
C2.04	PAVEMENT JOINTING PLAN
C3.01 - C3.02	SITE GRADING PLAN
C3.03 - C3.04	GRADING DETAIL VIEW
C4.01	SITE UTILITY PLAN (SAN & WATER)
C4.02	SITE UTILITY PLAN (STORM)
C5.01	LANDSCAPING PLAN

LEGEND	
PROPOSED	EXISTING
Concrete Paving	Beehive Intake
Sidewalk	Bollard
Cleanout	Building
	Buried Power
	Bushes
	Cable Pedestal
	Cleanout
	Culvert
	Curb Stop
	Electric Pedestal
	Fence
	Fiber Optic
	Force Main
	Gas Line
	Gas Meter
	Gas Valve
	Hydrant
	Electric Junction Box
	Light Post
	Mailbox
	Manhole
	Overhead Communication
	Overhead Power
	Power Pole
	Property Pin
	Property/Right-Of-Way Line
	Railroad Tracks
Sanitary Manhole	Sanitary Manhole
Sanitary Sewer	Sanitary Sewer
Storm Intakes	Storm Intakes
Storm Sewer	Storm Sewer
Storm Sewer Manhole	Storm Sewer Manhole
SubDrain	Stump
	Buried Communication
	Telephone Manhole
	Telephone Pedestal
	Telephone Pole
	Traffic Pole
	Treeline
Water Line	Water Line
Water Valve	Water Manhole
Water Valve	Water Meter
Water Valve	Water Valve
Water Valve	Witness Post
Yard Hydrant	Yard Hydrant

SITE PLAN DATA:

OWNERS/ APPLICANTS THRESHOLD NGM LP 51%
KIRKWOOD APARTMENTS ACQUISITION
TWO LC 15%
NGM OWNERSHIP GROUP LC 34%
C/O BRENT HAVERKAMP
5820 LINCOLN WAY
SUITE 101
AMES, IA 50014

IMPERVIOUS AREA CREATED OR REPLACED
PAVEMENT REMOVAL 49,042 S.F.
NEW BUILDING 7,166 S.F.
NEW SIDEWALK / PATIO 7,238 S.F.
NEW PAVEMENT 28,284 S.F.
42,688 S.F. (0.98 AC)

PREPARED BY SCOTT WILLIAMS, P.E.
FOX ENGINEERING
414 S 17TH STREET, SUITE 107
AMES, IA 50010
PH (515) 233-0000

PARKING (NE LOT)
EXISTING STANDARD: 372
COMPACT: 46
ACCESSIBLE: 10
428
PROPOSED STANDARD: 290
COMPACT: 42
ACCESSIBLE: 14
346

SITE ADDRESS 2801 GRAND AVENUE
LEGAL DESCRIPTION STREETS OF NORTH GRAND, LOT 2, AMES,
STORY COUNTY, IOWA

PARKING (OVERALL MALL SITE)
EXISTING PLAT 2 LOT 2 LOT 3
STANDARD 590 1,115 113 1,818
COMPACT 12 46 0 58
ACCESSIBLE 20 10 4 34
TOTAL 1,910

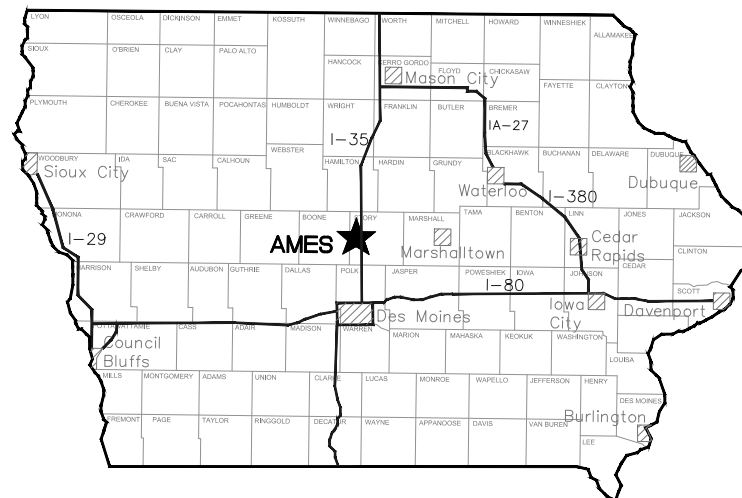
LOT AREA 20.11 AC (876,163 S.F.)

SETBACKS FRONT: 50'
SIDE: 0'
REAR: 0'
LOT LINE ABUTTING AN R-ZONED LOT: 50'

PROPOSED PLAT 2 LOT 2 LOT 3
STANDARD 613 1,020 113 1,746
COMPACT 12 42 0 54
ACCESSIBLE 22 14 4 40
TOTAL 1,840

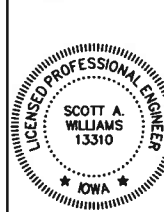
ZONING PRC

ENGINEER:
FOX ENGINEERING
414 SOUTH 17TH STREET, SUITE 107
AMES, IOWA 50010
PHONE: (515) 233-0000
FAX: (515) 233-0103



GENERAL NOTE: ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION BEFORE CONSTRUCTION BEGINS.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

 *Scott A. Williams* 8/22/19
SCOTT A. WILLIAMS DATE
License number 13310

My license renewal date is December 31, 2020.
Pages or sheets covered by this seal: ALL

SITE NOTE:
ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

DATE	REVISION	BY	DATE
07/22/19	AS PER DISCUSSIONS WITH STAFF	SAW	
08/27/19	REVISED PER CITY ENGINEER COMMENTS	SRS	
		CHECKED:	LAST UPDATE: 08/27/19

FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
AMES, IOWA 50010
Phone: (515) 233-0000
FAX: (515) 233-0103

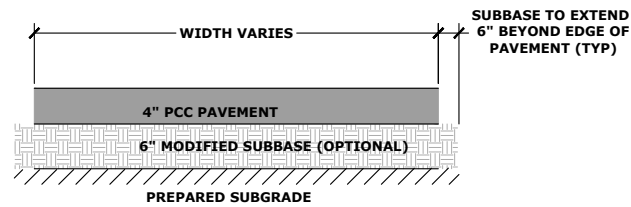


COVER SHEET/ LOCATION MAP/LEGEND
NORTH GRAND MALL
SITE F
2801 GRAND AVENUE
AMES, IOWA

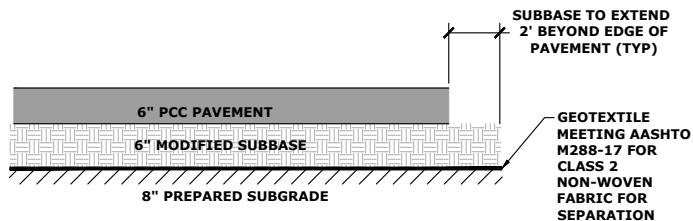
PROJECT NO.
5459-18B
SHEET
G1.01

NORTH GRAND MALL

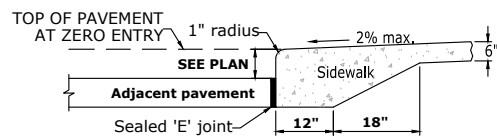
DRAWING FILENAME K:\p19015000\5459-18B North Grand Mall-Site F\Drawings\General\5459-18B_Cover & Details.dwg
PLOT STYLE TABLE FOX.dwt
LAYER MGR NAME FOX.dwg
LAYOUT NAME G1.LOT



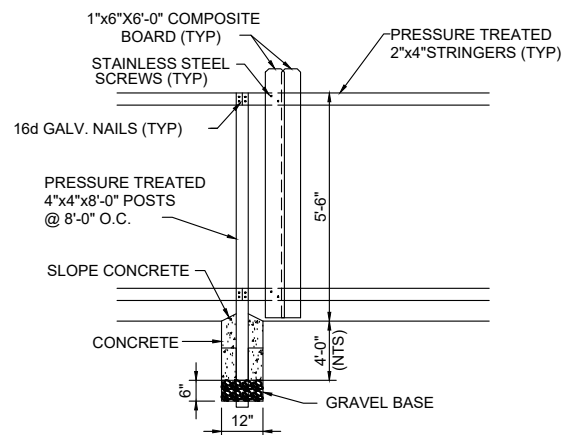
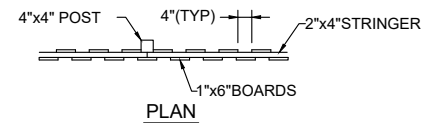
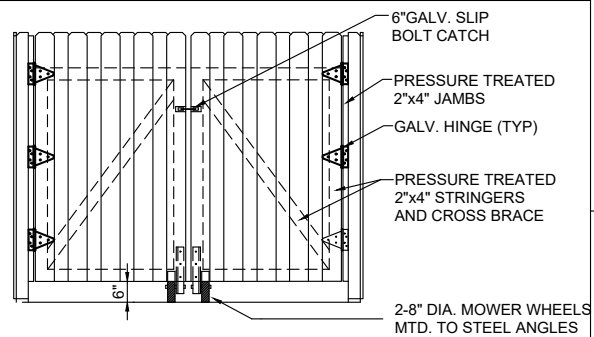
1 TYPICAL SIDEWALK SECTION
NTS



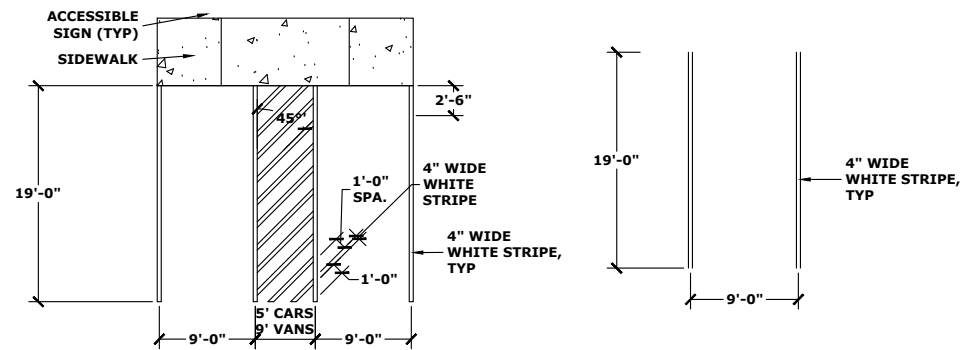
2 PCC PAVEMENT SECTION
NTS



3 THICKENED EDGE SIDEWALK DETAIL
NOT TO SCALE



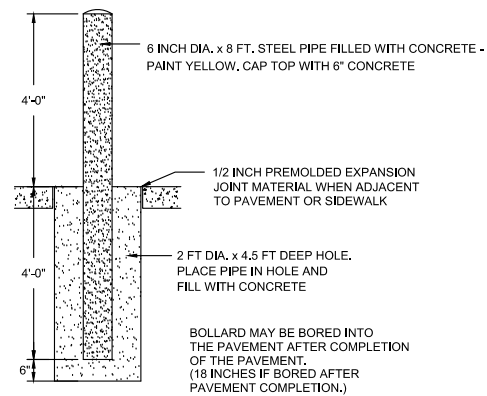
4 DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



TYPICAL ACCESSIBLE PARKING SPACES

STRIPING PATTERN FOR SINGLE PARKING STALL

5 TYPICAL PAVEMENT MARKING DETAILS
NTS

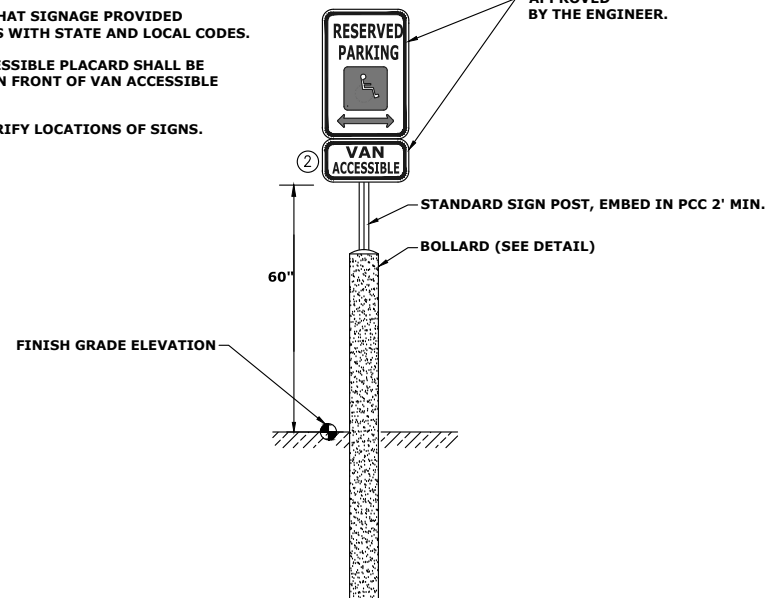


6 TYPICAL BOLLARD DETAIL
NTS

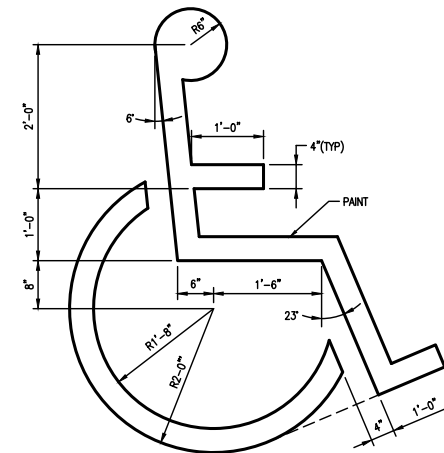
SIGNAGE NOTES:

1. VERIFY THAT SIGNAGE PROVIDED COMPLIES WITH STATE AND LOCAL CODES.
2. VAN ACCESSIBLE PLACARD SHALL BE PLACED IN FRONT OF VAN ACCESSIBLE STALLS.
3. FIELD VERIFY LOCATIONS OF SIGNS.

OTHER SIGNS MAY BE APPROVED BY THE ENGINEER.



7 HANDICAP SIGN POST DETAIL
NOT TO SCALE

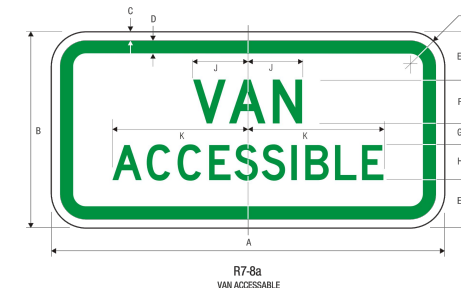


NOTE: SYMBOL TO BE CENTERED IN PARKING SPACE AND ORIENTED AS ILLUSTRATED ON PLANS.

8 HANDICAPPED PARKING SYMBOL
NOT TO SCALE



9 MUTCD SIGN R7-8 (HANDICAP PARKING)
NOT TO SCALE



10 MUTCD SIGN R7-8a (VAN ACCESSIBLE)
NOT TO SCALE

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 LAYOUT NAME: GZ.01

DATE	BY	DESIGNED	DRAWN	CHECKED	LAST UPDATE
07/19	SAW	SRS	SRS		08/21/19

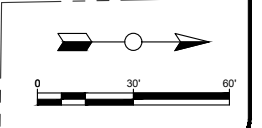
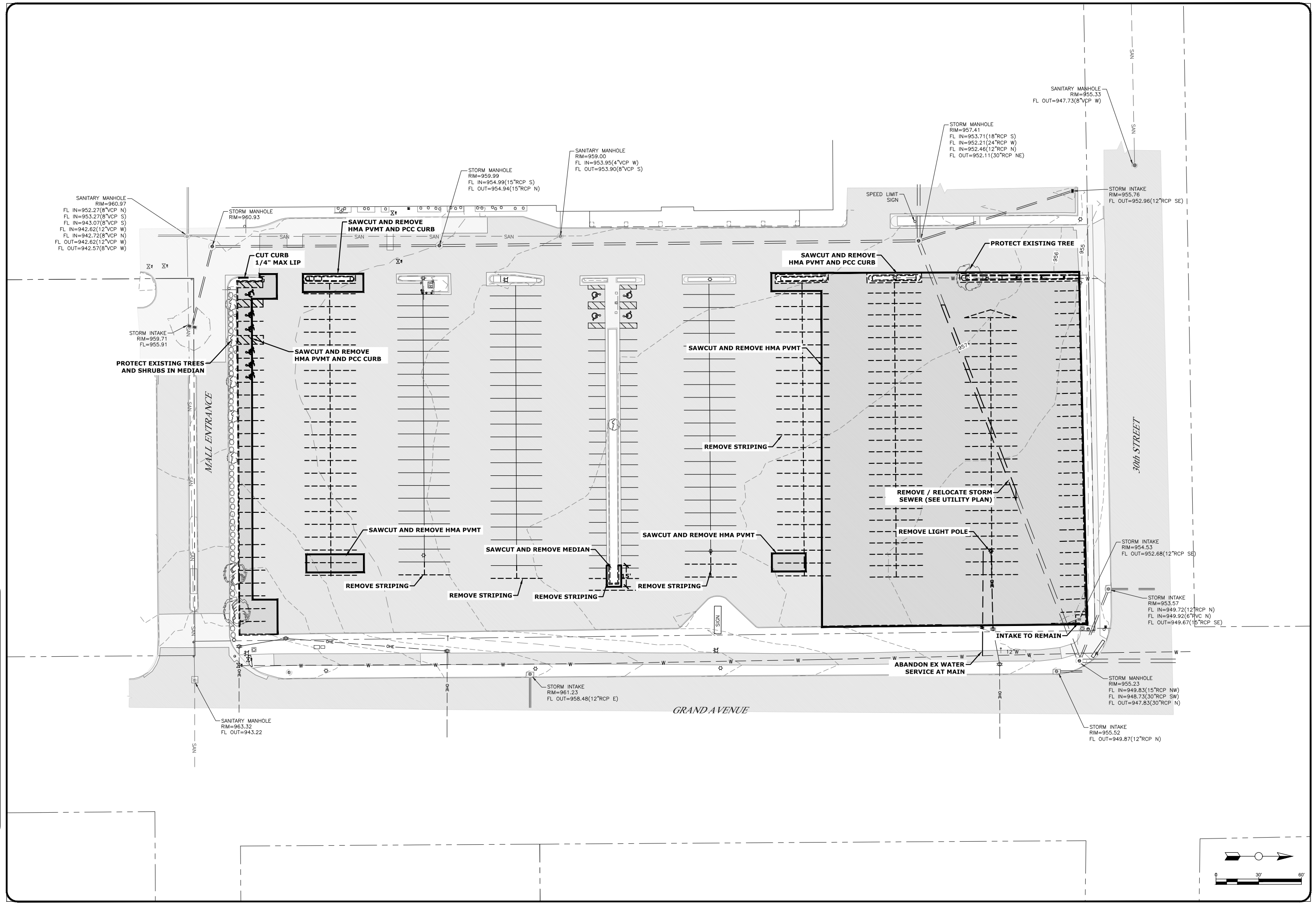
REVISION	DATE

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 414 South 17th Street, Suite 107
 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103

DETAILS
 NORTH GRAND MALL
 SITE F
 2801 GRAND AVENUE
 AMES, IOWA

PROJECT NO.
 5459-18B
 SHEET
 G2.01

DRAWING FILENAME: K:\proj\5000\5459-18B_North_Grand_Mall_Site_F\Drawings\Civil\5459-18B_IMPROVEMENTS_PLAN.dwg
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 LAYER MGR NAME: CL01



DATE	BY	REVISION
08/27/19	SAW	REVISED LAYOUT BASED ON P&Z COMMENTS
08/19	SRS	
08/19	SRS	
08/27/19		LAST UPDATE:

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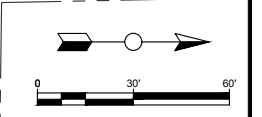
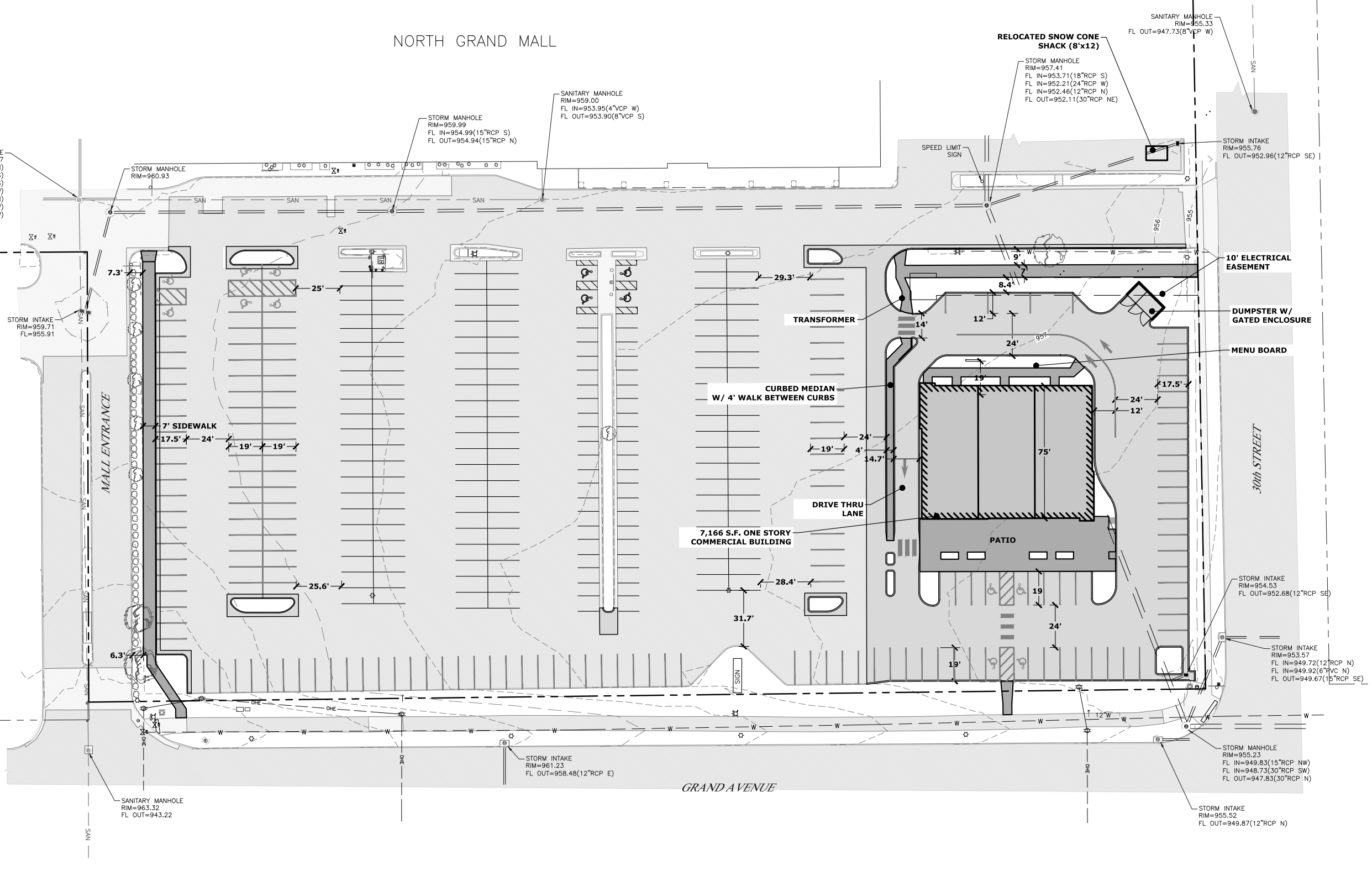
EXISTING CONDITIONS & REMOVALS
 NORTH GRAND MALL
 LOT F
 2801 GRAND AVENUE
 AMES, IA

PROJECT NO.
5459-18B

SHEET
C1.01

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 PLOT STYLE TABLE: FoxGray.ctb
 LAYER MGR NAME: C2.01

NORTH GRAND MALL



DATE	BY	REVISION
08/27/19	SAW	REVISED LAYOUT BASED ON P&Z COMMENTS
08/19	SRS	
08/19	SRS	
08/27/19		LAST UPDATE:

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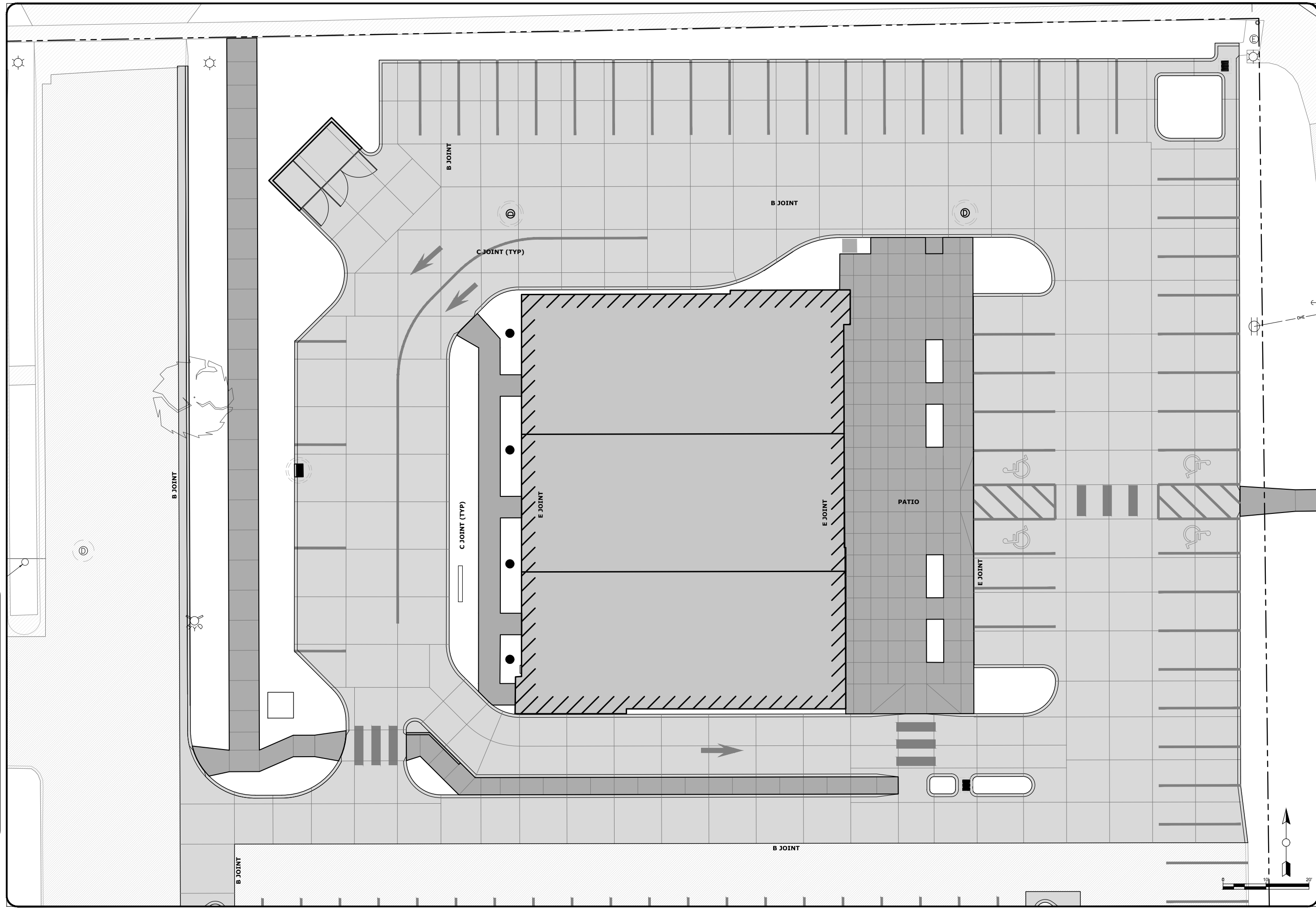
FOX Engineering

OVERALL SITE LAYOUT & DIMENSION PLAN
 NORTH GRAND MALL
 LOT F
 2801 GRAND AVENUE
 AMES, IA

PROJECT NO.
5459-18B

SHEET
C2.01

K:\proj\5000\5459-18B_North_Grand_Mall-Site_F\Drawings\Civil\5459-18B_IMPROVEMENTS_PLAN.dwg
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 C2.04
 FoxGrayScale.ctb

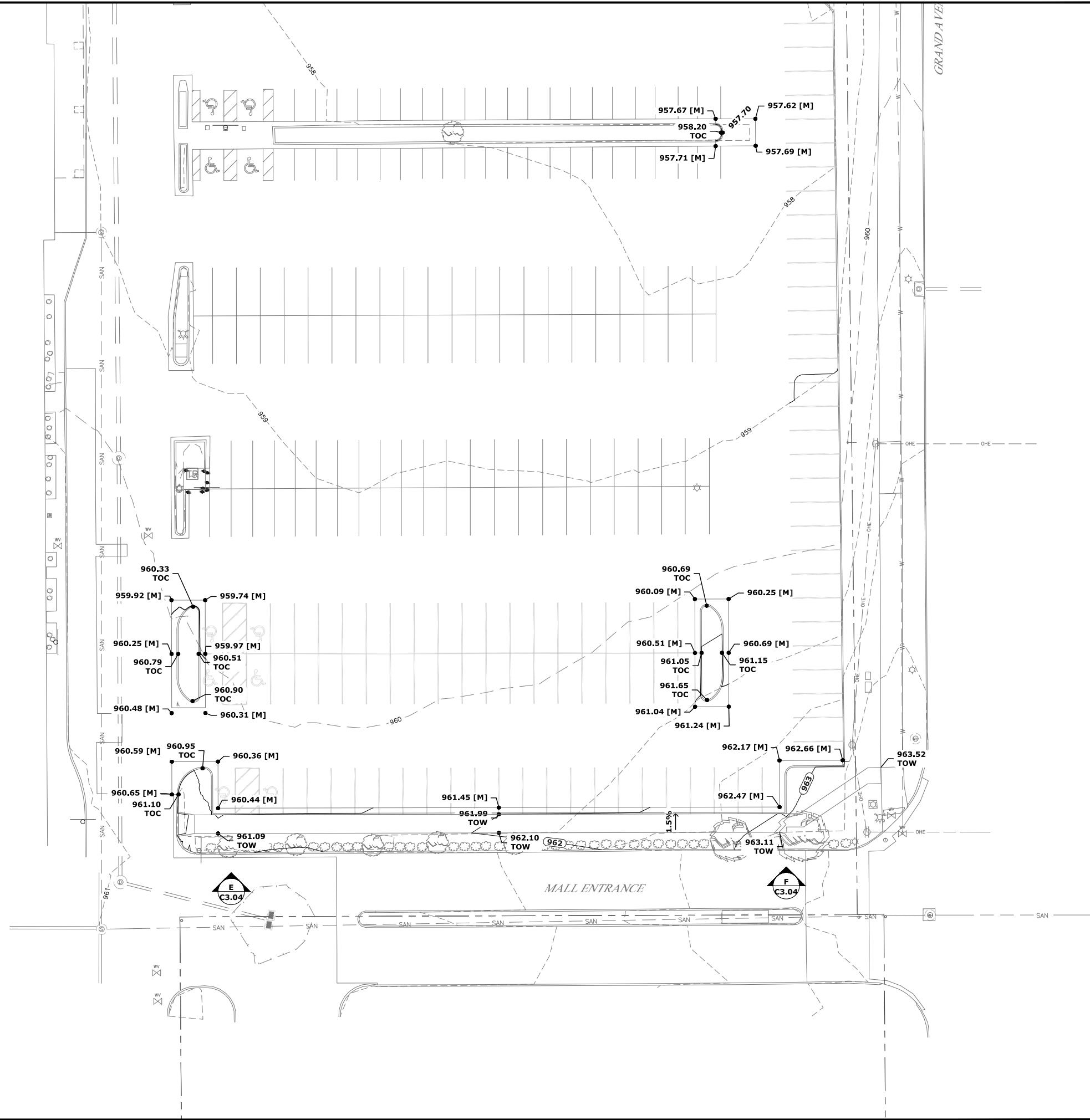


DATE	REVISION	DESIGNED BY	DATE
08/27/19	REVISED LAYOUT BASED ON P&Z COMMENTS	SAW	08/19
		SRS	08/19
		CHECKED	
		LAST UPDATE:	08/27/19

<p>PROJECT NO. 5459-18B</p> <p>SHEET C2.04</p>		<p>FOX Engineering Associates, Inc. 414 South 17th Street, Suite 107 Ames, Iowa 50010 Phone: (515) 233-0000 FAX: (515) 233-0103</p>
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<p>PAVEMENT JOINTING PLAN NORTH GRAND MALL LOT F 2801 GRAND AVENUE AMES, IA</p>

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 PROJECT NO. 5459-188
 PLOT STYLE TABLE FoxGrayScale.ctb
 LAYER MNGR NAME
 LAYOUT NAME C3.01



DATE	BY	REVISION
08/21/19	SAW	DESIGNED
08/19	SRS	DRAWN
08/19	SRS	CHECKED
08/21/19		LAST UPDATE

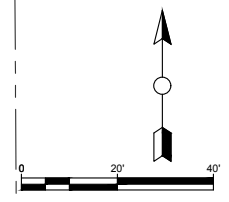
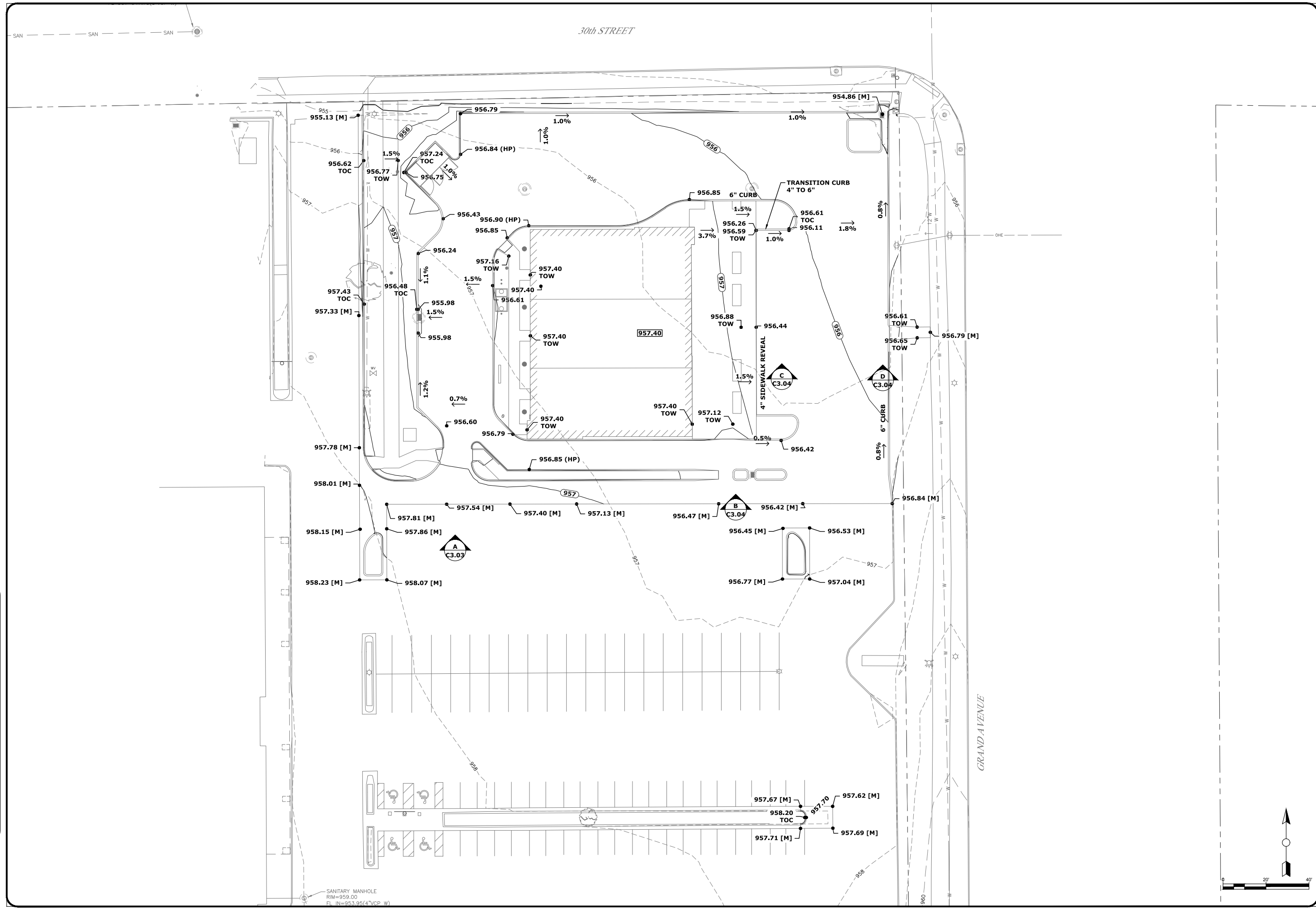
PROJECT NO.
5459-188

SITE GRADING PLAN (SOUTH)
 NORTH GRAND MALL
 LOT F
 2801 GRAND AVENUE
 AMES, IA

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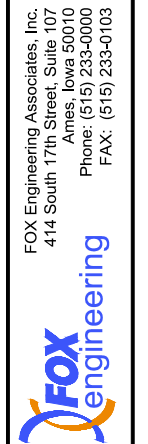
FOX Engineering

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 LAYOUT NAME: C3.02



DATE	BY	REVISION
08/27/19	SAW	DESIGNED
08/19	SRS	DRAWN
08/19		CHECKED
08/27/19		LAST UPDATE

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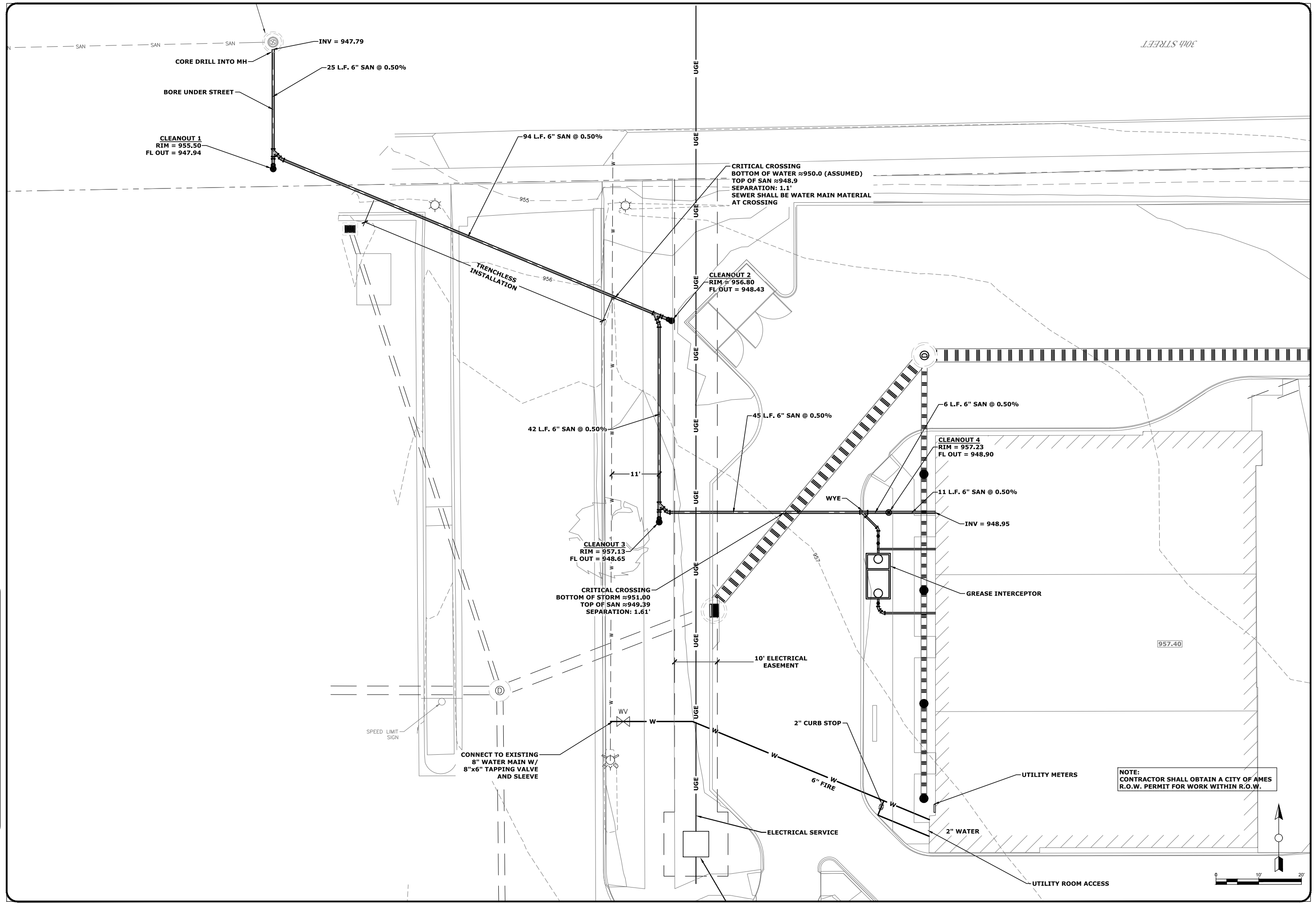


SITE GRADING PLAN (NORTH)
 NORTH GRAND MALL
 LOT F
 2801 GRAND AVENUE
 AMES, IA

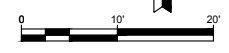
PROJECT NO.
 5459-188

SHEET
C3.02

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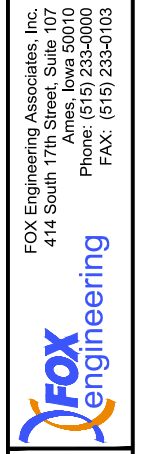


NOTE:
 CONTRACTOR SHALL OBTAIN A CITY OF AMES
 R.O.W. PERMIT FOR WORK WITHIN R.O.W.



DATE	BY	REVISION
08/27/19	SAW	REVISED LAYOUT BASED ON P&Z COMMENTS
08/19	SRS	
08/19	SRS	
08/27/19		LAST UPDATE:

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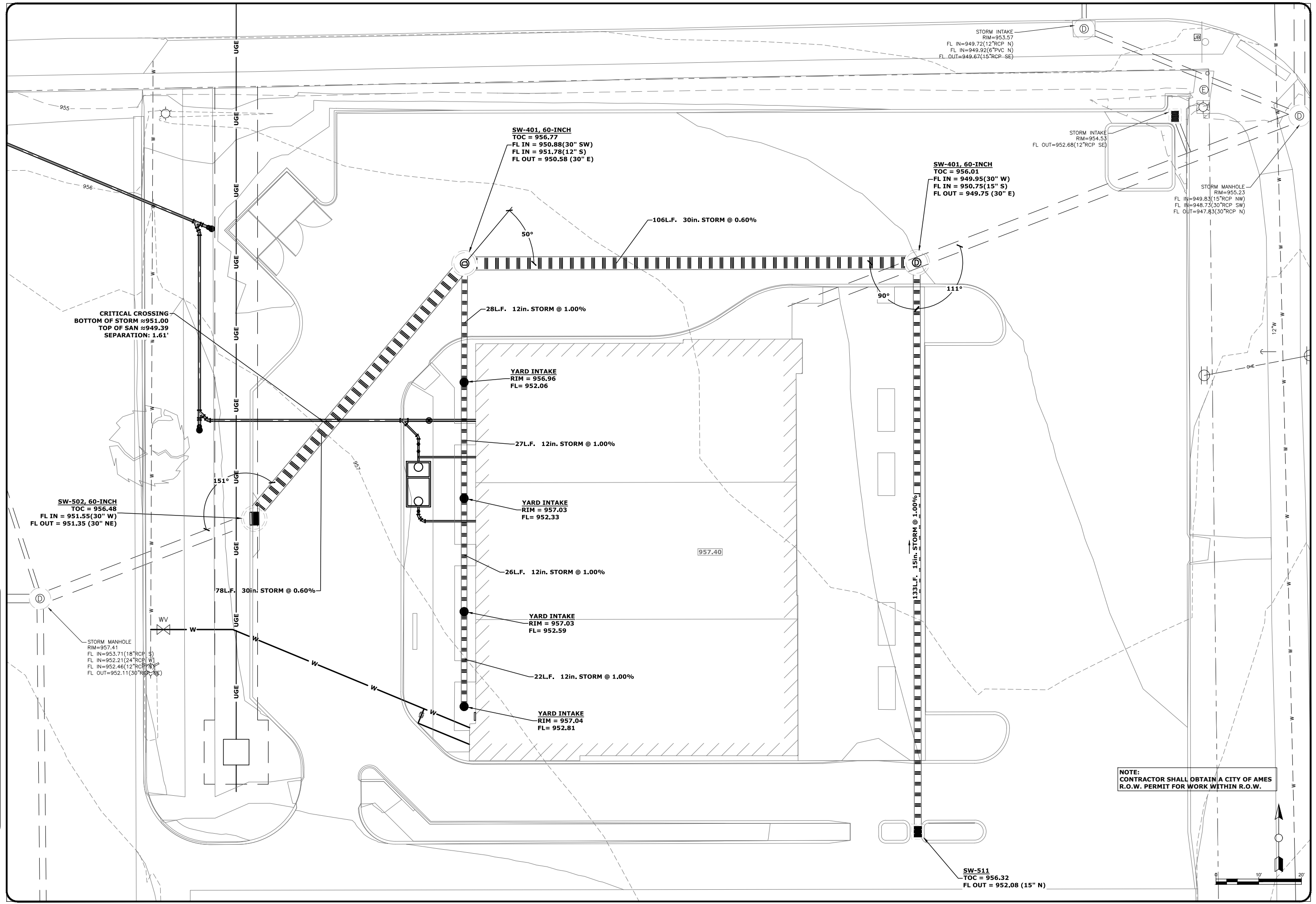


SITE UTILITY PLAN (SAN & WATER)
 NORTH GRAND MALL
 LOT F
 2801 GRAND AVENUE
 AMES, IA

PROJECT NO.
 5459-18B

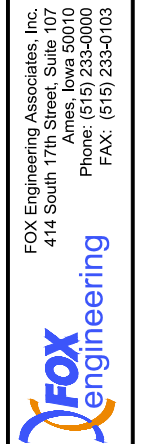
SHEET
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 DRAWING FILENAME
 PLOT STYLE TABLE
 LAYER MGR NAME
 LAYOUT NAME
 FoxGrayScale.ctb
 C4.02



DATE	BY	REVISION
08/19	SAW	DESIGNED
08/19	SRS	DRAWN
08/21/19		CHECKED
REVISED LAYOUT BASED ON P&Z COMMENTS		
LAST UPDATE: 08/21/19		

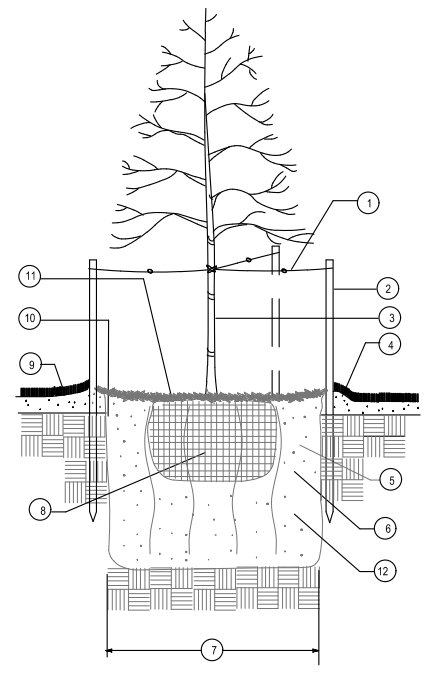
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 Ames, Iowa 50010
 Phone: (515) 233-0000
 FAX: (515) 233-0103



SITE UTILITY PLAN (STORM)
 NORTH GRAND MALL
 LOT F
 2801 GRAND AVENUE
 AMES, IA

PROJECT NO.
 5459-188
 SHEET
 C4.02

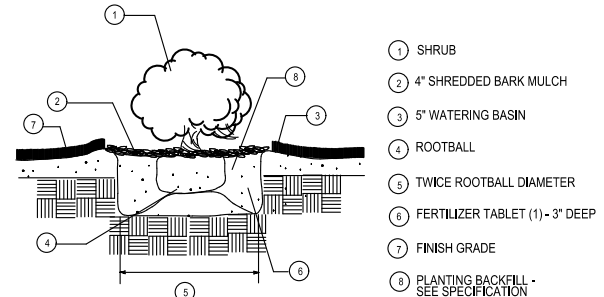
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 LAYER: MNGR.NAME
 LAYOUT NAME: C5.01



- 1 TREE TIE - FASTEN TO TREE TRUNK W/ RUBBER HOSE ABOUT SCAFFOLD BRANCHES
- 2 WOOD STAKE OR WOOD DEADMEN (8-10" EXPOSED) STAKE ON THREE SIDES SPACED 120 DEGREES APART
- 3 TREE TRUNK W/ WRAP
- 4 5" WATERING BASIN
- 5 FERTILIZER TABLETS (3" DEEP)
- 6 PLANTING BACKFILL
- 7 THREE TIMES ROOTBALL DIAMETER (MINIMUM)
- 8 ROOTBALL
- 9 FINISH GRADE
- 10 PLANT PIT W/ ROUGHENED SIDES
- 11 3-4" SHREDDED BARK/HARDWOOD MULCH
- 12 LOOSEN SOIL BY AUGER MIN. 2' BELOW ROOTBALL

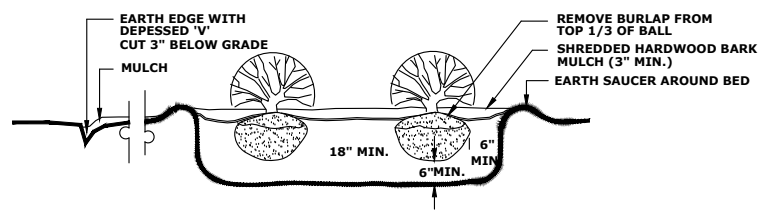
NOTES:
 1. THE PLANTING HOLE SHOULD BE SHALLOW AND WIDE TO ALLOW FOR RAPID GROWTH AFTER PLANTING.
 2. DO NOT THIN CROWN. PRUNE DAMAGED OR BROKEN BRANCHES AS NEEDED.
 3. SET TREE 2-3 INCHES ABOVE FINISHED GRADE.
 4. APPLY WATER TO HOLE WHILE BACKFILLING TO ASSURE AIR POCKETS DO NOT FORM.

2 TREE PLANTING DETAIL
NOT TO SCALE

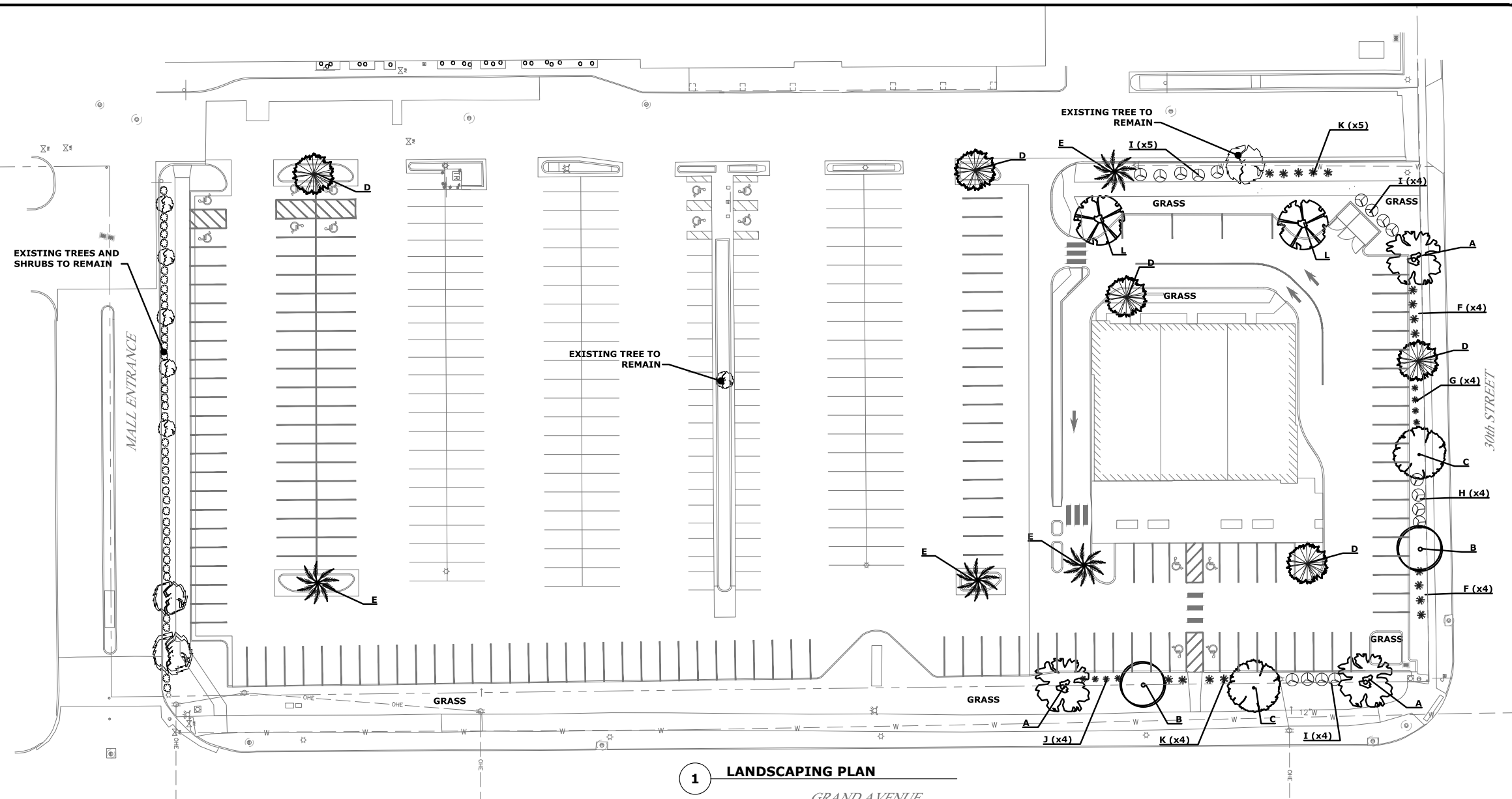


- 1 SHRUB
- 2 4" SHREDDED BARK MULCH
- 3 5" WATERING BASIN
- 4 ROOTBALL
- 5 TWICE ROOTBALL DIAMETER
- 6 FERTILIZER TABLET (1) - 3" DEEP
- 7 FINISH GRADE
- 8 PLANTING BACKFILL - SEE SPECIFICATION

3 SHRUB PLANTING DETAIL
NOT TO SCALE



4 SHRUB PLANTING BED DETAIL
NOT TO SCALE



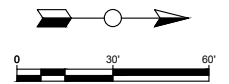
1 LANDSCAPING PLAN

GRAND AVENUE

LANDSCAPING NOTES

SOIL LOCATED IN REQUIRED PLANTING AREAS (YARD AREAS, BUFFER YARDS, OR PLANTERS) WILL BE ORIGINAL TOPSOIL FROM THE SITE.

CERTIFICATION OF THE SOIL CONDITION AND QUALITY (NO LESS THAN 5% ORGANIC) MUST BE PROVIDED BY A CONTRACTOR, LICENSED ENGINEER, OR LANDSCAPE SPECIALIST PRIOR TO APPROVAL OF THE FINAL OCCUPANCY CERTIFICATE FOR A BUILDING.



Plant Schedule									
Symbol	Number	Common Name	Botanical Name	Size	Container	Mature Height	Mature Width	Comments	
A	3	Eastern Redbud	Cercis canadensis	1 1/2" Caliper	B&B	25	25		
B	2	Pagoda Dogwood	Cornus alternifolia	1 1/2" Caliper	B&B	20	20		
C	2	Japanese Tree Lilac	Syringa reticulata	1 1/2" Caliper	B&B	25	20		
D	5	Purple Prince Crabapple	Malus 'Purple Prince'	1 1/2" Caliper	B&B	20	20		
E	4	Spring Snow Crabapple	Malus 'Spring Snow'	1 1/2" Caliper	B&B	20	20		
F	8	Barberry	Berberis thunbergii 'Rose Glow'		#5 Cont.	4	5		
G	4	Red Prince Weigela	Weigela florida 'Red Prince'		18" Pot	5	5		
H	4	Spirea	Spirea japonica 'Goldflame'		#5 Cont.	3	3		
I	13	Huron Sunrise Miscanthus (grass)	Miscanthus sinensis 'Huron Sunrise'		#2 Cont.	5	3		
J	4	Little Bluestem (grass)	Schizachyrium scoparium		#1 Cont.	3	2		
K	9	Feather Reed (grass)	Calamagrostis X acutiflora 'Karl Foerster'		#1 Cont.	4	2		
L	2	Sunburst Honeylocust	Gleditsia triacanthos 'Suncole'	1 1/2" Caliper		40	30		

DATE	BY	REVISION
08/21/19	SAW	DESIGNED
08/19	SRS	DRAWN
08/19		CHECKED
08/21/19		LAST UPDATE

DATE	REVISION
08/21/19	REVISED LAYOUT BASED ON P&Z COMMENTS

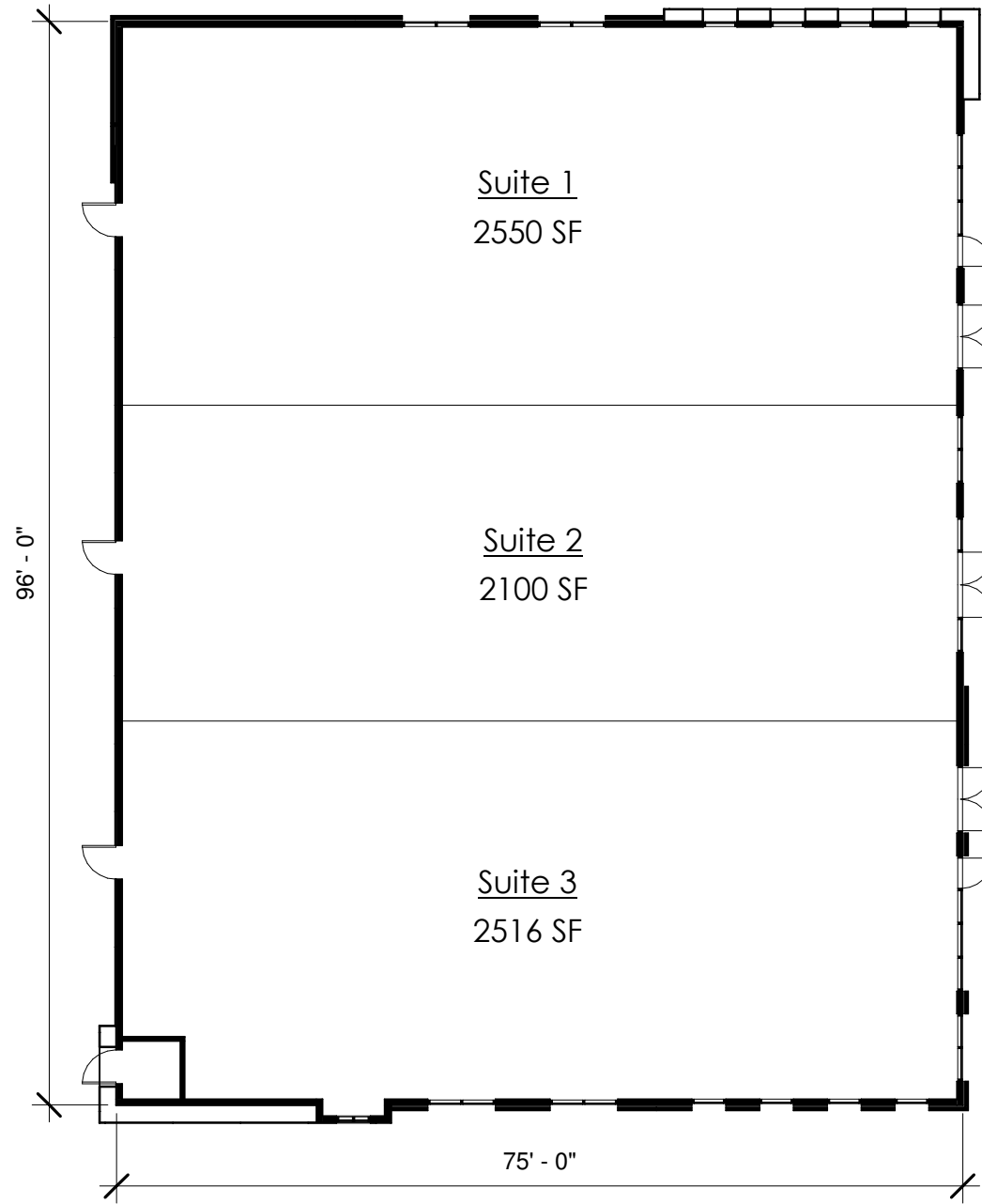
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 Ames, Iowa 50010
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LANDSCAPING PLAN
 NORTH GRAND MALL
 LOT F
 2801 GRAND AVENUE
 AMES, IA

PROJECT NO.
5459-188

SHEET
C5.01



① First Floor
1/16" = 1'-0"

2801 Grand Ave. Retail

Concept Floor Plan

2019.07.31

19-002

PRACTIC
DESIGN



① NE 3D View



② SE 3D View

2801 Grand Ave. Retail

Concept 3D

2019.07.31

19-002

PRACTIC
DESIGN



① East Elevation
3/32" = 1'-0"



② North Elevation
3/32" = 1'-0"

Materials

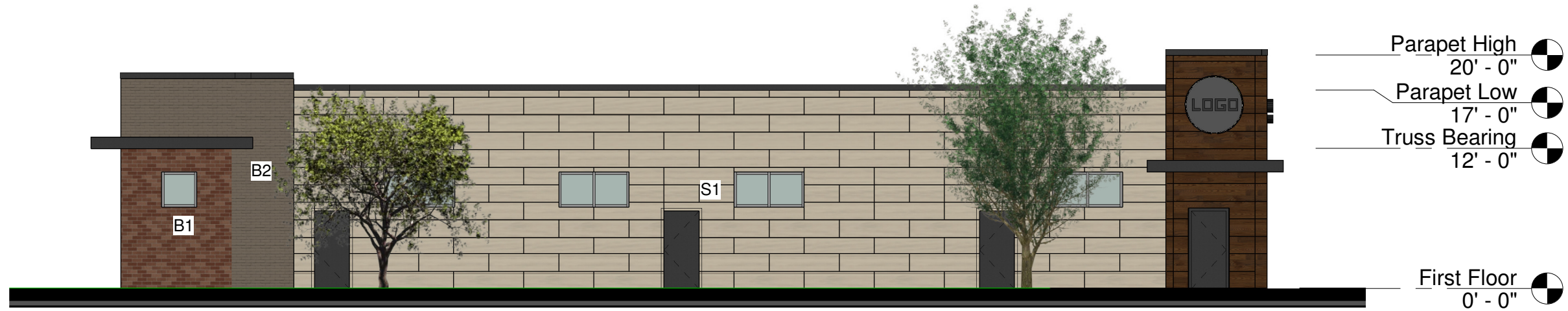
- B1 Brown Brick
- B2 Tan Brick
- S1 Tan Fiber Cement Panel
- S2 Darker Fiber Cement Panel
- S3 Wood Fiber Cement Panel

2801 Grand Ave. Retail

Concept Elevations

2019.07.31
19-002

PRACTIC
DESIGN



① West Elevation
3/32" = 1'-0"



② South Elevation
3/32" = 1'-0"

Materials

- B1 Brown Brick
- B2 Tan Brick
- S1 Tan Fiber Cement Panel
- S2 Darker Fiber Cement Panel
- S3 Wood Fiber Cement Panel

2801 Grand Ave. Retail

Concept Elevations

2019.07.31

19-002

PRACTIC
DESIGN