

ITEM # _____
DATE 07/15/08

COUNCIL ACTION FORM

SUBJECT: LAND USE POLICY PLAN AMENDMENT: TARGETED GROWTH UPDATE

BACKGROUND:

A City Council goal, established in January 2008, is to “define desired growth” for the community. This goal was prompted in part by increased interest in residential development in the rural perimeter of the city (especially the Northwest and North) and a decreasing supply of buildable lots within the city. In response to this goal, the City Council directed the staff to update the annexation study. The update was presented to the City Council at a workshop on April 1, 2008. That study differed from previous reports in that a broader perspective was taken, focusing on three directions for growth (Southwest, Northwest, and North) rather than the two directions (Southwest and Northwest) studied previously. This approach, as well as exploring four other sub-area scenarios, offered a broad array of alternatives that could be implemented as part of a targeted growth strategy by the City Council. **At the April 22 Council meeting, the City Council directed staff to bring back language that was consistent with Scenario 4. This scenario includes the following sub-areas: Southwest B, Northwest A, and North B.**

This report describes how Scenario 4 advances the policies and goals of the Land Use Policy Plan. It also describes how the proposed changes to the LUPP will implement these growth priority areas. The second part describes what the actual changes to the LUPP would look like.

LAND USE POLICY PLAN

The direction of growth that the City wishes to allow should advance the goals and priorities of the Land Use Policy Plan. Below are summaries of five of the ten broad goals of the LUPP on which directional growth choices will have an impact.

Goal No. 1 of the Land Use Policy Plan recognizes that “additional population and economic growth is likely.” With Objective 1.C, Ames anticipates a population of 60,000 to 62,000 by the year 2030.

Goal No. 2 of the LUPP is to ensure the “adequate provision and availability of developable land.” The Objective of that goal is to be selective in development of new areas, rather than a more general, scattershot approach. Objective 2.A describes Ames as seeking “to provide between 3,000 and 3,500 acres of additional developable land within the present City and Planning Area by the year 2030.”

Goal No. 3 is to move towards “environmentally-friendly” development. The objectives seek to preserve biodiversity, enhance water resources, and conserve energy. Objective 3.C explicitly directs the City to “protect and conserve its water resources.”

Goal No. 5 challenges the City to grow in a cost-effective and efficient manner. Development should be timed to the availability of infrastructure. Investment strategies by the City can be used to encourage growth in a particular direction. Objective 5.A states, “Ames seeks to establish priority areas for growth in which there are adequate and available land resources and infrastructure.”

Goal No. 6 states that Ames will provide an increased housing supply in a wide range of housing alternatives. Through Objective 6.D, the City will actively seek relief of current constraints by seeking release of institutionally owned land for development; by annexing new lands; and by encouraging development with public/private cooperative efforts.

TARGETED POPULATION

With a 2000 population of 50,731 and a 2006 estimate of 51,557, Ames is moving toward its 2030 targeted population of 60,000 to 62,000. There may be room within the existing city limits to accommodate, at most, about 2,277 more persons. The current city limits, therefore, might allow for a total population of 53,834 people. (This number can, of course, rise greatly if densities of persons per household or dwellings per acre increase dramatically.)

To reach the 2030 target, the City would need to annex land to accommodate development of housing for about 6,200 to 8,200 people. At an average density of 2.3 persons per household and 5 dwellings per acre, the City would need an additional 539 to 713 net developable acres.

CURRENT PRIORITIES AND POPULATION TARGETS

The City’s current growth priorities are the Southwest (includes all four subareas—A, B, C, and D) and Northwest (both subareas—A and B). Together, they comprise about 1,597 net developable acres (3,423 total acres). Assuming full buildout of these two priority areas at average densities, these areas would accommodate a population of 18,370. This would raise the city’s population to 72,204, or 16 percent to 20 percent more than the 2030 target.

The City’s Capital Investment Strategy calls for City participation in the costs of development toward the Southwest and the Northwest. As described in the LUPP, the City would invest in the oversize costs of the infrastructure installed within the entire Southwest and Northwest areas to serve this population. These oversize costs for the entire Southwest and Northwest are estimated to be \$6.3 million. As identified in the April study, Fire Station 2 would need to be relocated at a cost of \$2.34 million dollars for a total capital investment of \$8.64 million. (The Capital Investment Strategy also calls for even further participation in infrastructure costs within a village development in the Southwest.)

SCENARIO 4 AND POPULATION TARGETS

The scenario selected by the City Council at the April 22 meeting describes Southwest B, Northwest A and North B as the proposed growth areas. These subareas were chosen as they were immediately adjacent to the current city limits;

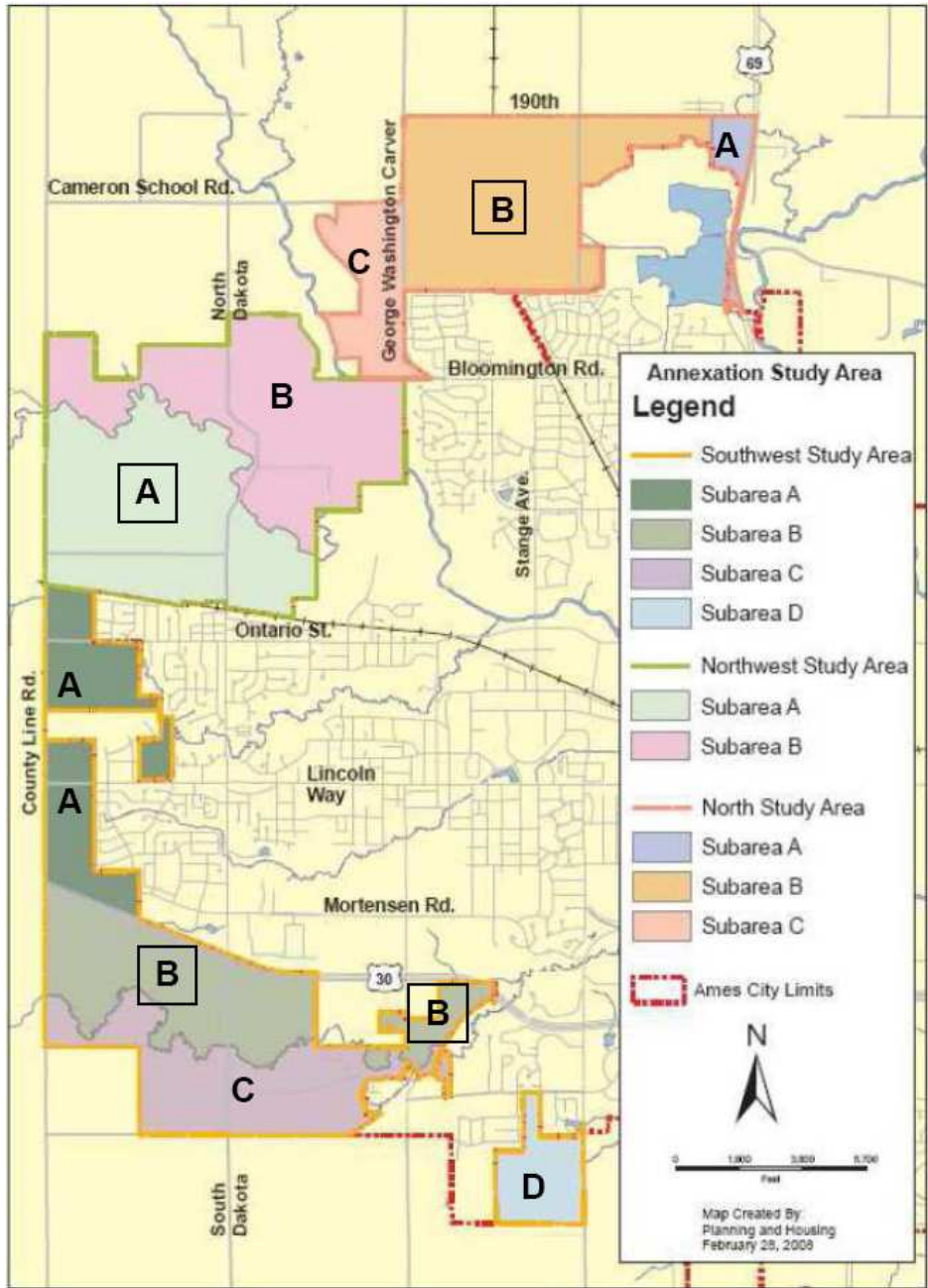
had an identified, willing property owner; and/or were a prerequisite for further development in that study area.

The difference with the current policy is that rather than the entire Southwest and Northwest areas, the targeted growth areas are just one subarea within each of those two greater areas (Southwest B and Northwest A) plus the inclusion of Subarea B of the North. If fully developed, these three subareas, combined, would accommodate a population of 11,546, raising the city's population to 65,380. Although slightly more than the targeted 2030 population, the overage is much less (5 percent to 9 percent) than under the current priorities. The land within these areas comprises 2,259 acres (1,004 net developable acres).

In addition, if the Capital Investment Strategy were revised to reflect the City assisting in oversize costs for only Southwest B and Northwest A, with development in North B paying all the costs, oversize costs would then be \$2.9 million. This is less than half of the oversize costs for the entire Southwest (A, B, C, and D) and Northwest (A and B) areas of \$6.3 million. With the relocation of Fire Station 2 and possible addition of a new Fire Station 4, total capital costs for this scenario could be \$8.58 million, which is similar to the \$8.64 million required by the current strategy. If needed, an additional Fire Station 4 would also require about \$868,000 in annual operating costs.

The result of Scenario 4 is that the City does not overshoot its population targets by encouraging the overbuilding of infrastructure to the Southwest and Northwest. By adding an area to the North and by reducing the geographic reach of priority areas in the Southwest and Northwest, the City better directs its growth, retains a more compact footprint, and reduces its commitment to participate in oversize costs.

The following graphic shows the major areas (Southwest, Northwest, and North) and subareas. The subareas comprising Scenario 4 have boxes around the subarea letter.



POST 2030 GROWTH

As the Scenario 4 growth areas reach buildout approaching the year 2030, the infrastructure built to accommodate that growth becomes the prerequisite for future expansion into Southwest C, Northwest B, North A, and North C.

One challenge is to keep development from occurring beyond the targeted areas until such time as the targeted areas near buildout. In addition to defining targeted areas, effective approaches to growth management often also place strict growth controls in the non-priority areas. Proper growth management tools, along with continued inter-jurisdictional cooperation within the Urban Fringe Area, allow growth to occur in the targeted areas while preserving non-targeted areas as urban reserve areas.

If the City Council chooses to explore stricter growth controls, the staff can research and provide guidance on possible tools. One option would be identifying tiered or phased development on the map so that later development happens only when certain triggers (minimum buildout requirements, particular dates or decades) are met. Another option would be to actively annex subareas and allow development to happen subject to when the City deems it necessary. Other tools also exist and could be explored.

HOUSING CHOICES

Providing a variety of development areas benefits the housing consumer. First, a broader geographic area would open the market to more potential landowners, ensuring that a limited number of landowners would not unduly control the supply of developable land. Second, allowing development to occur in three subareas provides geographical options for home builders and home buyers to consider. These options would allow consumers to best consider their choice of living as it relates to their employment, recreation, school enrollment, and shopping preferences.

WATER QUALITY OF ADA HAYDEN LAKE

Many members of the community have spoken of the importance of maintaining the water quality of Ada Hayden Lake. Several strategies have been identified and most involve the protection of the watershed surrounding the lake. Experts have said that the best control of the watershed would come through the annexation and imposition of City development standards on the area. These standards include storm water runoff quality controls and sanitary sewer collection and treatment standards. Education on fertilizer use and, as other communities have learned, restrictions on some types of fertilizers have also protected or improved surface and ground water quality.

FUTURE GROWTH CONSTRAINTS

The 2006 and 2008 studies both identified Iowa State University-owned land and recognized the constraints it creates for City expansion. Extensive ISU holdings in the Southwest preclude further extension of the City much beyond Southwest D. Even to the Northwest, ISU holdings would create constraints within and beyond Northwest B. No such ISU constraints exist in the North area. As the City looks at long-term growth beyond the year 2030, these constraints will become more important.

PLANNED DEVELOPMENT IN THE NORTH

Another constraint may develop in the North that could impact future expansion of the City. Development is being planned outside the City limits (Rose Prairie, for one) that, if fulfilled, may be a political constraint for future annexation in that direction. If a 300-lot residential subdivision is approved and built outside the City limits, homeowners there would have little incentive to later seek annexation into the City. The City, prior to or post-2030, would have both physical and political barriers to overcome if annexation northward were sought.

If that development were to happen outside the City, it would also have an environmental impact that could be avoided were it to annex and be allowed

access to the City wastewater treatment facility. Whether the fringe area development ultimately discharges into the Ada Hayden watershed or the Squaw Creek watershed, the released effluent from these rural systems would not be required to meet as high standards as that of the City.

FRINGE PLAN AND JURISDICTIONAL COOPERATION

Cooperative planning among Ames, Gilbert and Story County has led to several agreed-upon principles. One is that a rural area would separate the cities of Ames and Gilbert. This rural area would be free of urban-density development and allow for predominately agricultural production. The Urban Fringe Plan calls for “priority transitional residential” up to 190th Street while the area north of that is “agriculture and farm service” with future land uses yet to be determined. In order to accommodate Scenario 4 as a targeted growth area, the area north of the City and up to 190th Street would need to be changed on the Urban Fringe Map.

Another principle is that when urban-density development did occur in the unincorporated areas, it would be done in such a manner that development would meet city standards, that annexation agreements would be in place to allow annexation when requested by the City, and that the development would abandon any rural infrastructure (rural water, private sanitary systems) when annexed and bear any costs associated with abandonment. As noted above, while there may be every right to demand annexation of a rural development in the future (with all costs borne by the homeowners in that development), there may be political costs associated with such action if the annexation were not popular with the homeowners who may not realize any immediate benefits. Despite annexation agreements in place, later homeowners may object when the City Council initiates the annexation process.

FIRE RESPONSE AND FIRE STATION COSTS

The City has a policy that states that 85 percent of the geographic area of the city would be served within a 5-minute response time. The city is covered by three fire stations and currently provides a 5-minute response rate to 83 percent of the current city limits (as generated by the computer model). The City has plans to eventually relocate Fire Station 2 further west at a cost of \$2.34 million. This relocation would improve response times to the Southwest and Northwest study areas and, therefore, allow the City to meet its current response time goal. Coverage to the North study area would not be improved since much of North B would remain outside the 5-minute response time. Given growth to the North, a fourth fire station, at a cost of \$3.34 million may be needed to assure the current City-wide response time goal is met.

It should be emphasized that construction of a fourth fire station will require a bond issue supported by 60 percent of the voters. Thus, the citizens of Ames will ultimately determine whether or not taxes should be raised to support the capital and ongoing costs associated with this new station. Alternatively, the City Council could re-evaluate the current response time policy to see if it is still the most appropriate measure of public safety.

OVERPASS COSTS

An estimate done previously indicated that it would cost approximately \$5 million for an overpass over the Union Pacific railroad at North Dakota Avenue. The need for this overpass was identified as part of the Long Range Transportation Plan. Like the other transportation projects in that plan, the costs of the improvement were not assigned to any particular development for the 2008 study. The costs are part of the broader transportation system serving the entire community. Further action on the Fieldstone development has been deferred, in part, over the issue of who would pay the costs of this improvement.

PREVIOUS AND FUTURE INVESTMENTS

The City has made past investments in the Southwest as a result of the current priority growth area policy. These investments include the South Dakota Avenue interchange with US 30, the widening of South Dakota Avenue, the extension of Mortensen Road, the creation of a separate water pressure zone, and the installation of a new water tower. Several of these investments also benefit the Northwest area. Development has occurred within the existing City limits served by these improvements to the north line of US 30, yet development has not occurred south of the highway. Scenario 4 would continue to take advantage of this infrastructure by continuing growth into the Southwest B sub-area as landowners are willing to allow development.

The City has also identified future transportation needs in the Long-Range Transportation Plan. The plan provides a series of projects needed to accommodate overall growth in the community to the year 2030. These projects, however, were developed from a computer traffic model that anticipated future growth within the entire Southwest and Northwest—a scenario different than that proposed as Scenario 4. As the City is moving towards an update of the Long-Range Transportation Plan, any changes made now in the growth priorities of the City can be reflected in revisions to the traffic model when the Long-Range Transportation Plan is updated.

SCHOOL ENROLLMENT

Ames Community School District serves the bulk of the City. Some areas of Ames lie within the Gilbert Community or United Community School Districts. All three would have to accommodate students as growth occurs in these proposed growth areas. Growth in Northwest A would be within the Ames, United, and Gilbert school districts, growth in North B would be within the Gilbert school district, while growth to the Southwest B would be within the Ames and United school districts. Scenario 4 would allow an estimated additional 1,551 dwelling units in the Ames school district, 1,897 dwelling units in the Gilbert school district, and 1,573 dwelling units in the United school district.

Further expansion of the Ames school district can come from development elsewhere in the Southwest. The extent to which these increases in dwelling units reflect increased enrollment in the respective school districts is unknown. Each individual district would have to decide whether they would be in a position to accommodate these increases in school enrollment.

LAND USE POLICY PLAN AMENDMENTS

The following actions would need to be taken to change the land use policies of the City:

1. Revise the Land Use Framework Map of the Ames Urban Fringe Plan, changing the designation of the area north of the city, up to 190th Street, from Priority Transitional Residential to Urban Residential.
2. Change the text of the Ames Land Uses Policy Plan as shown on the attachment “Proposed Revisions to the Ames Land Use Policy Plan.” (This would also involve revising some illustrations, but not the Land Use Policy Plan Map.)

The Land Use Policy Plan addresses growth of the community with three different policy tools. Amendments to each of these parts of the LUPP would need to be made.

- **Unique Development Area Classifications.** These describe a future condition desired for each of five different areas, one of which was the area within and outside the city limits where new development would occur—the “New Lands.”
- **Priority Areas for Growth.** These are also referred to as “targeted growth areas.” These policies address in what sequence parts of the New Lands should develop and what is needed for them to develop. All of the New Lands outside the city limits originally were included in one of the two Growth Priority Areas. Growth could occur outside of these Growth Priority Areas, but no New Lands were shown outside the Growth Priority Areas. (When Ringgenberg Park was annexed for development, a new Village/Suburban Residential land use area was shown and the New Lands boundary was expanded to include it, but the Growth Priority Area boundaries were not changed).
- **Capital Investment Strategy.** These policies were applied to the designated growth priority areas and land outside of these areas to guide public investment in infrastructure.

When the Ames Urban Fringe (AUF) Plan was approved and incorporated into the Ames Land Use Policy Plan, none of the above categories changed. All of the Growth Priority Areas beyond the City Limits have been included in the AUF Plan as “Urban Service Area” land uses, with policies that reflect the LUPP policies for New Lands.

MAP CHANGE

In October 2006, the LUPP was changed to incorporate the AUF Plan. This action separated land use designations for areas outside of the city from the Ames Land Use Plan Map and instead shows them on the Land Use Framework Map of the Ames Urban Fringe Plan. Therefore, Scenario 4 requires that the Land Use

Framework Map be changed. The action required would be to change the Priority Transitional Residential designation in the North B area to the Urban Residential designation. The text of the AUF Plan describes general policies for annexation and development of Urban Residential areas, which are consistent with the Ames LUPP and would ALSO now apply to North B.

TEXT CHANGE—NEW LANDS

In order to establish land use policy for North B, the definition of the New Lands in the LUPP would be changed as follows.

Delineation. New Lands consist mainly of the existing suburban areas located north of 14th Street, west of the University and east of the Airport. New Lands also include *all of the areas designated in the Ames Urban Fringe Plan as “Urban Services Area.”* ~~outlying areas where suburban expansion is emerging or proposed.~~

“Urban Services Area” is a land use classification in the AUF Plan that includes the “Urban Residential” land use designation, as well as Community and Convenience Commercial Nodes and Planned Industrial land use. The New Lands policies of the LUPP are more detailed than the AUF Plan, describing the physical characteristics of Village and Suburban Residential development and the commercial nodes. The result of this text change would be that these policies would apply to this newly added community expansion area to the north. This change also makes it clear that these land use policies continue to apply to those areas to the northwest and southwest outside of Northwest A and Southwest B

TEXT CHANGE—PRIORITY AREAS FOR GROWTH

Scenario 4 identifies three areas as the targeted areas for growth, also referred to in the LUPP as Priority Areas for Growth and Growth Priority Areas. These include the Southwest and Northwest Growth Priority Areas, reduced in size from those currently described in the LUPP. A new North Growth Priority Area, covering North B from Scenario 4, is added because it meets the goals and objectives of the Land Use Policy Plan:

- Accommodates population growth to 60,000 to 62,000
- Provides for compact growth areas
- Provides opportunity to protect water quality in the Ada Hayden watershed
- Provides a third location option for future housing

The attachment shows complete proposed revisions to the text and illustrations. Text revisions are also proposed to reflect conditions that have changed since the LUPP was approved.

The LUPP policies for Priority Areas for Growth describe for each area how to “resolve . . . major constraints in the current development process.” These policies and the name itself, Priority Areas for Growth, reflect that development of these areas is more important to the community than development elsewhere. Ideally,

development of the Priority Areas for Growth should occur before other areas are annexed and developed.

Does this mean that the Plan prohibits development of other areas, such as the areas to the southwest and northwest that the LUPP now describes as Priority Areas for Growth? No, it does not. The AUF Land Use Framework Map would still show these areas as Urban Residential, and they would still fit the description in the LUPP of “New Lands.” However, the policies in the both the LUPP and the AUF call for development to occur only when the public infrastructure and facilities are available to support that development and population. For example, the area on the west side of Ames, east of the Boone County line, requires no off-site infrastructure for annexation and development, but the area north of Onion Creek is not served by any City street access, nor by any City utilities, nor by City fire protection. The City Council would make decisions about annexing, zoning and subdividing these New Lands based on the conditions of each location, the overall growth of the City and the status of development in the Priority Areas for Growth at the time the request was made.

Since many factors affect the timing of development of all of the “sub areas” in the Targeted Growth Study, it is not practical to lay out in advance the order and priority for development of each of the Growth Priority Areas. This is reflected in the current action to modify the City’s policies for land use to include a third Growth Priority Area before the previous two are completely developed. **Therefore, text changes are proposed to remove from the LUPP references to sequencing of the three Growth Priority Areas. It is the City’s capital investment strategy that establishes priorities among the three Growth Priority Areas.**

TEXT CHANGES—CAPITAL INVESTMENT STRATEGY

The Capital Investment Strategy establishes a greater priority for Village development in the Southwest growth priority area than for development in the Northwest growth priority area. This is accomplished through the incentive of public investment in infrastructure. The proposed LUPP text change does not alter this policy. If the City were to provide incentives for development in the North, it would increase the total cost of City commitments for oversizing utilities. There is also no need to provide incentives in areas in which developers already feel the market will support immediate development. Thus, developers will be responsible for all costs associated with development of the North growth priority area.

PROCESS FOR CHANGES

The Ames Urban Fringe Plan affects three jurisdictions and was approved by all three, Story County, the City of Gilbert and the City of Ames. Currently, changes to the Land Use Framework Map also require approval by all three. Although there is no coordinated process for such changes, the City of Ames can propose a change to the other two jurisdictions and also ask for a joint meeting to discuss the proposal and/or take action on it. Since this action would also constitute a change to the City’s Land Use Policy, the process includes a public hearing before the Ames Planning and Zoning Commission, its recommendation for or against the

proposal, and action by resolution of the City Council. The same process applies to the text changes to the Land Use Policy Plan.

PROPOSED TEXT AMENDMENT

Attachment A identifies the actual changes to the text of the Land Use Policy Plan.

CONCLUSIONS

The adoption of Scenario 4 with its growth priority areas of Southwest B, Northwest A, and North B, advances the goals of the Land Use Policy Plan. This is demonstrated below.

Targeted Population

Scenario 4 meets the targeted population of Goal 1. Scenario 4 achieves the anticipated 2030 population with the expected increase in net developable acres, dwelling units, and population (65,380). It exceeds the target to some degree to maintain choices in the housing market and recognizes that not all land in the subareas will actually be developed.

Available Land

Scenario 4 offers three distinct yet compact development areas. For example, rather than opening up all of the Northwest (both north and south of Onion Creek), development up to 2030 would be limited to just the area south of Onion Creek. Likewise, for the Southwest area, development could not extend south of Worle Creek. Scenario 4 anticipates the annexation of 2,259 acres (1,004 net developable acres) of land to accommodate the population target.

Resource Protection

The annexation and development of the area within the Ada Hayden Park watershed, under City standards and control, is consistent with Goal 3. Experts have provided arguments that the installation of a sanitary sewer connected to the City's Water Pollution control facility and stricter storm water management standards can protect the surface and subsurface water resources of this jewel.

Efficient Growth

The fiscal impacts of Scenario 4 are several. The City's capital investment strategy has already proscribed a cost sharing arrangement between private development and the City over development in the entire Southwest and Northwest—the City will assist in the oversize costs of utilities. Scenario 4 reduces the geographic extent of that commitment by reducing the growth areas to just Southwest B and Northwest A. Any growth and annexation to North B would be paid for by developers, including both base and oversize costs. In addition, the previous investment in the Southwest infrastructure will be recouped as development continues in Southwest B. And, since the geographic extent of the subareas is smaller, extensions of paving, sewer and water can be done in smaller increments.

Location and Choices

Scenario 4 advances Goal 6 in a number of ways. The broader geographic area brings into play a greater number of property owners, reducing any constraints due to landowners unwilling to allow development of their holdings. The three subareas also provide for a wider variety of geographic locations for housing development. These choices allow housing consumers to consider a broader range of options as to where they work, shop, attend school, and participate in other activities.

Recommendation of the Planning & Zoning Commission. At its meeting of July 2, 2008, with a vote of 4-0, the Planning and Zoning Commission recommended that the City Council adopt the proposed amendment to the Ames Land Use Policy Plan as a means to implement Scenario 4 – designating Southwest B, Northwest A, and North B as priority growth areas.

ALTERNATIVES:

- 1) In order to adopt Scenario 4 as the priority growth area, the City Council can take the following actions:
 - a) Adopt a resolution approving changes to the Land Use Policy Plan **text** that are consistent with the text changes in this report and that reflect the designation of Southwest B, Northwest A, and North B sub-areas as the new priority growth areas, along with the modified capital investment strategy; and
 - b) Direct staff to approach Story County and the City of Gilbert to initiate changes to the Ames Urban Fringe Plan **map** that are consistent with this report and that reflect the designation of Scenario 4 as the priority growth areas.
- 2) The City Council can approve other alternatives to the language of the LUPP **text** or **map** as the means to implement Scenario 4 or any other proposed priority growth area.
- 3) The City Council can maintain the status quo by not making any changes to the Land Use Policy Plan text or map.

MANAGER'S RECOMMENDED ACTION:

Following the City Council meeting of April 22, City staff, at the Council's direction, has prepared amendments to the Land Use Policy Plan text and maps. The analysis of Scenario 4 has identified several advantages over the current strategy reflected in the LUPP for priority growth:

- Scenario 4 better reflects the targeted population of 62,000 by the year 2030.
- Scenario 4 encompasses and anticipates fewer acres for development.
- Scenario 4 reduces the City's financial obligation to participate in costs of oversized infrastructure.
- Scenario 4 provides the best watershed protection opportunities for the Ada Hayden watershed.

- Scenario 4 provides increased housing locational choices.
- Scenario 4 involves property owners who have declared their desires to develop their properties.
- Scenario 4 sets the stage for post-2030 growth.

This scenario does contemplate the possible construction and staffing of a new fire station. However, it should be recognized that ultimate control over this financial obligation rests with the City Council, who can modify the City's response time goal, or with Ames citizens, who would ultimately decide if a fourth station is needed.

Therefore, in accordance with the Council's direction of April 22, it is the recommendation of the City Manager that the City Council approve Alternative 1, which is;

- a) to adopt a resolution approving changes to the Land Use Policy Plan text that are consistent with the text changes in this report and that reflect the designation of Southwest B, Northwest A, and North B as the new priority growth areas, along with the modified capital investment strategy, and**
- b) to direct staff to approach Story County and the City of Gilbert to initiate changes to the Ames Urban Fringe Plan map that are consistent with this report and that reflect the designation of Scenario 4 as the new priority growth areas.**

Urban Core. The location identified as Urban Core is generally defined as the “original-commercial center of Ames and the adjacent residential areas that were built primarily prior to 1930. The area is characterized by a wide variety of uses, intensities and design types. Due to the area’s characteristics and current planning policies, the Urban Core has been subjected to long-term intensification and change. The results of intensification and change have been conflicting use and design objectives.

Designation of Urban Core is intended to delineate an area (and sub-areas therein) where specific use and design objectives may be implemented with little or no change to the underlying zoning districts. Specific use and design objectives for Urban Core are identified under the policy options sections of this Plan.

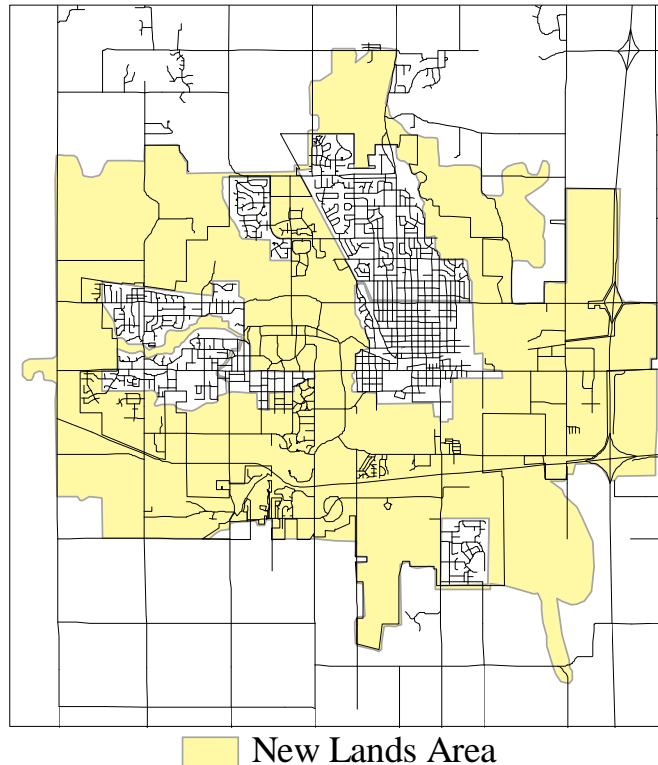
University-Impacted. The location identified as University-Impacted is generally defined as the transitional residential area that is adjacent to Campustown. The area is characterized by mostly older residences that have been converted often from single tenant to multiple tenant occupancy involving mostly ISU-students. Current planning policies have led to increasing intensification and change that have resulted in parking, building scale and design conflicts.

Designation of University-Impacted is intended to delineate an area wherein specific parking, building scale and design objectives may be implemented in order to achieve greater compatibility with the existing character. Specific use and design objectives for University-Impacted are identified under the policy options section of this Plan.

New Lands. The locations identified as New Lands includes both New Lands Areas that are existing within the current incorporated city limits of Ames along with ~~land area adjacent to city limits in the identified priority growth areas that would have to be annexed~~ *all of the areas designated in the Ames Urban Fringe Plan as “Urban Services Area.”* These New Lands Areas are generally defined as the suburban and emerging in-fill areas that lay beyond the urban core and the ISU Campus. These areas are characterized by low-density single-family, medium and higher density residential uses in existing urbanized developments. These areas are also characterized by predominantly rural agricultural uses in locations with future development potential.

NEW LANDS POLICY OPTIONS

Delineation. New Lands consist mainly of the existing suburban areas located north of 14th Street, west of the University and east of the Airport. New Lands also include *all of the areas designated in the Ames Urban Fringe Plan as “Urban Services Area.”* ~~outlying areas where suburban expansion is emerging or proposed.~~



Delete this illustration from the LUPP.

The five existing locations within the City are characterized by mostly single-family residences with densities that are lower than those typically found in the Urban Core south of 14th Street.

The emerging or proposed suburban expansion areas are located along the City’s boundaries. The outlying areas to the east contain several large-area activities including the National Animal Disease Center and industrial park, and to the south are the airport, research park and ISU-related agricultural farms.

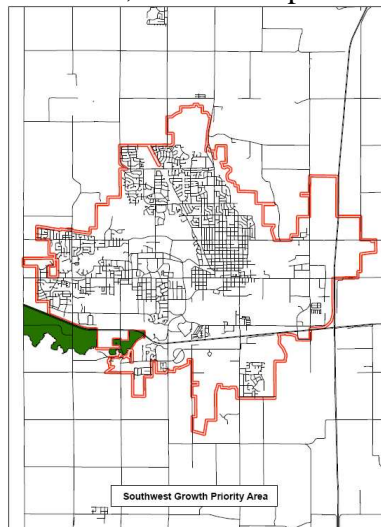
Residential Expansion Areas. The goal for New Lands is to establish expansion areas to meet most of the projected residential growth. These expansion areas involve mostly the unincorporated Planning Area adjacent to the City, plus some agricultural locations remaining within the City.

On Page 54: Suburban Residential development is intended to occur in the remaining infill areas and in the *New Lands* ~~targeted growth areas~~ where Village Residential development is not chosen.

DEVELOPMENT PRIORITIES OPTIONS

Priority Areas for Growth. There is a need to identify new areas for growth and to establish priorities for their availability and development. The City has expanded eastward to the constraints formed by Interstate 35 and the Skunk River's floodplain; northward to the constraints formed by topographic change and accompanying environmental impact; westward to the constraints formed by the political boundary of Boone County and by large ISU holdings; and, southward to the constraints formed by Highway 30, large ISU holdings and the airport protection zone. Because of these development constraints and the resulting landlocked pattern for the City, Ames must seek a more targeted growth pattern. A more targeted pattern involves the establishment of priority areas for growth and the participation of major landholders, development interests and City decision-makers. *These priority growth areas are preferred for the community's expansion.* In targeting areas for growth in a cooperative effort, Ames will resolve three of the major constraints in the current development process by: (1) Making more land available in preferred areas; (2) Making the process more predictable in terms of availability and infrastructure; and, (3) Accelerating development opportunities for all.

Southwest Growth Priority Area. Portions of the City and Planning Area near the western limit of Highway 30 are recommended for designation as a priority area for growth. ~~The southwest area is recommended as the first priority area for new growth.~~ To the extent that major landholders can make sites available, new development should be concentrated in the area.



The concentration of new lands for development should be readily served by public infrastructure. Such a concentration can be found immediately north and south of Highway 30. If the presence of the limited-access highway is utilized as a spine for future development rather than a barrier, the potential for growth to the southwest increases. Although a new interceptor sewer is required, the location of the wastewater treatment plant further south and in the same watershed makes expanding the City's wastewater facilities in the southwest area more cost effective.

Access to the southwest area is provided by the Highway 30 and ~~Elwood Drive~~ *University Boulevard* interchange and ~~the Highway 30 and by South Dakota Avenue interchange~~. ~~An additional interchange with Highway 30 serving the southwest area is recommended. Representatives of the Iowa Department of Transportation have voiced general support for using Highway 30 as access for the southwest growth area and for locating an interchange further west on Highway 30.~~

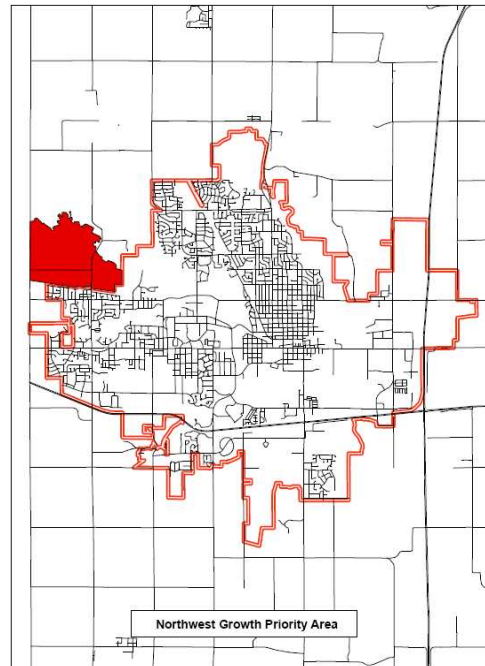
Development Policies for a Southwest Growth Priority Area. Ames should establish the following policies to guide the development of its ~~first~~ *southwest* priority growth area.

- ~~A.~~ ~~A new interchange further west along Highway 30 should be pursued. Location of the interchange should be coordinated with any major thoroughfare improvements in the northwest.~~
- ~~B.~~ A. In order to increase and accelerate growth opportunities in preferred but currently constricted locations, a major new development area ~~is~~ *should be* targeted in the southwest associated with Highway 30. ~~The southwest area should be the first growth priority area for the community's expansion .~~
- ~~C.~~ B. The City should encourage ISU's consolidation/relocation of its agricultural farms from north and south of Highway 30 ~~to locations beyond the New Lands.~~
- ~~D.~~ C. ~~Provided that ISU releases some holdings in this area,~~ †The City should coordinate its infrastructure improvements with the timing of development in the area.
- ~~E.~~ D. If, through the relocation of any ISU agricultural farms, a large undeveloped location is created in the southwest area, the location should be recommended for more intensive residential use and supporting commercial.
- ~~F.~~ E. Designation of a southwest growth priority area should not preclude growth from occurring in areas that are currently zoned for development and have adequate capacity in the infrastructure serving them.

Northwest Growth Priority Area. In addition to the ~~initial~~ southwest growth priority area, an alternative northwest growth priority area is recommended. ~~The northwest growth priority area would be initiated in the event that one or both of the following conditions occurs:~~

- ~~• The southwest growth priority area is substantially completed and additional residential expansion area is needed; and,~~
 - ~~• Unforeseen constraints significantly limit the capacity for development of the southwest area.~~
- In ~~the event that~~ the northwest growth priority area is initiated, the need for additional major thoroughfare improvements is likely. Any major thoroughfare improvements should consider a northern route for cross-town connections. ~~In addition, any major thoroughfare improvements should consider a western linkage with Highway 30 and the proposed interchange near the Highway's western end.~~

The northwest growth priority area is currently unserved by the City's water and wastewater systems. Development of the area will require a major trunk line extension in serving the area.



The northwest growth priority area is also the location of significant woodlands and some greenlands as identified by the Natural Resource Inventory. The provision of public infrastructure and major development should protect identified natural resources that may be impacted by suburban growth.

Development Policies for a Northwest Growth Priority Area. Ames should establish the following policies to guide the development of its ~~optional second~~ northwest priority growth area.

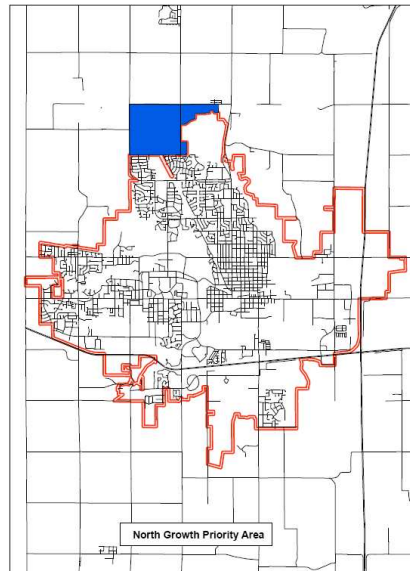
- A. ~~The City should encourage ISU's consolidation/relocation of its agricultural farms from areas immediately west of North Dakota Ave.~~
- B. ~~If through the relocation of any ISU agricultural farms a large undeveloped location is created in the northwest area, the location should be recommended for more intensive residential use and supporting commercial.~~
- C. A. Any major thoroughfare improvements, including final routing and design, should be determined through a more detailed traffic study. This study should determine the need for the major thoroughfare and also determine the major thoroughfare corridor location that will minimize environmental impacts and provide mitigating actions when adverse impacts are unavoidable. ~~The study should be initiated immediately.~~

- ~~D~~. B. Design characteristics of any major thoroughfare improvements should consider the following:
- 1) The number of residential curb-cuts should be collected and limited in order to permit an efficient traffic flow; and
 - 2) The number of commercial curb-cuts should be collected and limited in order to permit an efficient traffic flow. Ideally, commercial uses should be restricted to major intersections.
- E. C. Residential zoning should encourage more intensive uses typically throughout the growth area.
- F. D. An interlocal agreement between the City of Ames and Story County should be sought in assuring the compatibility of land uses that may be located in any unincorporated area that is situated north and west of any major thoroughfare improvements.
- ~~G.~~ ~~The City should enlist the assistance of the Iowa Department of Transportation in constructing a new western interchange at Highway 30.~~
- H. E. City should alter its urban highway system designation to comply with the state and federal formulas for the mix of street classifications. An addition to the urban boundaries is necessary in order to maintain an acceptable ratio of area to major thoroughfares. *(Is this still needed?)*

North Growth Priority Area. Growth in portions of the area between George Washington Carver Avenue and U.S. Highway 69 and south of 190th Street is an extension of the development of the Near Term Lands Area. Its primary purpose is to allow residential expansion while protecting the water quality and other assets of the Ada Hayden Heritage Park by City guidance on use of the land in this watershed.

Along with development in the northwest growth priority area, development in the north growth priority area will make the need for additional major thoroughfare improvements likely. Any major thoroughfare improvements should consider a northern route for cross-town connections.

The north growth priority area is currently unserved by the City's water and wastewater systems. Development of the area will require trunk line extensions in serving the area. The north growth priority area also cannot be reached within five minutes by Ames emergency services. Development of the area may require an additional fire station or a change in city policy.



The existing natural/man-made resources of the Skunk River, underground alluvial aquifers, and quarried lakes provide vital water resources to the area and surrounding region. Stormwater run-off from increased urban and agricultural development can have negative impacts that jeopardize water quality. This watershed and watersheds for existing wetlands and other vegetation that protect and/or improve water quality should be protected. Development in the north growth priority area should include stormwater retention areas, ponds, wetlands, vegetative buffers and other mitigation measures to filter out and prevent pollutants from entering the region's water resources.

Development Policies for a North Growth Priority Area. Ames should establish the following policies to guide the development of north priority growth area

- A. *Construct mitigation facilities at nodal locations where they can protect effectively the water resources within the watershed. Develop mitigation facilities or Best Management Practices according to city standards.*
- B. *Measures should be taken to reduce phosphorus and other pollutants resulting from land maintenance and resource management practices.*
- C. *Any major thoroughfare improvements, including final routing and design, should be determined through a more detailed traffic study. This study should determine the need for the major thoroughfare and also determine the major thoroughfare corridor location that will minimize environmental impacts and provide mitigating actions when adverse impacts are unavoidable.*

- D. *Design characteristics of any major thoroughfare improvements should consider the following:*
- 1) *The number of residential curb-cuts should be collected and limited in order to permit an efficient traffic flow; and*
 - 2) *The number of commercial curb-cuts should be collected and limited in order to permit an efficient traffic flow. Ideally, commercial uses should be restricted to major intersections.*
- E. *Residential zoning should encourage more intensive uses typically throughout the growth area.*
- F. *An interlocal agreement between the City of Ames and Story County should be sought in assuring the compatibility of land uses that may be located in any unincorporated area that is situated north and west of any major thoroughfare improvements.*
- G. *The city policy on emergency services or the location of Ames emergency services should be adjusted if required at the time of development.*

Capital Investment Strategy. In an effort to stimulate development in the *southwest and northwest* priority areas for growth, the Capital Investment Strategy contains incentive provisions, which are available to developers in the form of major infrastructure improvements. Under this strategy, the City might consider paying the cost of some or all of the major infrastructure required to expand sanitary sewer mains, water mains, and paving four lanes of arterial streets. The primary focus of the Capital Investment Strategy incentive is the Southwest Growth Priority Area.

The Capital Investment Strategy contains a disincentive provision for development that occurs outside of the *southwest and northwest* priority growth areas. Where development is permitted to occur outside of the ~~identified~~ *southwest and northwest* priority growth areas, the developer is responsible for all costs associated with the development of the area.

The Capital Investment Strategy adopted by the City Council is stated as follows:

Within Southwest Priority Growth Areas - Village Residential.

For new development within the Priority Growth Areas (southwest) as defined in the Land Use Policy Plan that utilizes the Village Development option outlined in the Plan, including Commercial Land Uses that are integrated into the Village, the incentive of the Capital Investment Strategy will pay a percentage (determined by the City Council) of the cost of the major infrastructure (trunk water and sewer mains and arterial streets) **within** the proposed project.

Within Southwest or Northwest Priority Growth Areas - Suburban Residential.

For new Suburban Residential development that occurs within the Southwest Growth Priority Area or Northwest Growth Area, an incentive provision of the Capital Investment Strategy will pay the costs associated with over-sizing infrastructure improvements if the improvements are determined necessary to meet future planning objectives within and outside the time frame of the Land Use Policy Plan, and deemed fiscally responsible and appropriate by the City of Ames.

Outside Southwest or Northwest Priority Growth Areas.

For new development that is to occur outside of the *Southwest or Northwest* Priority Growth Areas (~~southwest~~) as defined in the Land Use Policy Plan, total costs (on and off site) for **all** infrastructure (including but not limited to street, water, sanitary sewer, storm sewer, etc.) and community facilities shall be the responsibility of the developer. These costs include but are not limited to the following:

- costs associated with installation of the infrastructure improvements and community facilities that are designed to provide service to the areas being developed;
- costs associated with over-sizing and extension of the infrastructure improvements that are reasonably anticipated in future development beyond the time frame of the Land Use Policy Plan; and
- costs associated with an impact from development that exceeds the capacity of the infrastructure improvements and community facilities that have already been constructed.

As a major partner in the implementation of the Capital Investment Strategy, private developers should be responsible for directing its investment activities to the area in a prearranged manner (e.g., developer agreements). As a part of any pre- arrangements, private developers should also be responsible for the availability of suitable land and the construction, at the same time as the public infrastructure is installed.

Development Policies for a Capital Investment Strategy. Ames should establish the following policies to guide a capital investment strategy.

- A. The Southwest Priority Growth Areas should be the first priority, followed by the northwest growth priority area subject to there being sufficient demand at the time.
- B. Adequacy of public facilities/services should be assured through concurrency requirements.

- C. Where there are inadequate public facilities/services involved in *the southwest or northwest* priority growth area, it should be the public priority to provide, in a predetermined arrangement for location, capacity and timing, the following: trunk lines for water and wastewater; major transportation improvements; major drainage improvements; and, major parks and open space improvements.
- D. In assuring that the capital investment strategy is coordinated with and supported by private and institutional development, representatives of each sector should assist the City in establishing the priorities and funding mechanisms.

New Lands Outside of Priority Growth Areas. *The LUPP describes land uses and policies for unique development areas beyond the Priority Areas for Growth (in Chapter Two: Land Use). Since these areas are not included within the Priority Areas for Growth, generally these areas should be developed after the Priority Areas for Growth. However, development in New Lands outside the Priority Areas for Growth could precede Priority Areas for Growth when the following conditions, or similar conditions, are present:*

- *The area is within the city limits or a significant proportion of the boundary of the area to be developed is adjacent the city limits.*
- *Sufficient land is not available for growth consistent with the LUPP.*
- *Infrastructure is already in place to serve the area and no public investment is necessary*
- *Ongoing urban services can be provided in a cost-effective manner.*
- *The opportunity to develop adjacent to the city may be lost if development is delayed.*

The City Council will make the decision to develop New Lands outside of the Priority Areas for Growth on a case-by-case basis depending on its assessment of the conditions present at the time and on the consistency of such development with the goals and objectives of the Land Use Policy Plan.