



# Memo

City Manager's Office

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**TO:** Mayor and Members of the Ames City Council

**FROM:** Steven L. Schainker, City Manager

**DATE:** May 8, 2009

**SUBJECT: SUBSIDIZED, LOW-INCOME, ELDERLY HOUSING PROJECT OFF OF ONTARIO ROAD WEST OF MINNESOTA AVENUE**

At the May 12<sup>th</sup> Council meeting, Warren Madden, Vice President for Business and Finance for Iowa State University, will present information regarding a possible partnership with Volunteers of America. The purpose of this partnership is to develop buildings to conduct research regarding designing, operating, and managing retirement living units. This new development is being proposed on ISU land along Ontario Road.

Mr. Madden has stressed that final details for this project have not yet been worked out. To be transparent, the University is approaching the City and the public to introduce this new project. The Council is not being asked to take any action regarding this project on May 12<sup>th</sup>. However, after reviewing the information that was provided, the staff believes that the Council might want to discuss the following issues regarding this development:

- 1) Does the University intend to conform to the City requirements (zoning/subdivision, etc.) if the project proceeds?

Since the development will occur on State property, buildings probably will not be subject to City regulations. However, City staff would welcome the opportunity to advise the University regarding our development requirements to make sure this development is compatible with the surrounding properties.

- 2) The Council-approved Government Lands Study appears to designate the proposed site for low-density residential, not multi-family residential uses.

It should be emphasized that this policy was intended to give guidance only when the University sells their property and the new private owner steps forward to request a rezoning for the site. Apparently, a sale is not happening

in this situation. However, since the University officials supported the proposed uses reflected in the Study, you might want to ask them how this multi-family use will be compatible with the surrounding neighborhood.

- 3) For some time the City Council has raised the issue of the University providing pedestrian amenities (sidewalk/shared use path) along their property on Ontario.

The Council might want to urge that the installation of pedestrian amenities (sidewalk, etc.) along their Ontario property be accomplished as part of this development.

- 4) The surrounding property owners will no doubt have interest in this development, especially if City regulations do not apply.

The Council could suggest that the University conduct meetings with the surrounding property owners to solicit their input and provide information as the details of this development are worked out.

Cc: Warren Madden