

Staff Report  
**Targeted Growth Alternatives**  
October 23, 2009

At the City Council's September 29, 2009 meeting, the Council discussed the possibility of annexing land adjacent to Grant Avenue in response to a request to develop the proposed Rose Prairie subdivision. At this meeting the Council directed the staff to continue discussions with the property owners along Grant Avenue and proceed with annexation of the Rose Prairie subdivision. In addition, Council requested staff to look at the Targeted Growth Strategy and consider how the Northwest Growth Priority Area reflected in the Land Use Policy Plan might be modified if a decision was made to annex land to the north along Grant Avenue.

Drawing upon data prepared for the April 2008 Targeted Growth Study, staff analyzed three possible alternatives involving annexation to the North with its possible impact on the Northwest. These three alternatives and the current policy are each presented below, along with the estimates of residential accommodation and estimated costs to the City.

In developing these alternatives, staff kept in mind a number of concepts derived from statements in the Land Use Policy Plan and good planning principles.

- Allow annexation and development of land in a sequence and timing that allows for the predicted expansion of the Ames population.
- Allow for annexation and development in locations for which infrastructure and services can be provided in a timely and cost effective manner.
- Identify areas for growth that are expected to happen within the horizon of the Land Use Policy Plan, but realize that the interests of the City extend beyond the year 2030.
- Expect that the City will encourage development (and in certain instances provide incentives through capital investments) in certain locations.
- Expect that the City will discourage (and in certain instances deny) development and/or annexation that do not meet the goals of the Plan.

Each alternative identifies areas of the urban fringe where development and annexation are allowed, areas where such development and annexation are encouraged through capital investment incentives, and areas where annexation and development are not expected to occur within the time frame of the LUPP, but are reserved for the post-2030 era.

These alternatives divide the urban fringe area into the same growth areas and sub-areas that were developed for the 2008 study entitled, "An Analysis of the Costs and Development Possibilities of Growth Targeted to the Southwest, Northwest and North of Ames,"<sup>1</sup> (Hereinafter, that study will be referred to as the 2008 Targeted Growth Study or 2008 study.) As you will recall, three fringe growth areas were studied—Southwest, Northwest, and North. Staff further divided these areas based on natural and man-made constraints that would allow the sub-areas to be developed in phases. For the 2008 Targeted Growth Study, the resulting sub-areas

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<sup>1</sup> A map of the areas and sub-areas is found in Appendix 1.

were analyzed to determine the potential for residential growth, the capital costs of providing City infrastructure, and the costs of extending City services to those areas.

**POPULATION PROJECTIONS**

The City of Ames has articulated population projections for the time frame of the Land Use Policy Plan (LUPP). By 2020, the City’s and the Planning Area’s population would be within the range of 61,400 to 62,900. Further growth within the City and Planning Area by 2030 is projected to be 65,000 to 67,000. Projected population within the City of Ames proper in 2030 would be 60,000 to 62,000. To accommodate this projected population, developable land must be identified in a timely manner so that the necessary processes of development—annexation, rezoning, platting, installation of urban infrastructure—may be accomplished to keep pace with the market demand for housing and to meet the interim population projections of the LUPP. The three alternatives reflected below each provide enough developable land to meet at least those projections.

**INCENTIVE POLICIES**

Under the Land Use Policy Plan’s Capital Investment Strategy, developers are expected to pay for all costs associated with annexation and development, including the costs of oversizing public infrastructure. However, the Capital Investment Strategy includes policies whereby the City may incentivize desired growth by participating in these oversize costs. The strategy states that the City will assist in oversize costs for infrastructure for Suburban Residential development in the Southwest and Northwest. Furthermore, the City may also pay for a share of the infrastructure costs within a development in addition to oversize costs if it is a Village Residential in the Southwest.

**While the current Capital Investment Strategy allows for greater participation in costs by the City if the developer chooses a Village Residential development in the Southwest, the tables within each alternative reflect only the oversize costs, consistent with the current policy for Suburban Residential development.**

**CURRENT POLICY**

- Allow annexation and development in Southwest A, B, C, and D; and Northwest A and B.
- In terms of the Fringe Area Plan, the Southwest and Northwest areas are designated as Urban Services, while North B is Priority Transitional Residential.
- The Capital Investment Strategy offers the oversize incentives for Southwest A, B, C, and D; and Northwest A and B.
- Development in North B can occur, but without incentives and without annexation.

**Table 1: Residential Accommodation Within City under Current Policy**

Growth Area	Net Developable Acres	Projected Dwellings	Projected Population
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Growth Area	Net Developable Acres	Projected Dwellings	Projected Population
Southwest A	274	1,372	3,155
Southwest B	225	1,124	2,584
Southwest C	274	1,368	3,147
Southwest D	42	212	489
<b>Total for SW Area</b>	<b>815</b>	<b>4,076</b>	<b>9,375</b>
Northwest A	454	2,272	5,225
Northwest B	328	1,639	3,770
<b>Total for NW Area</b>	<b>782</b>	<b>3,911</b>	<b>8,995</b>
North B	-	-	-
<b>Total for N Area</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Growth for Current Policy</b>	<b>1,597</b>	<b>7,987</b>	<b>18,370</b>

The US Census Bureau estimates that the 2008 population for Ames was 56,510. The 2008 analysis of developable land indicated a potential additional population growth of approximately 2,277 within the existing City limits. Therefore, when combined with the residential accommodation in Table 1, under the current policy Ames can accommodate an ultimate population of 77,157.

This policy does not anticipate a population of this size within the time horizon of the Plan, but only that the current policy can accommodate that population. **The current policy, as well as the three alternatives that follow, allows for growth in excess of the population targeted for 2030. It is important to recognize the need for choices and to allow for a market factor to accommodate land owner and consumer preferences. Each alternative provides for more potential growth than is needed to support the projected 2030 population, since experience has shown that not all land in the designated growth areas will actually annex and develop.**

It should be noted that this current policy results in 3,406 new households in the Ames Community School District, 1,812 new households in the Gilbert Community School District, and 2,769 new households in the United Community School District.

**In Table 2 below and all of following tables that provide Oversize Infrastructure Costs, the estimated costs are taken from the 2008 Targeted Growth Study.** That study estimated total costs of street, sanitary, and water infrastructure as well as breaking out the costs of what would be considered “oversize.” Oversize costs include the incremental cost of the increased size of infrastructure as well as system improvements that may be needed but are not considered specific to a particular development. For the purposes of this report, only the oversize costs are presented since the Capital Investment Strategy identifies them as a possible City incentive for Suburban Residential development. **This report also assumes that wherever there is a physical gap in extending infrastructure, the developer – and not the City – will pay the cost of extending streets, water mains, or sewer mains.** It should be noted that the cost to the City could be even

more if a Village is developed in the Southwest and the City Council chose to provide further incentives.

**Table 2: Oversize Infrastructure Costs with Current Policy**

Growth Area	Oversize Street Improvements	Oversize Sanitary Sewer	Oversize Water main	Oversize Total for Area
Southwest A	\$ 780,861	\$ -	\$ 285,186	\$ 1,066,047
Southwest B	\$ 721,418	\$ 459,870	\$ 238,040	\$ 1,419,328
Southwest C	\$ 411,388	\$ 333,504	\$ 377,938	\$ 1,122,830
Southwest D	\$ 215,929	\$ 73,898	\$ 75,460	\$ 365,287
<b>Total for Area</b>				<b>\$ 3,973,492</b>
Northwest A	\$ 392,779	\$ 705,056	\$ 411,262	\$ 1,509,097
Northwest B	\$ -	\$ 411,219	\$ 426,800	\$ 838,019
<b>Total for Area</b>				<b>\$ 2,347,116</b>
North B	\$ -	\$ -	\$ -	\$ -
<b>Total for Area</b>				<b>\$ -</b>
<b>Total Growth for Current Policy</b>				<b>\$ 6,320,608</b>

**Table 3: Other Costs with Current Policy<sup>2</sup>**

Additional Service	Capital Cost	Annual Operating Cost
New Fire Station to Serve Northwest and/or Southwest	\$ 2,340,000	N/A
CyRide Buses to Serve Areas	\$ 1,675,000	\$ 360,830
<b>Total Costs</b>	<b>\$ 4,015,000</b>	<b>\$ 360,830</b>

The first alternative includes the following elements:

**ALTERNATIVE I**

- Allow annexation and development in Southwest A, B, C, and D; Northwest A and B; and North B.
- Incentivize annexation and development in Southwest A and B, and Northwest A only.
- In terms of the Fringe Area Plan, the North B designation will be changed to Urban Services Area, while the other designations will remain unchanged.
- Changes to the Capital Investment Strategy will be made by reducing the area for which the City will provide incentives. Oversize infrastructure investment by the City would apply only

<sup>2</sup> Additional fire stations are needed if the City wishes to retain the current fire response policy of having 85 percent of all households within a 5-minute response time. The need for additional fire stations may change if the response policy is modified.

to the Southwest A and B (rather than the entire Southwest area) and Northwest A (rather than the entire Northwest).

- Development in the Southwest C and D, Northwest B, and North B areas can occur, but without incentives and only after annexation.

Alternative 1 leads to the following growth projections:

**Table 4: Residential Accommodation in Alternative 1<sup>3</sup>**

<b>Growth Area</b>	<b>Net Developable Acres</b>	<b>Projected Dwellings</b>	<b>Projected Population</b>
Southwest A	274	1,372	3,155
Southwest B	225	1,124	2,584
Southwest C	274	1,368	3,147
Southwest D	42	212	489
<b>Total for Area</b>	<b>815</b>	<b>4,076</b>	<b>9,375</b>
Northwest A	454	2,272	5,225
Northwest B	328	1,639	3,770
<b>Total for Area</b>	<b>782</b>	<b>3,911</b>	<b>8,995</b>
North B	325	1,625	3,737
<b>Total for Area</b>	<b>325</b>	<b>1,625</b>	<b>3,737</b>
<b>Total Growth for Alternative</b>	<b>1,922</b>	<b>9,612</b>	<b>22,107</b>

When combined with the Census Bureau’s 2008 population estimate of 56,510 and the additional in-town potential population growth of 2,277, Alternative 1 can accommodate an ultimate population of 80,894 within the boundaries of Ames. This does not anticipate a population of that size within the time horizon of the Plan, but only that this alternative can accommodate that population.

It should be noted that this alternative results in 3,406 new households in the Ames Community School District, 3,437 new households in the Gilbert Community School District, and 2,769 new households in the United Community School District. Tables 5 and 6 show costs for development under this alternative.

**Table 5: Oversize Infrastructure Costs in Alternative 1<sup>4</sup>**

<sup>3</sup> Methodologies for determining residential accommodation and oversize infrastructure costs are described in Appendix 2.

<sup>4</sup> The City is completing the Northwest Growth Priority Area Sanitary Sewer Concept Study which identifies two alternatives for providing service in the Northwest Growth Priority Area. Since this sewer study has not been approved by the City Council or either of the two alternatives selected at the time this report was prepared, the cost estimates from the 2008 study were used. Preliminary figures from the 2009 sewer study show them to be consistent with the figures from last year.

Growth Area	Oversize Street Improvements	Oversize Sanitary Sewer	Oversize Water main	Oversize Total for Area
Southwest A	\$ 780,861	\$ -	\$ 285,186	\$ 1,066,047
Southwest B	\$ 721,418	\$ 459,870	\$ 238,040	\$ 1,419,328
Southwest C	\$ -	\$ -	\$ -	\$ -
Southwest D	\$ -	\$ -	\$ -	\$ -
<b>Total for Area</b>				<b>\$ 2,485,375</b>
Northwest A	\$ 392,779	\$ 705,056	\$ 411,262	\$ 1,509,097
Northwest B	\$ -	\$ -	\$ -	\$ -
<b>Total for Area</b>				<b>\$ 1,509,097</b>
North B	\$ -	\$ -	\$ -	\$ -
<b>Total for Area</b>				<b>\$ -</b>
<b>Total Growth for Alternative</b>				<b>\$ 3,994,472</b>

**Table 6: Other Costs in Alternative 1**

Additional Services	Capital Cost	Annual Operating Cost
New Fire Station to Serve North	\$ 3,340,000	\$ 868,000
New Fire Station to Serve Northwest and/or Southwest	\$ 2,340,000	N/A
CyRide Buses to Serve Areas	\$ 1,675,000	\$ 470,374
<b>Total Costs</b>	<b>\$ 7,355,000</b>	<b>\$ 1,338,374</b>

The second alternative includes the following elements:

**ALTERNATIVE II**

- Allow annexation and development in Southwest A, B, C and D; Northwest A and B; and North B.
- Incentivize annexation and development in Southwest A and B only.
- In terms of the Fringe Area Plan, the designation of North B will be changed to Urban Services, while the other designations will remain unchanged.
- Changes to the Capital Investment Strategy will be made by reducing the area for which the City will provide incentives to only the Southwest A and B (rather than both the entire Southwest and Northwest areas).
- Development in the Southwest C and D, Northwest A and B, and North B areas can occur, but without incentives and only after annexation.

Alternative 2 leads to the following growth projections:

**Table 7: Residential Accommodation in Alternative 2**

<b>Growth Area</b>	<b>Net Developable Acres</b>	<b>Projected Dwellings</b>	<b>Projected Population</b>
Southwest A	274	1,372	3,155
Southwest B	225	1,124	2,584
Southwest C	274	1,368	3,147
Southwest D	42	212	489
<b>Total for Area</b>	<b>815</b>	<b>4,076</b>	<b>9,375</b>
Northwest A	454	2,272	5,225
Northwest B	328	1,639	3,770
<b>Total for Area</b>	<b>782</b>	<b>3,911</b>	<b>8,995</b>
North B	325	1,625	3,737
<b>Total for Area</b>	<b>325</b>	<b>1,625</b>	<b>3,737</b>
<b>Total Growth for Alternative</b>	<b>1,922</b>	<b>9,612</b>	<b>22,107</b>

When combined with the Census Bureau’s 2008 population estimate of 56,510 and the additional in-town potential population growth of 2,277, Alternative 2 can accommodate an ultimate population of 80,894 within the boundaries of Ames. This does not anticipate a population of that size within the time horizon of the Plan, but only that this alternative can accommodate that population.

It should be noted that this alternative also results in 3,406 households in the Ames Community School District, 3,437 households in the Gilbert Community School District, and 2,769 households in the United Community School District. Tables 8 and 9 show costs for development under this alternative.

**Table 8: Oversize Infrastructure Costs in Alternative 2**

<b>Growth Area</b>	<b>Oversize Street Improvements</b>	<b>Oversize Sanitary Sewer</b>	<b>Oversize Water main</b>	<b>Oversize Total for Area</b>
Southwest A	\$ 780,861	\$ -	\$ 285,186	\$ 1,066,047
Southwest B	\$ 721,418	\$ 459,870	\$ 238,040	\$ 1,419,328
Southwest C	\$ -	\$ -	\$ -	\$ -
Southwest D	\$ -	\$ -	\$ -	\$ -
<b>Total for Area</b>				<b>\$ 2,485,375</b>
Northwest A	\$ -	\$ -	\$ -	\$ -
Northwest B	\$ -	\$ -	\$ -	\$ -
<b>Total for Area</b>				<b>\$ -</b>
North B	\$ -	\$ -	\$ -	\$ -
<b>Total for Area</b>				<b>\$ -</b>
<b>Total Growth for Alternative</b>				<b>\$ 2,485,375</b>

**Table 9: Other Costs in Alternative 2**

<b>Additional Services</b>	<b>Capital Cost</b>	<b>Annual Operating Cost</b>
New Fire Station to Serve North	\$ 3,340,000	\$ 868,000
New Fire Station to Serve Northwest and/or Southwest	\$ 2,340,000	N/A
CyRide Buses to Serve Areas	\$ 1,675,000	\$ 470,374
<b>Total Costs</b>	<b>\$ 7,355,000</b>	<b>\$ 1,338,374</b>

The third alternative includes the following elements:

**ALTERNATIVE III**

- Allow annexation and development in Southwest A, B, C and D; and North B.
- Incentivize annexation and development in Southwest A and B only.
- In terms of the Fringe Area Plan, the designation for North B will be changed to Urban Services, while Northwest A and B will be changed to Rural Transition Residential.
- Changes to the Capital Investment Strategy will be made by reducing the area for which the City will provide incentives to only the Southwest A and B (rather than the entire Southwest and Northwest areas).
- Development in the Southwest C and D, and North B areas can occur, but without incentives and only after annexation. Northwest A and B will be allowed to develop outside of the City.

Alternative 3 leads to the following growth projections:

**Table 10: Residential Accommodation in Alternative 3**

<b>Growth Area</b>	<b>Net Developable Acres</b>	<b>Projected Dwellings</b>	<b>Projected Population</b>
Southwest A	274	1,372	3,155
Southwest B	225	1,124	2,584
Southwest C	274	1,368	3,147
Southwest D	42	212	489
<b>Total for Area</b>	<b>815</b>	<b>4,076</b>	<b>9,375</b>
Northwest A	-	-	-
Northwest B	-	-	-
<b>Total for Area</b>	<b>-</b>	<b>-</b>	<b>-</b>
North B	325	1,625	3,737
<b>Total for Area</b>	<b>325</b>	<b>1,625</b>	<b>3,737</b>



Growth Area	Net Developable Acres	Projected Dwellings	Projected Population
<b>Total Growth for Alternative</b>	<b>1,140</b>	<b>5,701</b>	<b>13,112</b>

When combined with the Census Bureau's 2008 population estimate of 56,510 and the additional in-town potential population growth of 2,277, Alternative 3 can accommodate an ultimate population of 71,899 within the boundaries of Ames. Again, this does not anticipate a population of that size within the time horizon of the Plan, but only that this alternative can accommodate that population.

It should be noted that this alternative also results in 2,308 households in the Ames Community School District, 1,625 households in the Gilbert Community School District, and 1,768 households in the United Community School District. These numbers estimate only what new growth within the Ames city limits would contribute to the various school districts. Growth, for example, in the Northwest area could still occur and could still generate households for all three districts. However, since this area would not be annexed, growth would likely occur slower and at lesser densities than if it were within the Ames city limits.

Tables 11 and 12 show costs for development under this alternative.

**Table 11: Infrastructure Costs in Alternative 3**

Growth Area	Oversize Street Improvements	Oversize Sanitary Sewer	Oversize Water main	Oversize Total for Area
Southwest A	\$ 780,861	\$ -	\$ 285,186	\$ 1,066,047
Southwest B	\$ 721,418	\$ 459,870	\$ 238,040	\$ 1,419,328
Southwest C	\$ -	\$ -	\$ -	\$ -
Southwest D	\$ -	\$ -	\$ -	\$ -
<b>Total for Area</b>				<b>\$ 2,485,375</b>
Northwest A	\$ -	\$ -	\$ -	\$ -
Northwest B	\$ -	\$ -	\$ -	\$ -
<b>Total for Area</b>				<b>\$ -</b>
North B	\$ -	\$ -	\$ -	\$ -
<b>Total for Area</b>				<b>\$ -</b>
<b>Total Growth for Alternative</b>				<b>\$ 2,485,375</b>

**Table 12: Other Costs in Alternative 3**

Additional Services	Capital Cost	Annual Operating Cost
New Fire Station to Serve North	\$ 3,340,000	\$ 868,000
New Fire Station to Serve Northwest and/or Southwest	\$ 2,340,000	N/A
CyRide Buses to Serve Areas	\$ 1,340,000	\$ 373,243
<b>Total Capital Needs</b>	<b>\$ 7,020,000</b>	<b>\$ 1,241,243</b>

**OTHER ISSUES**

In the 2008 report, it was noted that the Long Range Transportation Plan (LRTP) identified several significant network traffic improvements needed in order to maintain the desired level of service and avoid congestion delays. These projects were not necessarily identified with growth in any particular direction. In fact, they were based on growth priorities that did not include development in the North. These improvements are listed in Table 13.

**Table 13: Network Traffic Improvements of the LRTP**

<b>Project</b>	<b>Cost</b>
South Dakota Avenue Widening from Lincoln Way to Mortensen Road	\$ 2,000,000
Bloomington Rd. West Extension (G.W. Carver Avenue to County Line Road)	\$ 18,700,000
Bloomington Road East Extension (Grand Avenue to 570 <sup>th</sup> Avenue)	\$ 25,000,000
Dakota Avenue Overpass over UP Tracks	\$ 5,000,000
US 69 Widening (190 <sup>th</sup> Street to Existing Four-Lane)	\$ 3,200,000
<b>Total Capital Needs</b>	<b>\$ 53,900,000</b>

These projects were developed to serve the transportation needs of the Ames planning area in 2030, reflecting the current growth priorities of the Land Use Policy Plan. If those priorities were to change, it may or may not alter the necessary traffic improvements identified above. The City is currently involved in an update to the LRTP that will reflect any changes to the growth priorities of the Land Use Policy Plan.

**Of particular note is the proposed North Dakota Avenue overpass over the Union Pacific railroad tracks. If the Northwest growth area was no longer a priority growth area (I.e., changed from Urban Services Area to Rural/Urban Transition Area), it would not necessarily obviate the need for an overpass.** Growth and development may still occur in the Northwest growth area, generating traffic and congestion. It could be argued, however, that the overpass would not be necessary to provide fire response time under the City’s five-minute response policy since the Northwest growth area would continue to be served by the West Story Fire Agency.

**If the City proceeds with an option that includes development of North B within the City limits, then the City Council could consider revising its fire response time goal to avoid the need for a fourth fire station. This revision in policy could be justified since it is contemplated that all housing units in North B would be required to install fire sprinklers.**

**SUMMARY**

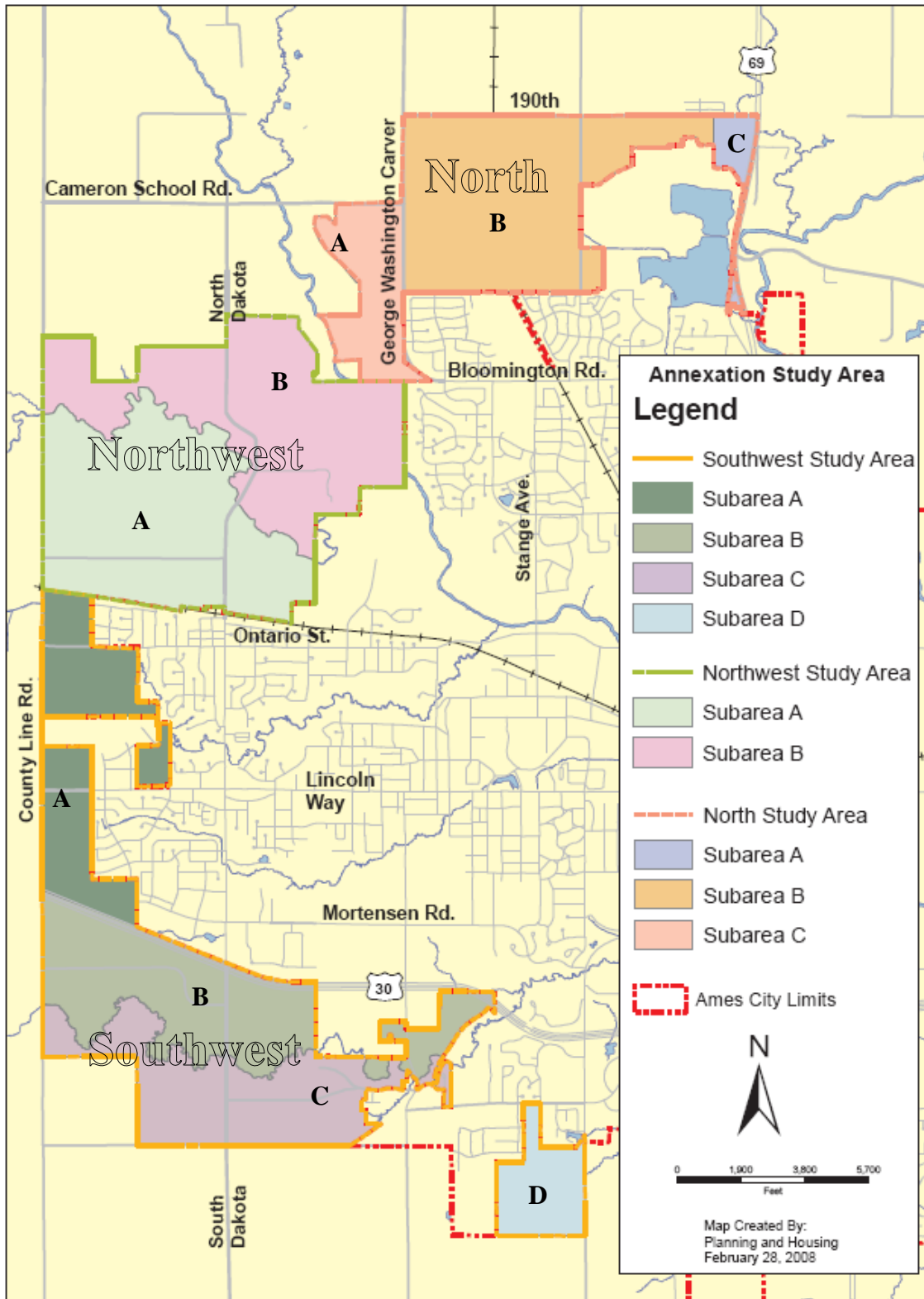
Table 14 summarizes the outcomes (expected population and possible City costs) of the current policy as well as the three alternatives.

**Table 14: Summary Table**

	<b>Current Policy</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>
<b>New Population</b>	18,370	22,107	22,107	13,112

	<b>Current Policy</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>
<b>New Households</b>	7,987	9,612	9,612	5,701
<b>Ames Schools</b>	3,406	3,406	3,406	2,308
<b>Gilbert Schools</b>	1,812	3,437	3,437	1,625
<b>United Schools</b>	2,769	2,769	2,769	1,768
<b>Oversize Costs</b>	\$ 6,320,608	\$ 3,994,472	\$ 2,485,375	\$ 2,485,375
<b>Other Capital Costs</b>	\$ 4,015,000	\$ 7,355,000	\$ 7,355,000	\$ 7,020,000
<b>Annual Operating Costs</b>	\$ 360,830	\$ 1,338,374	\$ 1,338,374	\$ 1,241,243
<b>Annexation and Development</b>	SW: A, B, C, D NW: A, B	SW: A, B, C, D NW: A, B N: B	SW: A, B, C, D NW: A, B N: B	SW: A, B, C, D N: B
<b>Incentives Possible</b>	SW: A, B, C, D NW: A, B	SW: A, B NW: A	SW: A, B	SW: A, B

# APPENDIX 1



## APPENDIX 2

### **Population Methodology**

To determine the projected population for the 2008 study in the various growth areas and sub-areas, staff calculated the gross acres within each sub-area. From this were subtracted areas identified as 'natural' in the 1995 Norris environmental study, flood plains, lands sloping at greater than 10 percent, lands used for existing rights-of-way, identified wetlands, and lands owned by Iowa State University. Once these lands were removed from consideration, a further 20 percent was removed to accommodate future street rights-of-way, utility corridors, neighborhood parks set-aside, and other purposes. Once these net developed acres were determined, development at 5.0 dwelling units per acre was applied. These 5.0 dwelling units per acre is an average of the net densities of city subdivisions in the recent past calculated for the 2002 Land Use Policy Plan Evaluation. Finally, the projected population was calculated using the 2000 US Census average of 2.3 persons per dwelling unit in Ames.

The City of Ames has articulated population projections that are anticipated within the time frame of the Land Use Policy Plan (LUPP). By 2020, the City's and the Planning Area's population would be within the range of 61,400 to 62,900. Further growth within the City and Planning Area by 2030 is projected to be between 65,000 and 67,000. Projected population within the City of Ames proper in 2030 would be between 60,000 and 62,000.

Each of these three alternatives allows for growth in excess of the population targeted for 2030. However, it is important to recognize the need for choices and to allow for a market factor to accommodate land owner and consumer preferences. While each alternative opens up land to accommodate a population greater than what the LUPP anticipates by 2030, these alternatives do not, in and of themselves, cause population growth. Births, deaths, in-migration and out-migration are the components of population change. These alternatives only allow for that population change to be accommodated within the corporate limits of the City of Ames.

### **Costs Methodology**

Capital costs for infrastructure were calculated for the 2008 study for each of the sub-areas. The calculations in 2008 included a determination of what the infrastructure needs are for a particular area as well as any "oversizing" costs to better serve future development. In the alternatives in the report, only the oversize costs are compared.

Most capital costs for the City are non-directional, that is, they tend to rise based on the growth of the city population regardless of direction. However, two departments in particular have identified capital costs reflecting growth in a directional pattern. These capital costs reflect the needs of the Fire Department and of CyRide. Growth to the Southwest study area or the Northwest study area will require the relocation of Fire Station #2 at a cost of \$2,340,000. A new Fire Station #4 would be needed for growth to the North study area at a cost of \$3,340,000.