

## STAFF REPORT

**FIRST UNITED METHODIST CHURCH EXPANSION**

April 12, 2011

On October 12, 2010, the City Council considered a request from the First United Methodist Church at 516 Kellogg Avenue regarding a proposed expansion to the Church's main building. The expansion will require the re-platting of the existing lots in the 500 block of Kellogg Avenue and acquisition of approximately 5,583 square feet of property that currently includes City parking lots R and S. The property that the church hopes to acquire from the City has an estimated value of \$70,345.80.

At the October meeting, City Council approved a motion directing that City staff work out an agreement with the First United Methodist Church (FUMC) whereunder:

- FUMC would pay the City the full fee value for the land which, according to the City policy, is \$70,346;
- FUMC would complete the parking lot improvements, including new spaces, necessary to complete the north section of Lot S; and
- FUMC would enter into a shared agreement with the City that will allow the public to have access to some of the spaces (six spaces to the eastern entrance to the church) that will be owned by the Church.

Since the October Council meeting, staff has had multiple discussions with the FUMC representatives through the progression of their proposed site layout. **It is now apparent that, to meet the needs both of the church and of the Ames Public Library, further Council direction is needed before an agreement with the church can be finalized.**

**Issue 1: Parking spaces to be owned by FUMC**

In response to the motion from City Council in October, staff has had conversations with the FUMC regarding use of the parking spaces that will be on church property. The existing situation accommodates 39 public parking spaces within the two City lots. The proposed layout of the church expansion lot will reduce the number of public parking spaces in Lot S to 34 spaces. In addition, should the Library expansion be approved as part of a public referendum, the availability of parking spaces in Lot S will be further reduced to 28.

The original site plan reviewed by Council at the October meeting reflected six parking spaces at the western entrance of the church off Kellogg. The Council had hoped that a

shared use agreement could be finalized whereby these six parking spaces on private property could be metered and used by the general public.

The church representatives have indicated that they are not interested in having the parking spaces adjacent to the church metered for public use. The Church's most recent preliminary site layout has shifted the addition west to create a set-back similar to the original church building. This revised layout includes eight parking spaces adjacent to the south side of the church (including one handicap space), and six spaces adjacent to the alley. Shifting parking from the west to the alley side of the addition addresses a concern raised by City staff that the bookmobile needs to have adequate room to swing into and out of its garage.

### **Options for a shared agreement for some of the spaces that will be owned by the Church**

- A. As part of the agreement, require the parking spaces adjacent to the south side of the church to be metered for use by the general public.
- B. Do not require a shared agreement for any of the spaces to be owned by FUMC.
- C. Direct staff to work with the church to resolve the conflict through other means.

### **Issue 2: Coordination with FUMC and Ames Public Library**

The existing condition includes four parcels between 5<sup>th</sup> Street, 6<sup>th</sup> Street, Kellogg Avenue, and the public alley. As part of the site development of FUMC, parking is proposed adjacent to the alley on the east side of the parcel. This proposed parking is directly across from where the Library Bookmobile exits from the garage. In order to enter and exit the garage, the Bookmobile needs to use the pavement area where some of the proposed parking is located (see attachment Proposed Site Plan J). At the time that a referendum passes authorizing the library expansion, a new, drive-through garage can be built within the alley area to eliminate this conflict. In the interim, several options are viable, as outlined below.

As mentioned above, in the long-term, a Bookmobile garage can be built within the south end of the alley right-of-way. In order to maintain flow of traffic through the alley, another through-drive will then need to be constructed (see attached Site Plan A001). This would mean losing an additional six parking spaces within the public parking lot adjacent to 5<sup>th</sup> Street. The construction of the garage for the Bookmobile and the relocated drive-through would be done as part of the library expansion. Staff has applied a turning template to the movement of vehicles in the alley, and has identified additional pavement area that would need to be included in an easement from the church so that the public can continue to maneuver through the redirected alley (see attachment Site Plan A001). This easement should be obtained from the church through the DRC's site plan review process.

### **Options for Coordination with Bookmobile turning radius:**

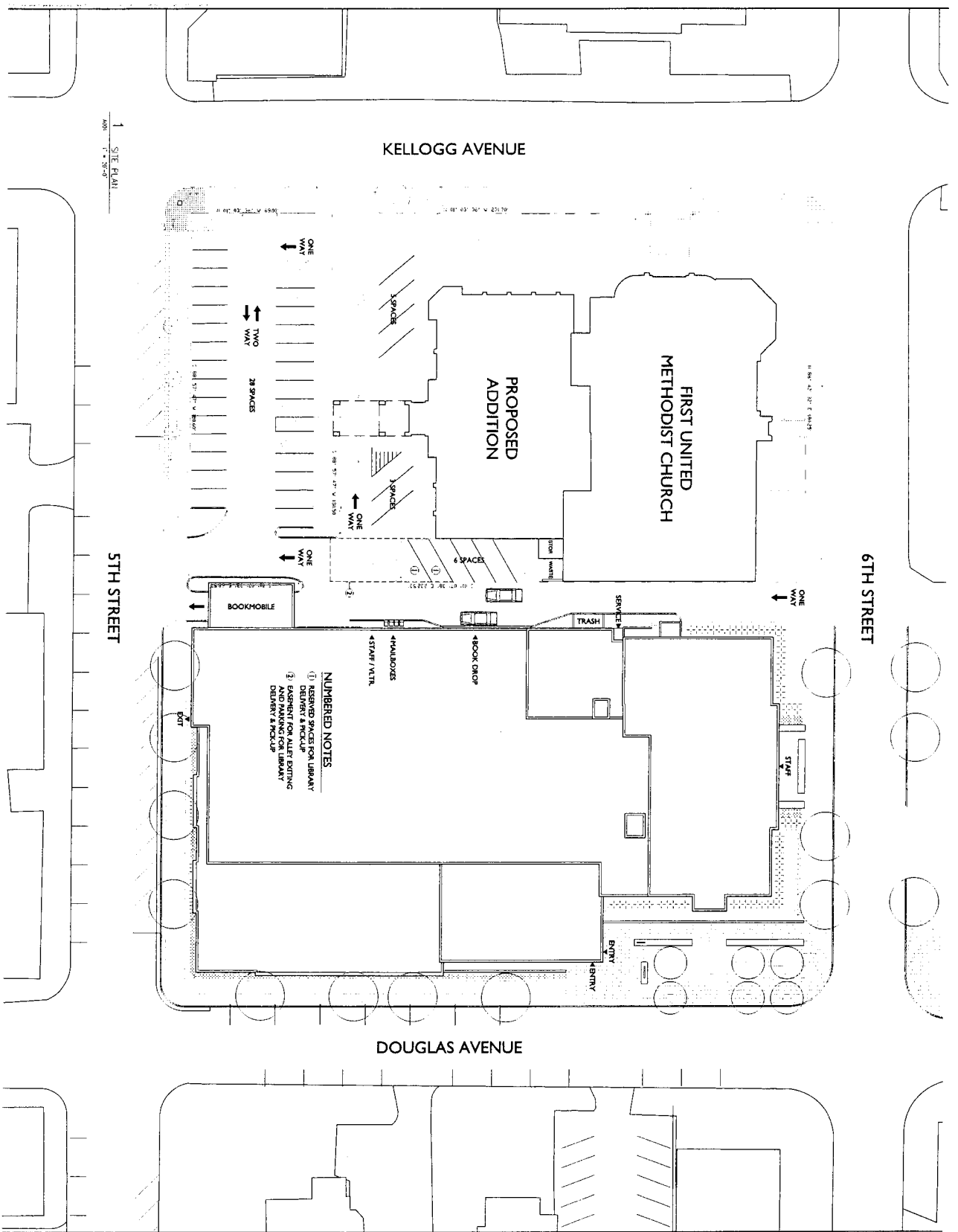
1. Within the agreement, day/time restrictions can be placed on the parking spaces that are needed will be used by the Bookmobile for entering/exiting the garage. This would include No Parking in those four spaces at a minimum during the afternoons of Monday through Friday when the bus has regularly scheduled activities. These needs will be clarified with the Library staff prior to finalizing the agreement for City Council consideration.
2. Do not allow the parking spaces to be built by the church, thereby eliminating the conflict that could exist between parked cars and the Bookmobile entering/exiting the garage.
3. Direct staff to work with the church to resolve the conflict through other means.

### **Additional Related Area Information**

Public Works has completed the design and bidding for improvements to Kellogg Avenue between Main Street and 7<sup>th</sup> Street. As part of working with the adjacent property owners, new angled parking at the United States Post Office (USPS) will be installed. This will increase the on-street capacity from six spaces to nine spaces on the west side of the street, and will include a dedicated handicap parking stall (see attachment Kellogg Avenue Pavement Markings). This construction will be completed during summer 2011.

In addition, if the FUMC's request is approved and Lot R is closed, two new on-street parking spaces will be created on the east side of Kellogg across from the Post Office.

Finally, an existing Sidewalk and Overhang Easement was established in 1987 for the purposes of constructing and maintaining a sidewalk, canopies and light fixtures extending from the building between Lots R and S that was recently demolished. With the redevelopment, this easement may need to be vacated, which will take City Council action in the future.



**NUMBERED NOTES**

- (1) RESERVED SPACES FOR LIBRARY DELIVERY & PICK-UP
- (2) BASEMENT FOR ALLEY EXITING AND PARKING FOR LIBRARY DELIVERY & PICK-UP

# AMES PUBLIC LIBRARY AMES, IOWA

**M S R**  
 Architects & Engineers, Inc.  
 414 371 9451 414 344444  
 1000 North State Street, Ames, Iowa 50010  
 www.msraia.com

Project Name: Ames Public Library  
 Project No.: 2009010  
 Date: 10/20/09

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SIXTH STREET 66' R/W 45' B-B CONC PVMT W/ INTEGRAL CURB

N 88° 42' 32" E 180.25'

ONE WAY  
↓

CHURCH BUILDING  
516 KELLOGG  
OWNER: FIRST UNITED METHODIST CHURCH  
BSMT FLOOR = 97.06

KELLOGG AVENUE 66' R/W

N 01° 03' 36" W 231.30'

PROPOSED  
ADDITION

8,530 sq ft  
2 STORY

STOR WASTE

BOOK  
MOBILE  
TURN  
RADIUS

S 01° 07' 38" E 232.53'

FUTURE  
WASTE  
AMES PUBLIC LIBRARY

FUTURE  
BOOK  
DROP

FUTURE  
MAIL  
BOXES

FUTURE  
STAFF  
/VLTR.

HC  
VAN

ONE WAY  
←

S 88° 57' 47" W 180.50'

ONE WAY  
↓

N 01° 03' 36" W 68.00'

PUBLIC PARKING  
OWNER: CITY OF AMES

TWO WAY  
↔

HC

HC  
VAN

16

S 01° 07' 38" E 68.57'

FUTURE  
BOOKMOBILE

18

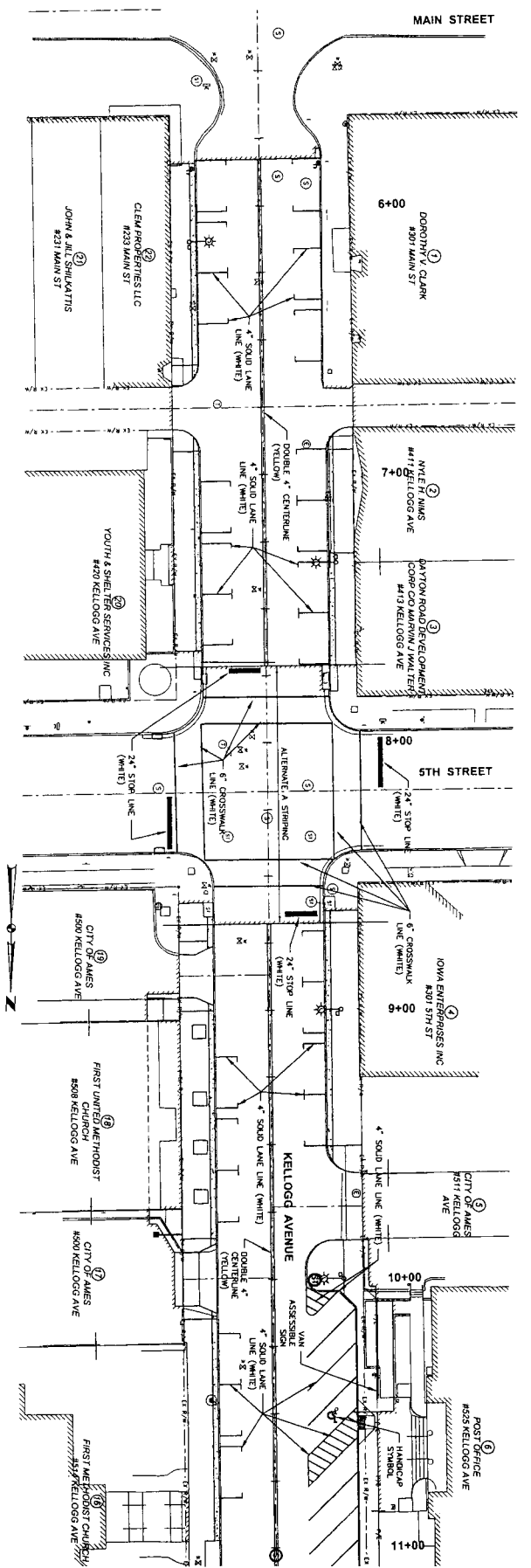
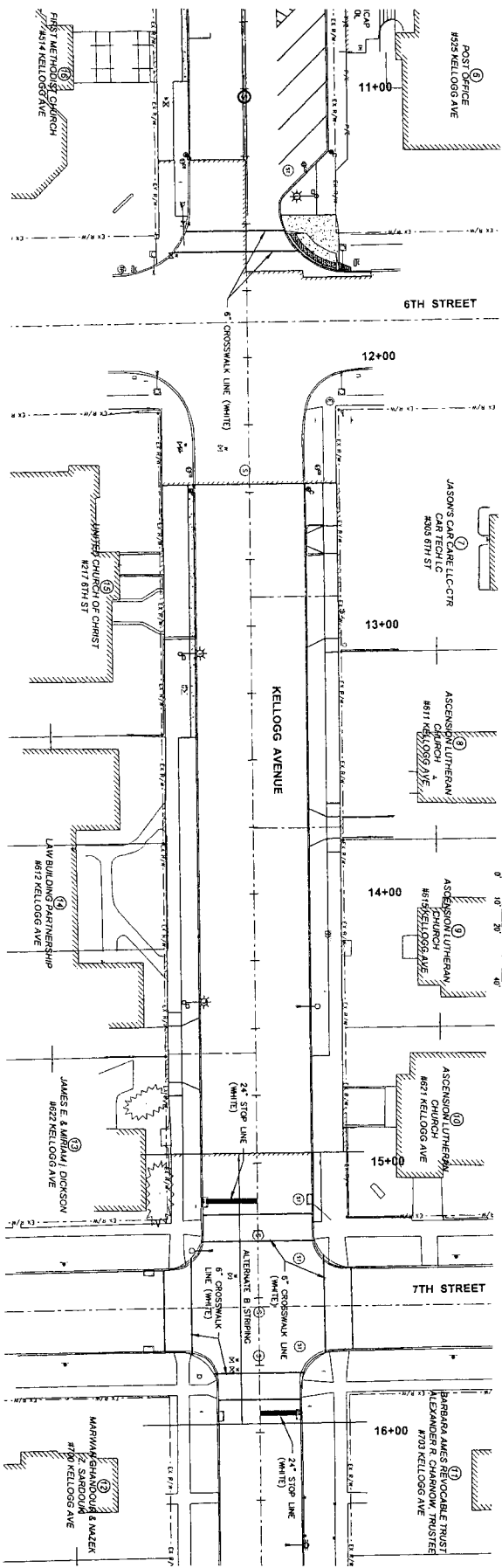
S 88° 57' 47" W 180.60'

FIFTH STREET  
70' R/W

# PROPOSED SITE PLAN J

SCALE: 1"=10.0'

03/03/11



REVISIONS	DATE
FINAL SUBMITTAL	03/17/11
SECOND SUBMITTAL	03/18/11
FIRST SUBMITTAL	12/17/10