



Smart Choice

TO: Mayor Ann Campbell
 Gloria Betcher
 Tim Gartin
 Peter Orazem
 Chris Nelson
 Amber Corrieri
 Bronwyn Beatty-Hansen
 Robert Bingham
 Steve Schainker, City Manager

FROM: Dan Culhane, CEcD, CCE
 President & CEO
 Ames Economic Development Commission

DATE: June 9, 2017

RE: **Annual Report to the City of Ames**

The Ames Economic Development Commission (AEDC) is pleased to provide this written annual summary of activities per the agreement we have with the City of Ames. We have enjoyed another exceptional year of activity in a number of categories. The board of directors is grateful for the partnership and the mutual benefit of the relationship we have with the City and look forward to another year of moving Ames forward economically.

The last twelve months have provided exceptional opportunities that the AEDC is proud to have played a role within. Here are a few examples.

- East Lincoln Way Annexation (1,300+ acres) was approved
- Barilla Announced a \$62 million expansion
- Ames wins Technology Association of Iowa – Technology Community of the Year award
- AEDC turns over new \$1.3 million airport hangar to the City of Ames
- John Deere announced its intention to locate in the Iowa State University Research Park
- Boehringer Ingelheim VetMedica opened their new 52,000 square foot R&D facility
- 35 Project Files have been opened in the last 12 months

The end of calendar year 2016 also closed the chapter on the 2012-2016 Strategic Plan for the AEDC. I am pleased to share with you the results of that plan where we met or far exceeded the state objectives.

2012-2016 Strategic Plan

OBJECTIVE #1:

Develop opportunities resulting in \$200 million in taxable capital investment
\$215 million over the five-year plan

OBJECTIVE #2:

Grow Ames area employment by a net increase of 1,000 jobs
1,350 jobs created through AEDC-related projects

OBJECTIVE #3:

Drive an increase in retail business sales year-over-year
FY 2012: \$773,074,664 | FY 2016: \$903,590,960

OBJECTIVE #4:

Increase the annual investment in the AEDC to \$750,000
2012 Revenues: \$673,540 | 2016 Revenue projection: \$950,000

OBJECTIVE #5:

Enhance partnership, communication amongst stakeholders, the community, & region
Built relationships with Huxley and Story County. Fostered relationships with Greater Des Moines Partnership and founding member of Cultivation Corridor

VISION 2022

VISION 2022 was developed in late 2016 and focuses on community development as much as economic development. We see both as paramount to continuing to attract meaningful employment opportunities to Ames along with capital investment.

Economic Development

- Grow the Ames MSA employment by a net increase of 1,500 jobs
- Enhance the Ames area's availability of talent by growing the workforce 2.5 percent annually (at least 8,000 workers in total)
- Ensure a strong pipeline of community and business leaders in Ames and Story County

Community Development

- Improve the availability and affordability of housing in Ames and enhance the development potential of Downtown Ames
- Expand the retail, entertainment and recreation opportunities available in Ames and Story County
- Promote the development of a share community vision for Ames

Ames Ranks Highly and the AEDC advocates and promotes the wide array of accolades the Ames Metropolitan Statistical Area garners from time to time. Here are a few from 2016 and 2017.

- Ames named "Technology Community of the Year" (Tech Assn of Iowa - 2017)
- Top 5 Small Metro Areas for Successful Aging (NCOA, 2017)
- "Top 3 Cities Where Job Growth is Happening" (NationalSwell, 2017)
- Home of the "Best School District in Iowa" (Business Insider, 2017)
- "Best School District in the State" (Niche, 2017)
- "The 25 Best Cities for Entrepreneurs" #8 (Entrepreneur Magazine, 2017)
- "Best Places to Live 2016" (MONEY, 2016)
- "Best Performing Cities" #11 (Milken Institute, 2016)
- "Best Small Cities for New Grads" (OnlineDegrees, 2016)
- "Most Charitable Cities" (The Beacon, 2016)
- #9 "Top 10 College Towns to Live In" (SmartAsset, 2016)
- #8 "The Top 10 Cities for Career Opportunities in 2016" (SmartAsset, 2016)
- #3 "The Healthiest Cities in America" (24/7 Wall St., 2016)
- Iowa State University named "Best College in Iowa" (MONEY, 2016)
- #3 "Best College Towns in America" (Business Insider, 2016)
- #5 Medium Cities in "Top U.S. Cities for Public Transportation" (Save on Energy, 2016)
- #3 "Best Farmers' Markets in Iowa" (Around Iowa, 2016)
- #4 "Best Small Cities for Making a Living" (MoneyGeek, 2016)
- U.S. City with the Lowest Unemployment Rate (Forbes, 2016)

The AEDC by no means takes full credit for these distinctions, rather, we proudly advocate for them and celebrate and promote them when they come to fruition.

Our web presence and social media play a significant role in telling the story and getting the message in front of a variety of audiences. Below are recent statistics on our websites and social media platforms.

Website: www.amesedc.com	287,437 visits
AEDC Facebook	329 Likes
AEDC Twitter	853 Followers
WorkInAmes Facebook	785 Likes
See Yourself In Ames Facebook	163 Likes
WorkInAmes Twitter	260 Followers
See Yourself In Ames Twitter	107 Followers
Current Number of Jobs on WorkInAmes	1,385 available jobs

We appreciate the partnership with the City of Ames and the AEDC leverages the financial commitment of the City very well. The City of Ames \$157,500 (\$90,000 Marketing, \$60,000 Business Development position, \$7,500 Buxton Retail Software) investment in the AEDC leverages another \$1 million in capital that is committed by other AEDC investors to underwrite the efforts of the AEDC.

What do these dollars underwrite?

- Business Retention & Expansion
- Business Recruitment and Prospect Development
- Retail recruitment through our partnership with Buxton Customer Analytics
- External Marketing Program – domestic and international
- Advocacy for new business park sites and spec building development
- Workforce Solutions – See Yourself In Ames internship program, workinames.com – jobs website, Home Base Iowa programming, SCALE program connecting students from K-12 with local employers, and our soon to be launched Concierge Program – assisting our employers with employee recruitment.
- Working with the Start-Up community and supporting that in a number of ways, including the Ames Seed Capital Fund.
- Working with the private development community on a wide range of projects

The AEDC performs this work, and more, on behalf of the Ames community. We enjoy the work we do for Ames and look forward to continuing our long-standing partnership.

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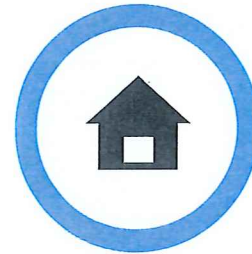
VISION 2022

ECONOMIC DEVELOPMENT



- › Grow the Ames MSA employment by a net increase of 1,500 jobs
- › Enhance the Ames area's availability of talent by growing the workforce 2.5 percent annually (at least 8,000 workers in total)
- › Ensure a strong pipeline of community and business leaders in Ames and Story County

COMMUNITY DEVELOPMENT



- › Improve the availability and affordability of housing in Ames and enhance the development potential of Downtown Ames
- › Expand the retail, entertainment and recreation opportunities available in Ames and Story County
- › Promote the development of a shared community vision for Ames

ADVOCACY



- › Advocate for infrastructure and transportation enhancements in Ames and Story County
- › Partner with the City of Ames, Story County and other stakeholders to foster and sustain positive economic growth
- › Enhance the image and brand of Ames and Story County

ORGANIZATIONAL DEVELOPMENT



- › Increase the Chamber's annual membership to 850 members by 2022
- › Increase the annual investment in the AEDC to \$1.25 million by 2022

COUNCIL ACTION FORM

SUBJECT: AMES ECONOMIC DEVELOPMENT COMMISSION 2017/18 FUNDING CONTRACT

BACKGROUND:

The City's 2017/18 adopted budget includes funds for the Ames Economic Development Commission (AEDC) to conduct economic development activities on behalf of the City. An agreement has been prepared outlining the responsibilities of the AEDC in conducting this work.

This agreement provides \$150,000 to the AEDC in exchange for two main services: \$90,000 of this amount purchases business recruitment and marketing services, and the remaining \$60,000 continues funding the services of the City Business Development Coordinator, who provides guidance to prospective businesses and developers as they navigate the development process.

The agreement has been signed by the AEDC and returned for City Council consideration. The City Council should note that the City has a separate agreement with the AEDC for \$7,500 to fund a portion of the cost for the Buxton retail analysis in FY 2017/18. That agreement has already been approved by the City Council.

ALTERNATIVES:

1. Approve the attached Ames Economic Development Commission agreement for FY 2017/18.
2. Do not approve the Ames Economic Development Commission agreement for FY 2017/18.

MANAGER'S RECOMMENDED ACTION:

The City Council has allocated funds in the City Budget for FY 2017/18 for economic development activities. The City Council has historically contracted with AEDC to conduct these activities on behalf of the City.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the attached Ames Economic Development Commission agreement for FY 2017/18.

CONTRACT FOR ECONOMIC DEVELOPMENT SERVICES

THIS AGREEMENT, made and entered into the 1st day of July, 2017, by and between the CITY OF AMES, IOWA, a municipal corporation organized and existing pursuant to the laws of the State of Iowa (hereinafter called "City") and the Ames Economic Development Commission, an adjunct of the Ames Chamber of Commerce (hereinafter called the AEDC);

WITNESSETH THAT:

WHEREAS, the City of Ames desires to purchase certain services from said organization in lieu of hiring additional permanent staff and expending additional City funds to accomplish these services;

NOW, THEREFORE, the parties hereto have agreed and do agree as follows:

I

PURPOSE

The purpose of this Agreement is to procure for the City and its citizens certain economic development-related services as hereinafter described and set out; to establish the methods, procedures, terms and conditions governing payment by the City of Ames for such services; and, to establish other duties, responsibilities, terms and conditions mutually undertaken and agreed to by the parties hereto in consideration of the services to be performed and monies paid.

II

SCOPE OF SERVICES

A. In consideration for the payment of \$90,000 in accordance with Section III, the AEDC shall provide the following economic development-related services to the City of Ames and its citizens during the term of this agreement:

1. The AEDC will serve as the lead contact for business representatives hoping to locate in Ames or to expand in our community. In this capacity the President of the AEDC will respond to information requests, coordinate the completion and submittal of state and local incentive applications, and show available industrial and commercial sites to prospects.
2. The AEDC will visit annually with all major companies to identify challenges and opportunities facing Ames businesses.
3. The AEDC will serve as the primary marketing entity for business recruitment to highlight Ames.

4. The AEDC will deploy an aggressive marketing campaign that will focus on targeted industries such as ag-biotechnology and advanced manufacturing businesses that do not overtax our infrastructure.
5. The AEDC will invest in significantly revising its marketing materials including website, brochures, and proposal packets to better reflect the image of Ames as a great place to do business.

B. In consideration for the payment of \$60,000 in accordance with Section III, the AEDC shall provide the following economic development marketing and liaison services related to the City of Ames and its citizens during the term of this agreement by maintaining a jointly funded Business Development & Marketing position to carry out the following duties and tasks:

1. Focus on the development of “small” or new businesses start-ups in the retail, commercial, and industrial sectors by: a) assisting with the recruitment and/or expansion of these types of businesses in the community; b) assisting entrepreneurs as they navigate through the various City, State, and Federal approval processes; and c) assisting entrepreneurs in obtaining the services available through the Small Business Development Center.
2. Serve as the City Economic Development Liaison; work closely with developers and clients that need assistance in working through the City of Ames approval processes. This will include periodic meetings with the City Manager to keep him apprised of progress related to serving in the Liaison capacity.
3. Provide input on communication pieces that will highlight the efforts of the AEDC and the City of Ames related to the positive developments in the community where the City and/or the AEDC have played an integral role.
4. Implement an aggressive marketing plan focused on targeted industries that dovetail with the competencies of Iowa State University related to food and nutrition technology, plant biotechnology, information technology, and animal science. These efforts should not be limited to the aforementioned, as the AEDC service territory includes site options for advanced manufacturing and distribution facilities.
5. Maintain frequent communication with stakeholders such as the Iowa Department of Economic Development, Alliant Energy, Iowa State University, and partners of the Ames-Des Moines Corridor.
6. Maintain, in conjunction with the President & CEO and Vice-President of Existing Industry, a current list of active projects via the AEDC’s internal project tracking system.
7. Maintain a current list of consultants and site selectors, with assistance from the Director of Member Services & Organizational Programming, for periodic mailings and contacts in various markets so that the AEDC has a fresh list to choose from when visiting various locations around the U.S.
8. Review and analyze, with the President & CEO and Vice-President of Existing Industry, potential recipients of assistance from various economic development incentive offering entities.
9. Assist other AEDC/Ames Chamber of Commerce staff in responding to inquiries and working with economic development prospects, consultants, and supplier contacts, as needed.
10. Provide input into the overall plan of the AEDC and assist in its implementation where appropriate.
11. The position will be jointly supervised by the President and CEO of the Ames Economic Development Commission and the Ames City Manager. As such, perform work as assigned by the City Manager related to the liaison activities and the President and CEO of the AEDC related to marketing activities.

12. The position will be expected to periodically use a secondary office provided in the City Manager's office to better assure assimilation into the City of Ames organization.

III

METHOD OF PAYMENT

A. All payments to be made by the City of Ames pursuant to Section II.A of this Agreement shall be reimbursement for actual costs incurred by AEDC in providing services required by Section II.A above. Payments made by the City of Ames pursuant to Section II.B of this Agreement shall be made in advance of services provide per terms in section III B of this Agreement.

B. The City will disburse payments twice annually on requisitions of the AEDC in January and July of each year. Requisitions for services pursuant to Section II.A will be on a reimbursement basis and reflect cost for delivery of services for the prior six months. Requisitions for services pursuant to Section II.B will be one-half (\$30,000) of the City's annual contribution for the jointly funded position and paid in advance. If the jointly held position is vacant for more than 30 days, AEDC will provide the City with a pro-rata refund for the payment made in advance.

Requisitions for disbursement shall be made in such form and in accordance with such procedures as the Director of Finance for the City shall prescribe. Said form shall include, but not be limited to, an itemization of the nature and amount of costs for which reimbursement is requested, and must be filled out completely.

C. The maximum total amount payable by the City of Ames under this agreement is \$150,000 as detailed in the SCOPE OF SERVICES (Section II of this contract), and no greater amount shall be paid.

IV

FINANCIAL ACCOUNTING AND ADMINISTRATION

A. All monies disbursed under this Agreement shall be accounted for by the accrual method of accounting.

B. Monies disbursed to AEDC by the City will be deposited by AEDC in an account under the AEDC's name, with a bank located in Story County, Iowa. All checks drawn on the said account shall bear a memorandum line on which the drawer shall note the nature of the costs for which the check is drawn in payment, and the program(s) of service.

C. All costs for which reimbursement is claimed shall be supported by documentation evidencing in proper detail the nature and propriety of the charges. All checks or other accounting documents pertaining in whole or in part to this Agreement shall be clearly identified as such and readily accessible for examination and audit by the City or its authorized representative.

D. All records shall be maintained in accordance with procedures and requirements as established by the City Finance Director, and the City Finance Director may, prior to any disbursement under this Agreement, conduct a pre-audit of record keeping and financial accounting procedures of the AEDC for the purpose of determining changes and modifications necessary with respect to accounting for funds made available hereunder. All records and documents required by this Agreement shall be maintained for a period of three (3) years following final disbursement by the City.

E. At such time and in such form as the City may require, there shall be furnished to the City such statements, records, reports, data, and information as the City may require with respect to the use made of monies disbursed hereunder.

F. At any time during normal business hours, and as often as the City may deem necessary, there shall be made available to the City for examination all records with respect to all matters covered by this Agreement and AEDC will permit the City to audit, examine, and make excerpts or transcripts from such records.

V

REPRESENTATION ON THE BOARD OF DIRECTORS

It is agreed that the City of Ames will be guaranteed three representatives on the AEDC Board of Directors (two City Council members appointed by the Mayor, and the City Manager). Furthermore, the City Manager will be guaranteed membership on the Executive Committee of the Board of Directors.

VI

SUMMARY REPORT

The AEDC further agrees to provide the City of Ames a written report no later than June 15, 2018, summarizing the accomplishments of the activities promised in Section II.

VII

DURATION

This Agreement shall be in full force and effect from and after July 1, 2017, until June 30, 2018.

VIII

DISCRIMINATION PROHIBITED

In accordance with Chapter 14 of the Municipal Code, no person shall, on the grounds of age, race, color, creed, religion, national origin, disability, sexual orientation, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this Agreement.

IN WITNESS WHEREOF the parties hereto have, by their authorized representatives, set their hand and seal as of the date first above written.

CITY OF AMES, IOWA

ATTEST:

BY _____

Ann H. Campbell, Mayor

Diane Voss, City Clerk

AMES ECONOMIC DEVELOPMENT COMMISSION

BY _____

Daniel A. Culhane, President/CEO

Staff Report

FY 2016-17 Year End Sustainability Report

June 13, 2017

This report provides a year end update of the FY2016-17 activities and accomplishments related to the Sustainability Advisory Services contract between the City of Ames and Iowa State University.

BACKGROUND:

On July 1, 2010, the City entered into a contract with Iowa State University to utilize the services of its full-time Director of Sustainability. The contract covers a maximum of 480 hours annually (or no more than 25 percent of the Director of Sustainability's time). The Initial Scope of Services focused on the reduction of electric consumption. As additional opportunities and needs have been identified related to sustainability, the Scope of Services has expanded and diversified. During FY 2016-17, in keeping with the Council's direction, the Scope of Services targets priority areas related to energy consumption reduction, as well as adding waste reduction and diversion:

- 1) Work with Public Works Department and Water and Pollution Control Department on reuse and diversion programs related to the waste stream, including – but not limited to – the exploration of a composting and food waste program.
- 2) Continue to support and strengthen the Smart Business Challenge through outreach and recruitment of participants, oversight of Challenge interns, and marketing of outcomes and accomplishments of Challenge participants.
- 3) Continue to represent the City at events that educate residents about ongoing City sustainability efforts, rebates, and waste reduction opportunities including – but not limited to - the Eco Fair and WelcomeFest.
- 4) Coordinate the new Rummage RAMPage at the Ames Intermodal Facility in partnership with the Resource Recovery Plant, Public Relations, CyRide, and Iowa State University, to address concerns that usable housewares and furniture are being needlessly discarded and hard-to-process materials are being sent to the Resource Recovery Plant.
- 5) 5. Continue to assist departments in enhancing and updating the EcoSmart program web pages and all material on the City of Ames website related to

sustainability and conservation. Continue to provide student feedback on improving our sustainability marketing and education materials.

PROGRESS ON SCOPE OF SERVICES:

1. Work with Public Works Department and Water and Pollution Control Department on reuse and diversion programs related to the waste stream, including – but not limited to – the exploration of a composting and food waste program.

Year end FY2017 accomplishments include the following for Priority Area #1:

- Completed milestones related to the \$20,000 forgivable loan from the Iowa Department of Natural Resources exploring beneficial opportunities and options to improve the Resource Recovery Plant's (RRP) process and improve the quality of refuse derived fuel (RDF):
 - Added recycling questions to the annual Resident Satisfaction Survey and followed up with a Story County-wide survey to establish interest in composting and recycling options
 - Completed the Request for Proposal process for the development of a Waste Diversion Enhancement & Recommendation Report through contracted services. The consultant will develop and implement a two-part study leading to enhanced waste diversion and increased efficiency of the Resource Recovery Plant (RRP). Also, the study will consider awareness and understanding of citizen value and interest in additional waste management related services, including organic waste programs such as composting.
 - SCS Engineers hired and are beginning the project.

Collaboration partners: Public Works – Bill Schmitt, Mark Peebler and Lorrie Hanson; Purchasing – Karen Server and Public Relations Officer – Susan Gwiasda.

2. Continue to support and strengthen the Smart Business Challenge through outreach and recruitment of participants, oversight of Challenge interns, and marketing of outcomes and accomplishments of Challenge participants.

Year end FY2017 accomplishments include the following for Priority Area #2:

- Continued recruitment of additional businesses for a total of 23 Smart Business Challenge participants, including five platinum certified businesses (and an additional two platinum pending certified businesses).

- Continued featuring Smart Business Challenge participants in City Side with photos and working to produce video on each business' energy savings story.

Collaboration partners: Electric Services – Steve Wilson; The Energy Group, Public Relations Officer – Susan Gwiasda; Cable TV Coordinator – Derek Crisler.

3. Continue to represent the City at events that educate residents about ongoing City sustainability efforts, rebates, and waste reduction opportunities including – but not limited to – the Eco Fair and WelcomeFest.

- Participated in the City of Ames Eco-Fair.
- Participated in the Community Solar Power Feedback Meeting.
- Continue a monthly radio program on KHOI focused on community sustainability accomplishments, initiatives and opportunities.
- Continue to share the City of Ames sustainability efforts as part of speaking engagements.
- Continue to work with Ames Electric Services on launching a successful community solar project. Focus on marketing, outreach, and public education opportunities.

Collaboration partners: Electric Services – Donald Kom and Steve Wilson; Public Relations, Graphics and Cable TV – Susan Gwiasda, Derek Zarn and Derek Crisler

4. Coordinate the new Rummage RAMPage at the Ames Intermodal Facility in partnership with the Resource Recovery Plant, Public Relations, CyRide, and Iowa State University, to address concerns that usable housewares and furniture are being needlessly discarded and hard-to-process materials are being sent to the Resource Recovery Plant.

- Completed five planning meetings for the 2017 Rummage RAMPage event. This year's event will be held from Friday, July 28 to Wednesday, August 2 and has been extended an extra day due to overwhelming interest and participation last year. This year's event offers overnight volunteer shifts as well as day time shifts.
- Completed informational meeting for non-profits organizations on May 24.

- Informational meeting with property managers planned for the week of June 12.
- The timeline calendar for this year's event includes the following key dates:
 - June 9 -- Deadline for agencies to sign-up for funding eligibility.
 - June 14-23 -- Agencies begin registering volunteers and receive weekly updates.
 - June 26 -- Volunteer registration opens to the general public.
 - June 30 -- Deadline for agencies to have volunteers registered to serve 10 hours.
 - July 3 -- Agencies notified if they failed to fill 10 hours to receive funding.
 - Sometime between July 17 & 24 -- Volunteer Orientation
 - July 28 – event begins.
- Additional event information, as well as sign-up instructions for non-profit organizations and volunteers, can be found on the Rummage Rampage website:
<http://www.cityofames.org/living/rummage-rampage>.

Collaboration partners: Iowa State University Parking Services, Volunteer Center of Story County, Resource Recovery Plant, Ames Electric Services, Public Relations Office.

5. Continue to assist departments in enhancing and updating the EcoSmart program web pages and all material on the City of Ames website related to sustainability and conservation. Continue to provide student feedback on improving our sustainability marketing and education materials.

- Ongoing input and feedback regarding City of Ames Smart Energy, Smart Water, Smart Watersheds and other EcoSmart programs.
- Worked with Iowa State University computer science students to create an online interactive resource, “Ames Pay-It Forward database,” offering waste diversion opportunities (reuse and donation) available to Ames business and residents. This would include how to responsibly dispose of items (anything from clothing to furniture to household hazardous waste), where to get more information on disposal, and organizations that accept items for donations.

Collaboration partners: Iowa State University – Computer Engineering Department and Public Relations Officer – Susan Gwiasda

RENEWAL OF CONTRACT FOR FY 2017/18:

Staff is recommending the Sustainability Service contract with Iowa State University be renewed for FY 2017/18. The recommended tasks would continue the four current areas of emphasis. In regards to Task 3, we would be adding public education, outreach and support for SunSmart Ames, the new community solar project as one of the areas of focus.

Given the success of the assistance provided to the City by ISU's Director of Sustainability, it is the recommendation of the City Manager that the City Council approve the attached contract for FY 2017/18 reflecting the five tasks desired by the City at an annual cost of \$25,000.

**CONTRACT
FOR
SUSTAINABILITY ADVISORY SERVICES**

This Agreement, made and entered into the 1st day of July 2017, by and between the CITY OF AMES, IOWA, hereafter called the “City” and IOWA STATE UNIVERSITY, hereafter called “ISU.”

WITNESSTH THAT:

WHEREAS, the City and ISU had previously entered into a Contract for Sustainability Advisory Services dated July 1, 2010, which was, by mutual consent, extended to December 31, 2011, and to June 12, 2012, and to June 30, 2013 and to June 30, 2014; and to June 30, 2015, and to June 30, 2016, and to June 30, 2017,

WHEREAS, the City and ISU remain committed to the concept of sustainability and are desirous of reducing carbon emissions; and

WHEREAS, ISU currently employs a Director of Sustainability to coordinate their sustainability efforts; and

WHEREAS, the sharing of the services of ISU’s Director of Sustainability is a more efficient method for both the City and ISU to provide this service.

NOW, THEREFORE, the parties hereto, pursuant to and in accordance with the provisions of Chapter 28E Code of Iowa for joint exercise of governmental powers, agree as follows:

**I
PURPOSE**

The purpose of this agreement is to secure for the City and its citizens leadership, coordination, and support services for sustainability efforts directed at carbon emission reduction and promoting sustainable community practices.

**II
SCOPE OF SERVICES**

ISU, through its Director of Sustainability, shall assist City staff in the implementation of conservation efforts and other sustainable practices by planning, implementing, and carrying out the following programs or initiatives:

- 1) Continue to work with Public Works Department and Water and Pollution Control Department on reuse and diversion programs related to the waste stream, including – but not limited to – the exploration of a composting and food waste program.
- 2) Continue to support and strengthen the Smart Business Challenge through outreach and recruitment of participants, oversight of Challenge interns, and marketing of outcomes and accomplishments of Challenge participants.

- 3) Continue to represent the City at events that educate residents about ongoing City sustainability efforts, rebates, and waste reduction opportunities including – but not limited to – the Eco Fair and WelcomeFest.
- 4) Coordinate the new Rummage RAMPage at the Ames Intermodal Facility in partnership with the Resource Recovery Plant, Public Relations, CyRide, and Iowa State University, to address concerns that usable housewares and furniture are being needlessly discarded and hard-to-process materials are being sent to the Resource Recovery Plant.
- 5) Continue to assist departments in enhancing and updating the EcoSmart program web pages and all material on the City of Ames website related to sustainability and conservation. Continue to provide student feedback on improving our sustainability marketing and education materials.

III METHOD OF PAYMENT

Although this is a lump sum contract for consulting services, ISU anticipates devoting a maximum of 480 hours (25%) of the Director of Sustainability's time to complete the tasks identified in the Section II. Furthermore, ISU shall not charge for the use of ISU office space or office equipment (such as computing and communications) used on a day to day basis by the Director of Sustainability for conducting the work.

The City will disburse payments to ISU each month in the amount of \$2,083.33. The maximum total amount payable by the City under this agreement is \$25,000 for work detailed in the SCOPE OF SERVICES (Section II of this Contract) and no greater amount shall be paid.

IV SUPERVISION OF CONTRACTED SERVICES

The work of ISU's Director of Sustainability under this agreement shall be supervised and directed by the Ames City Manager or his designee. Each month, the Director of Sustainability shall provide a written report to the City Manager highlighting the progress being made to accomplish the tasks required in Section II. Also, biannual progress reports will be provided to Council will be provided in December and June of each contract year. Clerical assistance needed to perform the work identified in the SCOPE OF SERVICES (Section II) will be provided by the City Manager's Office.

V DURATION AND EARLY TERMINATION

This agreement shall be in full force and effect from and after July 1, 2017, until June 30, 2018. This agreement may be terminated without cause by either party upon the giving of notice 90 days advance written notice. On or before April 1, 2018, the parties will discuss renewal of this agreement.

VI DISCRIMINATION PROHIBITED

In accordance with Chapter 14 of the *Municipal Code*, no person shall, on the grounds of age, race, color, creed, religion, national origin, disability, sexual orientation, or sex be excluded from

participation in, be denied benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this Agreement.

IN WITNESS WHEREOF the parties hereto have, by their authorized representatives, set their hand and seal as of the date first above written.

CITY OF AMES, IOWA

ATTEST:

BY _____
Ann H. Campbell, Mayor

Diane R. Voss, City Clerk

IOWA STATE UNIVERSITY

BY _____
Benjamin J. Allen, Interim President
Iowa State University



TO: Members of the City Council

FROM: Ann H. Campbell, Mayor

DATE: June 13, 2017

SUBJECT: Reconfirmation of Resolution Approving U.S. Mayors Climate Protection Agreement

Given the nationwide reaction to the executive order to rescind the United States' participation in the Paris Accord, attention to climate change has been reverted to the local and state level.

To that end, mayors across the country have been asked to execute local "executive orders" to support climate protection. I have responded saying that standard practice in Ames has been to have the mayor act on behalf of the City Council. Thus, I am asking that you take the unique step of reaffirming the attached Resolution No. 07-281 from June 12, 2007, which was a "Resolution approving U.S. Mayors Climate Protection Agreement for the City of Ames."

Attachment

RESOLUTION NO. 07-281

**RESOLUTION APPROVING U.S. MAYORS CLIMATE PROTECTION AGREEMENT
FOR THE CITY OF AMES**

WHEREAS, on May 5, 2007, the Council added a new goal to make Ames a more environmentally-sustainable community, and during this retreat, the majority of the Council support taking the "Cool Cities Pledge" as a means to facilitate the implementation of this goal; and,

WHEREAS, this action will involve: 1) endorsing the U.S. Mayors Climate Protection Agreement; 2) identifying baseline carbon emission levels for City operations; 3) establishing carbon reduction goals for the City operations; and, 4) developing a strategic plan to accomplish these long-range carbon reduction goals; and,

WHEREAS, discussion at the retreat focused on whether to adopt the agreement verbatim, eliminate the "whereas" provisions, make revisions to the standard agreement, or move ahead with determining baseline levels, establishing reduction goals, and developing a strategic plan without endorsing the U.S. Mayors Climate Protection Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ames, Iowa, that the U.S. Mayors Climate Protection Agreement is hereby approved as attached hereto.

ADOPTED THIS 12th day of June, 2007.


Diane R. Voss, City Clerk


Ann H. Campbell, Mayor

Introduced by:	Mahayni		
Seconded by:	Rice		
Voting aye:	Doll, Goodman, Larson, Mahayni, Popken, Rice		
Voting nay:	None	Absent:	None

Resolution declared adopted and signed by the Mayor this 12th day of June, 2007.

Staff Report

321 STATE AVENUE RFP UPDATE

June 13, 2017

BACKGROUND:

City Council initiated an RFP for the development of the City's 10-acre site at 321 State Avenue at its February 28th City Council Meeting. (Location Map Attachment A) The RFP included minimum development requirements, an outline of City assistance for the development, and required content of a proposal. Proposals were accepted from March 10 to April 18, 2017. The City received one formal proposal for the site. The proposal was by JCorp, Inc. represented by Duane Jensen. Attachment B is an exhibit depicting the conceptual layout of the project. The proposal is included as Attachment C.

The proposal includes a plan for a total of 48 detached housing units consisting of 19 market homes and 29 affordable homes. The homes would be developed in two phases. All homes are proposed to be for sale. The proposal commits JCorp to be the developer of the site and builder of the affordable homes. The market rate lots may be sold by JCorp to other builders or built by JCorp. The design of the project includes the extension of Tripp Street through the site with one cul-de-sac road to the south and two alleys to the north. The market rate homes would be located south of Tripp Street and the affordable homes would be located north of Tripp Street. The affordable homes would be on small lots typically 45 feet wide and 4,000 square feet. The market rate lots would be a variety of sizes ranging from 6,600 square feet to 13,000 square feet.

The design of the affordable homes consist of smaller lots with rear loaded public alley access. These homes would front onto Wilmoth Avenue, common open space, or State Avenue. The proposal includes a request for the alleys to be public rights-of-way and the common open space feature to be a public park. The proposed new alleys rely upon a connection to an existing unpaved alley and Manning Avenue that borders the site to the North to complete circulation through the site. These connections require improvements and paving of these rights-of-way. The market rate home lots are designed for front loaded access off of Wilmoth Avenue and the new cul-de-sac road.

JCorp's proposal includes three designs for the affordable homes. They range in size from two bedrooms to potentially four bedrooms. All of the homes include basements with an option for fully finished basements. Each home also includes a garage. The assumed sales prices would range from approximately \$135,000 to \$155,000 without fully finished basements.

Staff has reviewed the proposal and met with the developer as part of the assessment of the proposal. Staff has provided feedback on the conceptual layout and design of the project and the homes, finding in general that the concept is desirable and feasible with some adjustments. The proposal in general is responsive to the requirements of the RFP. **However, there is a significant financial gap between the City's proposed financial assistance reflected in the RFP and the financial assistance requested by the developer. Additionally, the cost estimates provided by the developer for infrastructure may under estimate certain infrastructure costs based upon recent City project costs.**

The RFP identified that the City would make the land available at no cost, provide a minimum of \$392,000 and up to a total of \$550,000 for public infrastructure depending on CDBG funding, and CDBG funding (\$150,000) for first time homebuyer assistance. The developer, however, is requesting approximately \$950,000 of public assistance for infrastructure. **Assuming the developer's costs estimates are correct, there remains a gap of \$400,000 to \$558,000 for the development of the site related to infrastructure.** With the uncertainty in the costs estimates, there could be an additional \$300,000 of infrastructure costs based upon City experiences for similar projects.

Included in the developer's project pro-forma is the assumption that the City will provide financial assistance to the affordable homebuyers of approximately \$20,000 per home for a total of \$580,000. With the developer assumptions on costs, the subsidy per affordable home would be approximately \$72,000 dollars¹. The developer would profit from the sale of the market rate lots and on the sale of each affordable home. Total developer profit is assumed to be approximately \$5,000 per affordable home and \$10,000 per market rate lot for a total of approximately \$335,000.

Due to the significant gap between identified funding and requested assistance, staff has identified a number of options on how to proceed with pursuit of a development at 321 State Avenue. Therefore, the City Council is being asked to give direction on how to proceed with the negotiation of a development agreement with JCorp or to consider other development options that could have reduced costs to the City.

¹ Value of land at \$550,000. Subsidy per affordable home is \$18,965 for the land, 32,758 for site improvements, and infrastructure, and \$20,000 for first time homebuyer assistance.

OPTION 1. INCREASE CITY FINANCIAL INCENTIVES

The developer's proposal relies upon more City funding than identified within the RFP and more funding than is available through the CDBG program. If it is decided to substantially increase the financial incentives for the project, the City Council needs to decide if a RFP should be reissued for additional proposals from those developers that may be interested in development of the site now that more public incentives are being offered.

A. CDBG Funding

Currently, the City has set aside \$392,000 of CDBG funding in the current 16-17 Annual Action Plan for the project related infrastructure. This funding was planned to be rolled over to the upcoming fiscal year of 2017-18 as part of the next Annual Action Plan. However, the approval of the upcoming Action Plan for 2017-18 has been delayed due to uncertainty in our CDBG funding for next year.

The draft plan presented to the City Council assumed the same level of annual allocation to the City as the prior year. Funding for 321 State Avenue was presumed to be the roll-over of \$392,000 plus the new funding of \$158,000 for a total of \$550,000. Additionally, the proposed Plan includes \$150,000 for first time home buyer assistance.

Proposed 2017-18 Action Plan Projects

1 st Time Homebuyer Assistance Program	\$ 150,000
Public Infrastructure Improvements Program in relation to 321 State Avenue. (Old Middle School Site)	\$550,000
Renter Affordability (Deposits, 1 st Month's Rent & Transportation, Assistance) Programs	\$45,000
SF Housing Improvement Programs	\$60,000
Disposition of Properties	\$16,578
Total Programming	\$821,578
2017-18 Program Administration	\$ 98,197
Grand Total	\$919,775

The proposed plan was presented to City Council in February in preparation of the RFP for 321 State Avenue. Since that time, we have been notified by HUD that there is a delay in assigning our annual allocation and that funding could be less than the prior year. Funding for next year may not be known until July 10, 2017. Once the final

allocation is known, the Annual Action Plan for 2017-18 will need to be adopted reflecting the available funding. Council would not be able to consider adjustments to the propped action plan and prioritizing its projects until HUD has notified the City of its annual allocation. **To assist in closing the gap, City Council could reprioritize programs for the upcoming year and change the allocation of funding, but doing so does not fully close the gap on its own as only \$105,000 were not committed to 321 State Avenue in the proposed plan.**

There could be additional previously unanticipated CDBG resources in addition to our annual allocation. Unused funding (approximately \$70,000) from the public facilities for nonprofits program could be reprogrammed for 321 State Avenue. The sale of the 6th Street property may or may not be redirected to 321 State Avenue as the process for cancelling that program and selling the property for reimbursement to HUD is unclear at this time. It is possible that most of the funds would return to the City, but that has not been confirmed by HUD. Staff estimates value of the 6th Street property to be approximately \$150,000 to \$170,000 for market rate housing.

If the City Council redirects all available CDBG resources to the project and assuming our upcoming funding does not drop, between \$175,000 and \$325,000 could be available in FY 17-18.

B. Local Incentives

In lieu of CDBG funds, the City could consider local funding options. City Council could request that the staff identify other city resources and/or funding strategies to support construction of some, or all, of the infrastructure.

OPTION 2. REDUCED COSTS

Another option to close the financial gap for development of the site would be to reduce costs. After discussions with the developer, the primary costs attributable to funding gap are assumed park improvements and the paving of the off-site alley and Manning Avenue to the north. These costs are roughly \$400,000 in total, and the majority of these costs are assigned to the second phase of development. Staff believes the request for the green space improvements as a public park are not necessary with the close proximity of the site to Franklin Park and \$100,000 could be reduced from the request. No funding for a park would reduce the gap to \$300,000.

Staff believes there are two basic means beyond eliminating the public park option to further reduce costs in relation to the proposed project. The project design could be modified to reduce infrastructure costs or the project could be developed in phases.

A. Phasing

The scope of the project could be reduced to one phase based upon available funding and to then subsequently consider development of a second phase once additional resources are available. **This approach does not necessarily reduce the total cost of the project, but allows it to proceed in increments and partially meet the objectives for development of the site. The phased approach would not commit the City or the developer to completing the whole project.** If the City Council chooses to proceed with this option, staff would negotiate with the developer the final terms for constructing one phase of development. However, it should be noted that JCorp could decline to participate in a reduced project.

Committing to only the first phase of the proposal would still yield 12 affordable and 8 market rate homes (See Page 11 of RFP) and would approximately match the City's anticipated incentives of \$550,000 for the infrastructure.

B. Project Design

As described above, significant costs are associated with the construction of the open space and the connections to the unimproved alley and Manning Avenue to the north. The project could be redesigned to eliminate these features. **This approach would require a redesign of the north half of the site to rely upon a cul-de-sac design with homes also fronting Wilmoth Avenue and State Avenue.** The consequence of a redesign would likely be a reduced yield of total homes and potentially the economics of the project with fewer market rate homes to benefit the developer. Staff believes development of the north side of the site with a cul-de-sac configuration would have approximately 18 to 22 total homes on the north site compared the proposed alley configuration with 29 homes. In general, the lots would also be bigger than the proposed alley design to allow for configuration front loaded garages.

One conceptual layout generated by staff includes a total of 41 homes compared to the proposed 48 homes. There would be 19 homes south of the Tripp Street extension configured as proposed by the development and 22 homes north of Tripp Street. If the same 60/40 split of affordable homes was required with this concept, there would be 25 affordable homes and 16 market rate homes. The anticipated savings from this redesign could be between \$300,000 to \$400,000.

If City Council is interested in this approach, staff would discuss options with the developer regarding the types of housing and the location of affordable homes. If JCorp is interested in continuing with a redesigned project, staff will have to return to the City Council with an updated proposal.

OPTION 3. INCREASE DEVELOPER FINANCIAL PARTICIPATION

Staff also discussed with the developer a means to add revenue to the developer side of the equation that could in turn be put back into the project. For example, the developer could seek higher returns from the sale of market rate lots, sell affordable homes at higher prices, reduce the percentage of affordable homes required by the City Council from 60% to 51%, and expect the developer to apply for state funded Workforce Housing Tax credits.

All of these options could be pursued further to provide some additional resources to the project, with the exception of assuming higher sales prices for the affordable homes. Staff is very reluctant to assume higher sales prices with the lack of control on identifying qualified home purchasers at higher prices. The value of these other examples could be from \$60,000 to \$200,000 of increased returns to the developer that could then be applied to closing the financial gap. After discussions with staff, the developer found these options to be uncertain at this time and did not want to guarantee them at the outset of the project.

OPTION 4. ALTERNATIVE USES FOR SITE

The City purchased the property for the purpose of creating affordable housing. Affordable housing can be any type of housing that is affordable to low and moderate income households. City Council first considered development options and uses for the site in January to help shape the RFP. At that time City Council directed staff to prepare the RFP with options for either ownership or rental for the affordable homes, ownership for market rate homes, and limit the building types to either single-family detached or single-family attached housing. In the event that City Council determines that single-family building types are not financially viable, the City would need to consider alternative means of meeting our housing goals.

In January, staff described options of potentially considering multi-family housing with small apartment buildings as a way to potentially leverage outside resources for development of the site. Staff discussed two different options of considering small apartment uses for part of 321 State Avenue or potentially relocating Franklin Park to 321 State Avenue site along with single-family home development on the remainder of the site. If Franklin Park were to be relocated, then affordable housing configured as apartments could be permitted at the former Franklin Park site to meet the affordable housing obligations for developments in this Neighborhood Revitalization Strategy Area. This option may be financially viable by allowing for the affordable housing need to be met through funding associated with Low Income Housing Tax Credits (LIHTC) and seeking a return from the market rate lots to assist in development costs.

This option is distinct from the others in that it attempts to rearrange the two City controlled resources in the area to meet multiple interests for development of affordable housing and managing costs. In this option, staff would investigate alternatives for adding apartment uses to the project mix. This would require consideration of options with or without Franklin Park and outreach to the neighborhood on those options.

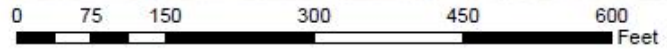
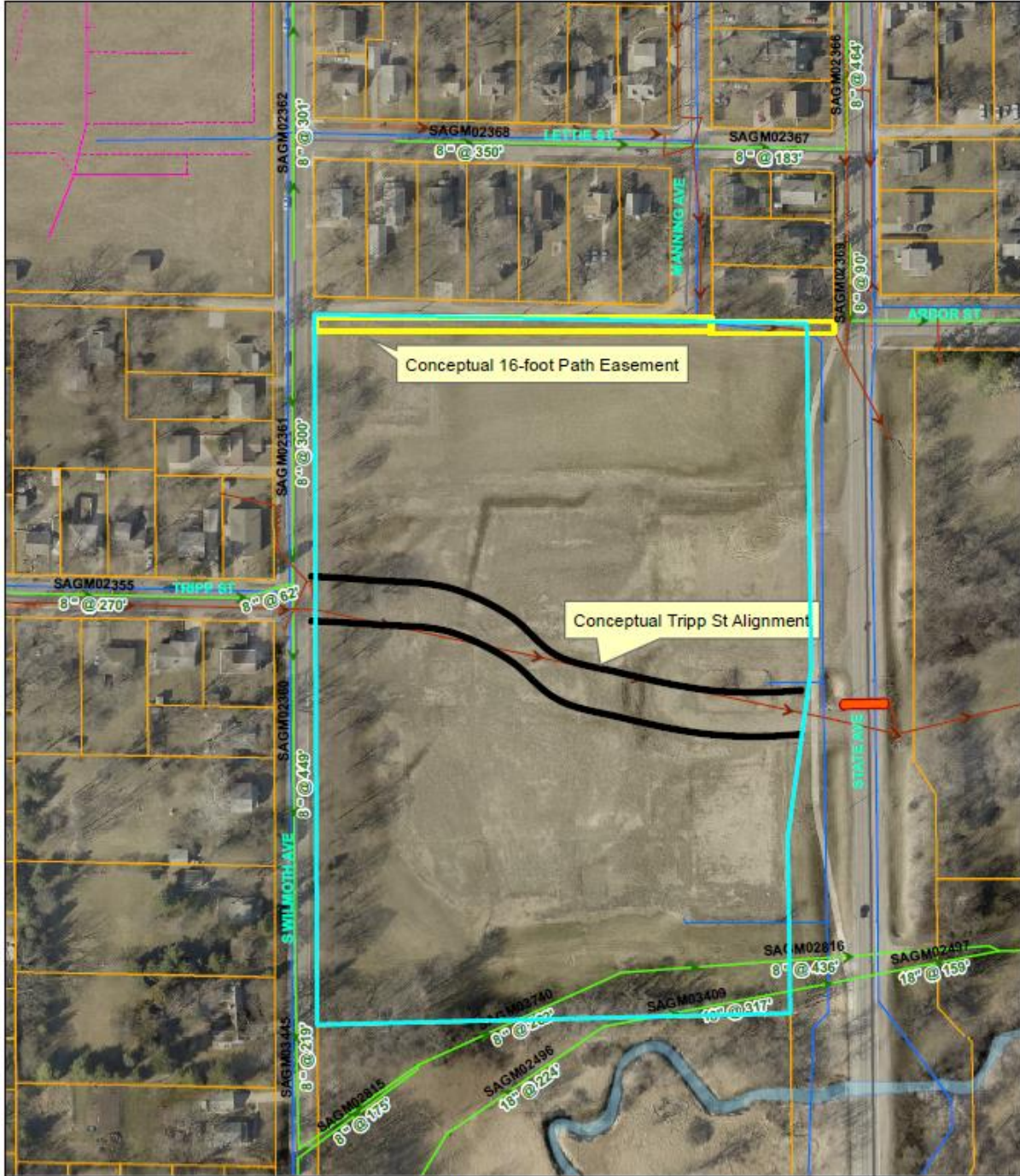
Once staff completed outreach, staff would provide an overview to City Council and seek direction on a preferred option and to proceed with a RFP to find a partner affordable housing apartment developer. This option could be either a combined “master developer” approach or it could be divided into two separate projects depending on the timing and needs of the City. The timing for this option is critical when trying to coordinate with the upcoming LIHTC timelines. Ideally, the City would need to make a decision on reissuing the RFP in July and seek proposals in August to allow for the selected developer to apply for the LIHTC funding by December of this year.

STAFF COMMENTS:

Staff and the developer met with representation of the Old Ames Middle School and College Creek neighborhoods to discuss the proposal. The neighborhood was generally supportive of the project with single-family homes. Staff also discussed with the neighborhood representatives that due to the financial gap the proposal may not be viable and we would have to consider other uses as described in January. The neighborhood maintained their concerns that increasing density with apartments would be a negative for the overall neighborhood. The neighborhood also had comments concerning traffic levels for the overall neighborhood. Staff described the City’s current work on considering parking regulation changes and that City Council previously referred to the Transportation Division a neighborhood traffic study for this area. The traffic study would assess neighborhood conditions once the Aspen Heights apartments are complete and the Franklin Avenue intersection is done.

The JCorp proposal addresses many objectives of the City as identified within the RFP. **With the substantial financial gap between the proposal and available resources, City Council must now determine how to proceed by directing staff to do one of the options described above.** Staff believes that Options 1 (Increased Incentives) and 2 (Reduced Costs) are both viable means of proceeding with the development of 321 State Avenue, subject to negotiation with the developer. However, in staff’s opinion, Option 3 (Increased Developer Participation) does not appear to be viable on its own to close the financial gap, but could be considered as an element in a final development agreement negotiation. Option 4 (Single Family and Multi-Family Uses) is also a likely viable means of developing housing options of market rate ownership homes and affordable rental apartments within the established range of City incentives for affordable housing development.

Attachment A



321 State



Date: 3/6/2017

1 inch = 150 feet

© City of Ames, Iowa makes no warranties, expressed or implied, including without limitation, any warranties of merchantability or fitness for a particular purpose. In no event shall the City of Ames be liable for lost profits or any consequential or incidental damages caused by the use of this map.

Attachment B



321 State

Site Plan
04 / 18 / 17

JCorp, inc

P.O. Box 159 HUXLEY, IA 50124
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f: 515.597.5461
WWW.JCORP.BIZ

STATEMENT OF QUALIFICATIONS

321 State Avenue
Housing Development

JCorp, Inc.
708 N HWY 69, Huxley, IA 50124

JCorp pairs architectural and structural professionals with knowledgeable and experienced construction managers. This holistic approach offers unparalleled communication with one team, from concept to completion.

Knowledge in architectural strategies and structural intricacy instructs our management of construction, while our understanding of construction complexities informs the development of our designs.

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22	ENERGY FEATURES
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25	SELECTION CRITERIA SCORECARD
27	RELEVANT PROJECTS

KEY PERSONNEL

JCORP



designer

JEREMY D. HAVEMAN

4 years experience in Architecture

EDUCATION:

Master of Architecture | 2009

Iowa State University

Bachelor of Science, Accountancy | 1994

Calvin College



designer

HENRY B. ELGERSMA

4 years experience in Architecture

EDUCATION:

Bachelor of Architecture | 2012

Iowa State University



ARCHITECTURAL | STRUCTURAL | CONSTRUCTION | ENGINEERING



principal

DUANE E. JENSEN, P. E.

owner- JCorp, Inc.

33 years experience in Architecture, Engineering, Construction, Development

EDUCATION:

Master of Science, Structural Engineering | 1983

Bachelor of Arts, Architecture | 1981

Iowa State University



registered architect

JOSHUA A. SKOW, AIA

14 years experience in Architecture, Construction

EDUCATION:

Bachelor of Architecture | 2002

Iowa State University



construction manager

RYAN J. KAUFFMAN

12 years experience in Construction Management

EDUCATION:

Bachelor of Science, Construction Engineering | 2004

Iowa State University



construction manager

BENJAMIN D. JENSEN

4 years experience in Construction Management

EDUCATION:

Master of Business Administration | 2011

Bachelor of Science, Industrial and Manufacturing Systems Engineering | 2011

Iowa State University



JCorp, Inc.
Housing Development Proposal
for
321 State Avenue
Ames, IA

The JCorp Development Team consists of JCorp, Inc. and Vision Bank. The Team's goal is to come alongside the City of Ames initiative in providing affordable homeownership opportunities to moderate and low-income households. In the 1946 movie "It's a Wonderful Life", George Bailey aptly described to Mr. Potter that his uncle and father's goal in starting the Building and Loan was to

"help a few people get out of your slums, Mr. Potter, and what's wrong with that? Why... here, you're all businessmen here. Doesn't it make them better citizens? Doesn't it make them better customers? You... you said... what'd you say a minute ago? They had to wait and save their money before they even ought to think of a decent home. Wait? Wait for what? Until their children grow up and leave them? Until they're so old and broken down that they... Do you know how long it takes a working man to save \$5,000? Just remember this, Mr. Potter, that this rabble you're talking about... they do most of the working and paying and living and dying in this community. Well, is it too much to have them work and pay and live and die in a couple of decent rooms and a bath?"

As the storyline goes, the Bailey brothers recognized there was little chance for "a *working man*" to save enough money to make a down payment on a home so they did something about it. George knew from firsthand experience that those helped by the Building and Loan became "*better citizens*" and "*better customers*". We agree with George that it's not asking too much to have these households "*work and pay and live and die in a couple of decent rooms and a bath*" before "*their children grow up and leave them*" or "*they're so old and broken down*" that they cannot enjoy it themselves. It is our goal to accomplish just that . . . provide a clear and attainable path to homeownership for those that currently lack the means to buy a new home.

The JCorp Development Team applauds the City of Ames in their purchase of this property and to set 60% of its use towards Affordable Housing. We applaud the City's significant financial commitment to support the infrastructure development of the property as well as financial commitment of supplemental support to individual home buyers towards closing costs and down payments.



We believe JCorp is uniquely qualified to come alongside the City in that many of us have been on the side of the same need as we now have opportunity to support. It wasn't too many years ago when each of us were seeking similar support structures to get us through college with minimal debt and to help get us into our first home with down payment assistance and creative loan qualification programs. Each of us have different stories to tell and approach this project with our own life experiences that have gotten us to the point where we can now give back and meet similar needs to what we all have had. Our site development, single family home and multi-family design and construction experience sets us apart in our abilities to keep all aspects of project under the same umbrella. We have designed, developed and built-out thousands of similar sites/homes to what we are proposing to build on this one. We have the relationships with suppliers and sub-contractors. We know the costs and believe we can efficiently and timely produce an end product that both the first time homebuyer and the entire City of Ames will be proud of.

Our proposal is to develop the 10 Acre Parcel as 48 Single-Family Detached Home lots;

- 1) 29 lots (60% of the total lots) restricted to be built-out with Affordable Homes and
- 2) 19 lots (40% of the total lots) unrestricted to be built-out with Market Rate Homes
- 3) over a period of 2 1/2-years(July 2017 thru January 2020) or sooner based on Sales.

The Development Team intends to design and build-out all of the Affordable home lots as well as the Market Rate home lots but reserves the right at their discretion to sell the lots to other builders. All lots will have build-out restrictions as agreed upon with the City of Ames in a final Development Agreement.

Respectfully submitted,



Duane E. Jensen, P.E.

This proposal is firm and effective through July 21, 2017





VisionBank[®]

See what we can do for you.[™]

April 17, 2017

Duane Jensen
708 US Highway 69
Huxley, Ia. 50124

Duane:

I am pleased to inform you that VisionBank will partner with you on the LMI project located at 321 State Street in Ames, Iowa at the levels you had requested. VisionBank will have available a line of credit for improvements and construction up to \$1,500,000.

The line will contain the normal requirements, structure, and access processes as you have experienced and come to expect from VisionBank in past comparable projects.

We look forward to working with you and your team.

Regards,

T. Kurt Matthewson
Market President

VisionBankIowa.com
800-574-8123

FDIC

AMES

BOONE

GRIMES

HUXLEY

OGDEN

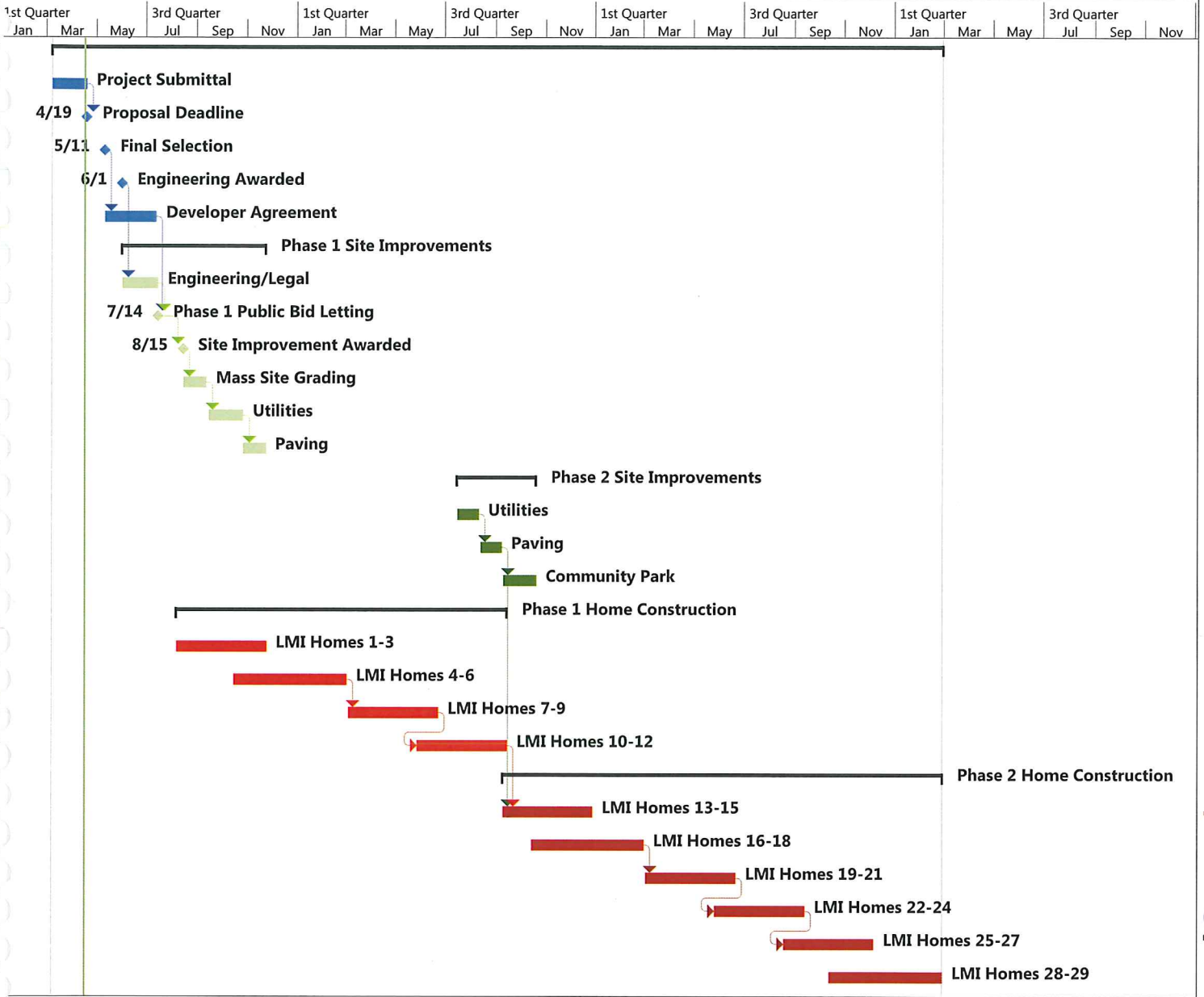
321 State

Letter of Credit
04 / 18 / 17

JCorp, inc

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321 State Avenue - Development Timeline

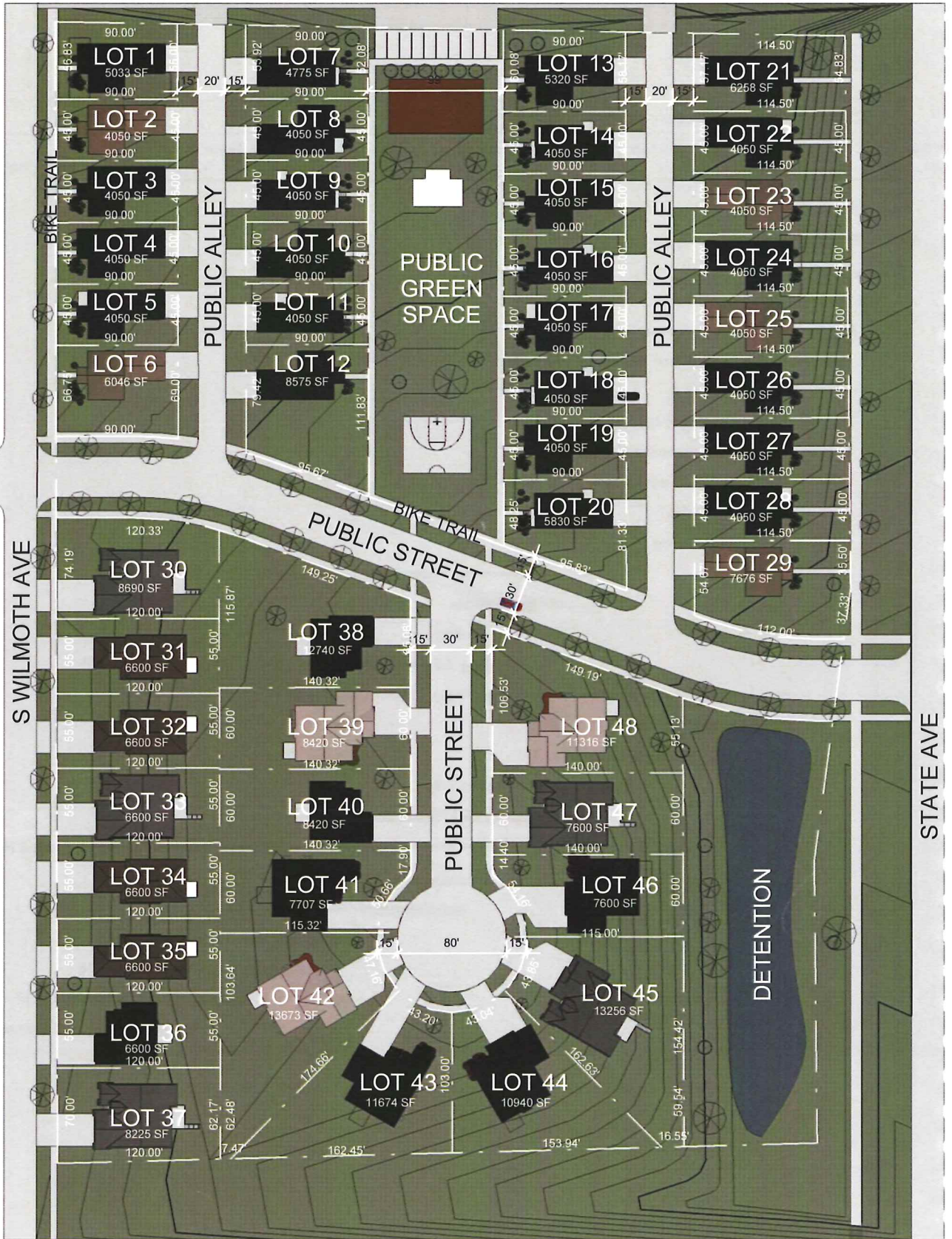


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Schedule
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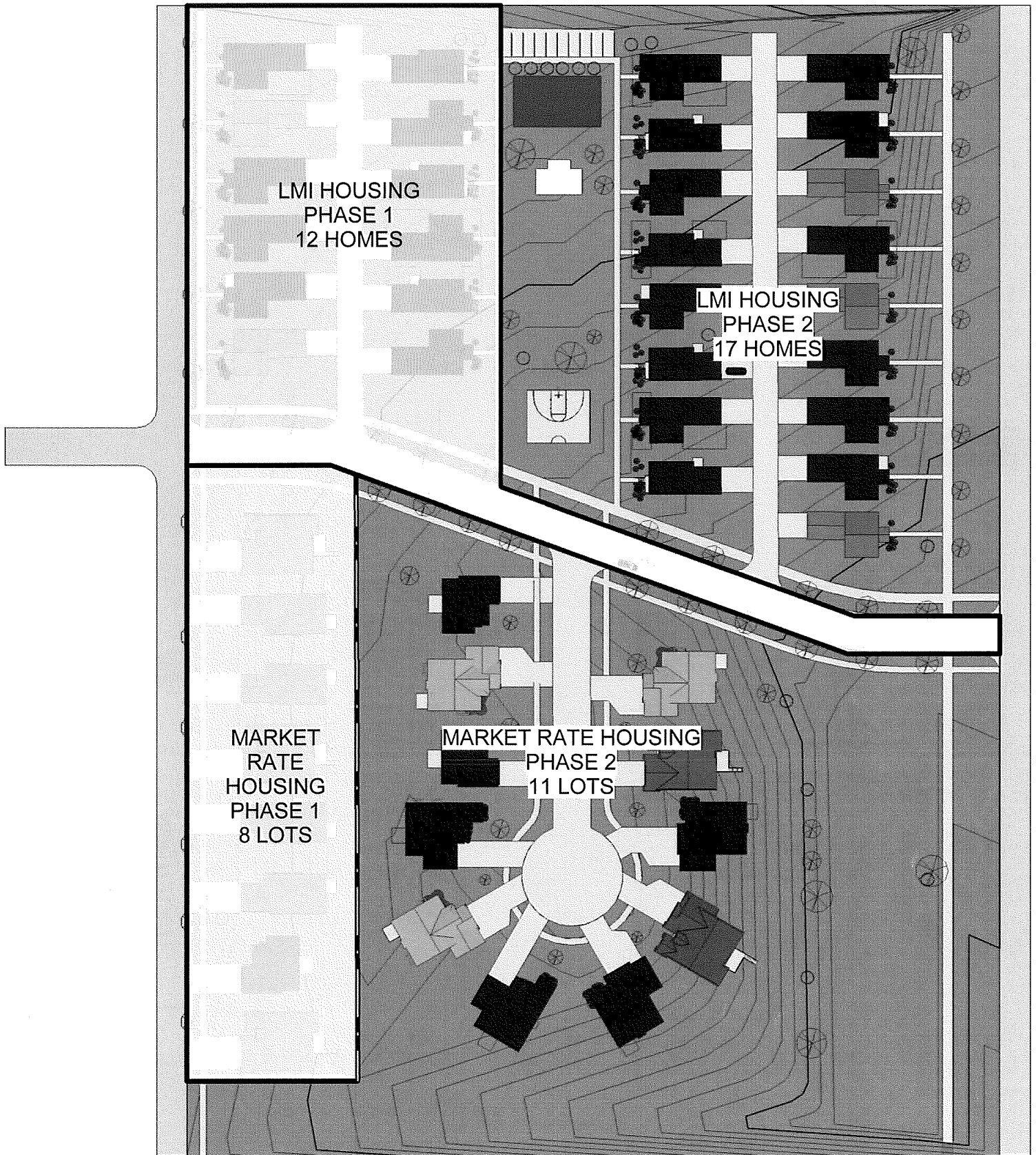


321 State

Site Plan
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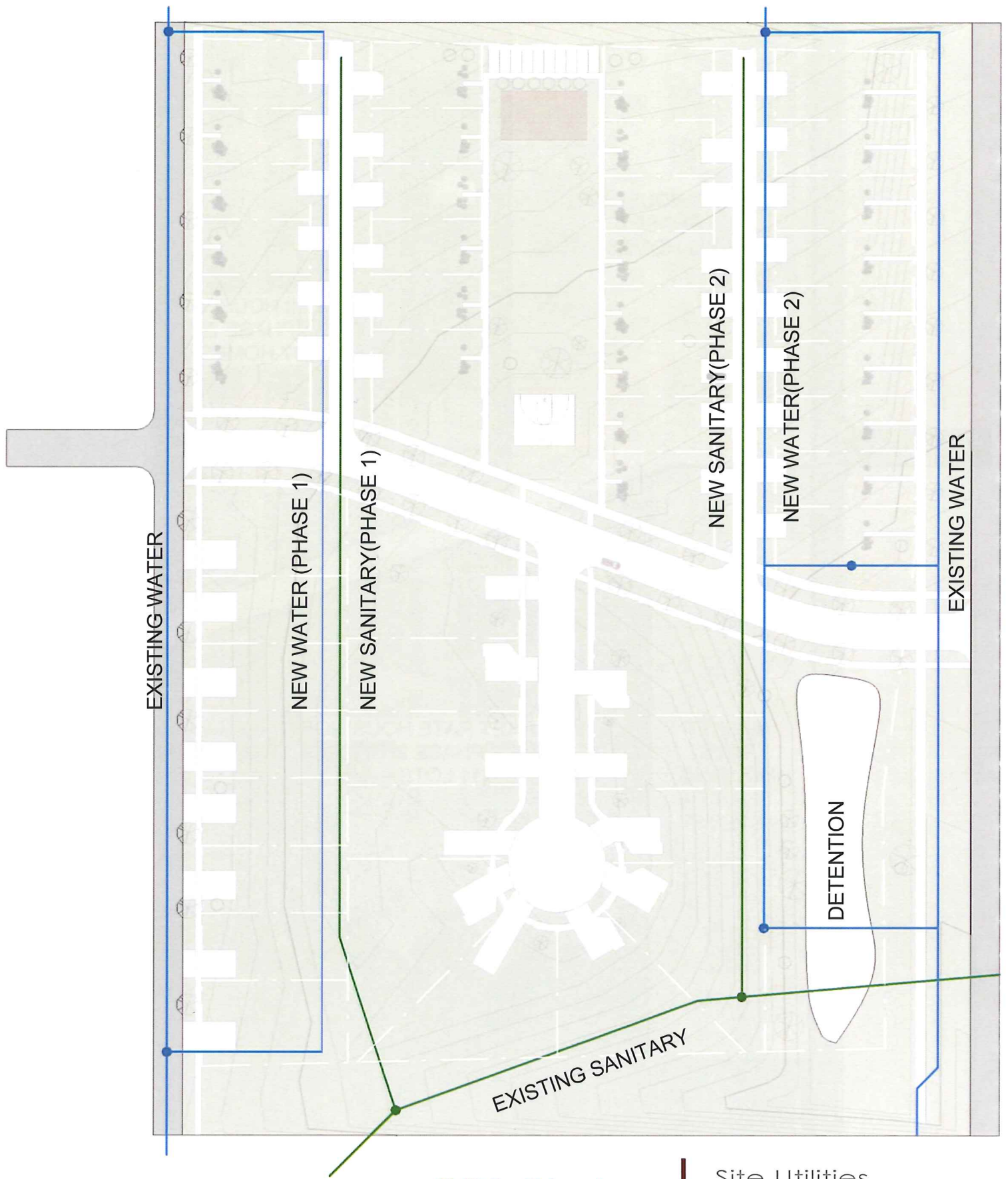


321 State

Phasing Plan
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321 State

Site Utilities
04 / 18 / 17

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SITWORK : PHASE 1 Projected Costs

					PRELIM. ESTIMATE	DIVISION SUB-TOTAL	Developer Cost Share
QTY	UNIT	\$ / UNIT					
01.00	Division 1 - General Requirements						
01.1	Professional Services						
						\$ 87,000	
01.1.1	Civil	1	LS	\$ 75,000	\$ 75,000		\$ 30,000
01.1.2	Survey/Staking	1	LS	\$ 12,000	\$ 12,000		\$ 6,000
01.2	Construction Management						
		0	LS	\$ -	\$ -	\$ -	
01.3	Temporary Facilities and Controls						
						\$ 30,000	\$ 12,000
01.3.1	Material Testing	1	LS	\$ 10,000	\$ 10,000		
01.3.2	Erosion Control / SWPPP / Site Stabilization	1	LS	\$ 20,000	\$ 20,000		
02.00	Division 2 - Site Construction						
02.2	Earthwork						
						\$ 169,000	
	Mass Excavation / Grading - Complete	1	LS	\$ 160,000	\$ 160,000		\$ 64,000
	Subgrade Prep	3597	SY	\$ 3	\$ 9,000		\$ 3,600
02.3	Site Utilities						
						\$ 144,500	
	Storm Sewer						
	Pipe	1500	LF	\$ 60	\$ 90,000		\$ -
	Intakes	6	EA	\$ 2,500	\$ 15,000		\$ -
	Sump Lines	26	EA	\$ 1,000	\$ 26,000		\$ 14,000
	Man Holes	3	EA	\$ 4,500	\$ 13,500		\$ -
	Sanitary Sewer					\$ 80,000	
	Connect	2	EA	\$ 3,000	\$ 6,000		\$ -
	Man Holes	2	EA	\$ 4,000	\$ 8,000		\$ 2,000
	Pipe	1000	LF	\$ 40	\$ 40,000		\$ 12,000
	Services	26	EA	\$ 1,000	\$ 26,000		\$ 14,000
	Water Main					\$ 80,100	
	Connect	2	EA	\$ 2,500	\$ 5,000		\$ 2,500
	Hydrants	2	EA	\$ 4,000	\$ 8,000		\$ 4,000
	Pipe	1000	LF	\$ 25	\$ 25,000		\$ 7,500
	Services	26	EA	\$ 1,100	\$ 28,600		\$ 15,400
	Valves	6	EA	\$ 1,500	\$ 9,000		\$ 3,000
	Future Stub	3	EA	\$ 1,500	\$ 4,500		\$ 3,000
02.4	Site Concrete						
						\$ 149,400	
	8" Paving	2885	SY	\$ 40	\$ 115,400		\$ 34,000
	4" Sidewalks/Bike Trail	7000	SF	\$ 4	\$ 28,000		\$ -
	HC Ramps	8	EA	\$ 750	\$ 6,000		\$ -
02.5	Landscaping						
						\$ 15,000	
	Buffer plantings / Street Scape	1	LS	\$ 15,000	\$ 15,000		\$ 8,000
17.00	Contractors Contingency						
17.1	Other / Contingency	1	LS	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Projected TOTAL Phase 1 : Sitework Cost						\$ 775,000	\$ 235,000
less Developer Cost Share						\$ 235,000	
Phase 1 City if of Ames LMI Cost						\$ 540,000	

321 State

Site Costs - Phase 1
04 / 18 / 17

JCorp, inc

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SITWORK : PHASE 2 Projected Costs

		QTY	UNIT	\$ / UNIT	PRELIM. ESTIMATE	DIVISION SUB-TOTAL	Developer Cost Share
01.00	Division 1 - General Requirements						
01.1	Professional Services					\$ 25,000	
01.1.1	Civil	2	LS	\$ 7,500	\$ 15,000		\$ 7,500
01.1.2	Survey/Staking	2	LS	\$ 5,000	\$ 10,000		\$ 5,000
01.2	Construction Management	0	LS	\$ -	\$ -	\$ -	
01.3	Temporary Facilities and Controls					\$ 30,000	
01.3.1	Material Testing	1	LS	\$ 7,500	\$ 7,500		\$ 5,000
01.3.2	Erosion Control / SWPPP / Site Stabilization	1	LS	\$ 22,500	\$ 22,500		\$ 15,000
02.00	Division 2 - Site Construction						
02.2	Earthwork					\$ 67,000	
	Mass Excavation / Grading - Complete	1	LS	\$ 60,000	\$ 60,000		\$ 24,000
	Subgrade Prep	2658	SY	\$ 3	\$ 7,000		\$ 4,000
02.3	Site Utilities						
	Storm Sewer					\$ 108,000	
	Pipe	1083	LF	\$ 60	\$ 65,000		\$ 38,000
	Intakes	4	EA	\$ 2,500	\$ 10,000		\$ 5,000
	Sump Lines	28	EA	\$ 1,000	\$ 28,000		\$ 11,000
	Connect to Man Holes	2	EA	\$ 2,500	\$ 5,000		\$ 2,500
	Sanitary Sewer					\$ 86,000	
	Connect	2	EA	\$ 1,000	\$ 2,000		\$ 1,000
	Man Holes	3	EA	\$ 4,000	\$ 12,000		\$ 8,000
	Pipe	1250	LF	\$ 40	\$ 50,000		\$ 18,000
	Services	22	EA	\$ 1,000	\$ 22,000		\$ 5,000
	Water Main					\$ 73,700	
	Connect	3	EA	\$ 1,500	\$ 4,500		\$ 1,500
	Hydrants	2	EA	\$ 4,000	\$ 8,000		\$ 4,000
	Pipe	1000	LF	\$ 25	\$ 25,000		\$ 11,000
	Services	22	EA	\$ 1,100	\$ 24,200		\$ 5,500
	Valves	8	EA	\$ 1,500	\$ 12,000		\$ 6,000
	Future Stub	0	EA	\$ 1,500	\$ -		
02.4	Site Concrete					\$ 135,300	
	8" Paving	2320	SY	\$ 40	\$ 92,800		\$ 42,000
	4" Sidewalks	9125	SF	\$ 4	\$ 36,500		\$ 20,000
	HC Ramps	8	EA	\$ 750	\$ 6,000		\$ 6,000
02.5	Landscaping					\$ 120,000	
	Buffer plantings / Street Scape	1	LS	\$ 20,000	\$ 20,000		\$ 10,000
	Public Park	1	LS	\$ 100,000	\$ 100,000		
17.00	Contractors Contingency						
17.1	Other / Contingency	1	LS	\$ 20,000	\$ 20,000	\$ 20,000	\$ 10,000
Projected TOTAL Phase 2 : Sitework Cost						\$ 665,000	\$ 265,000
						less Developer Cost Share	\$ 265,000
						Phase 2 City of Ames LMI Cost	\$ 400,000

321 State

Site Costs - Phase 2
04 / 18 / 17

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FUNDING SCHEDULE - \$'s Needed to Develop/Build

Project Item	Date	Projected Cost	Source of Funding	
			City of Ames	Developer
Land Investment Value	NA	\$ 550,000	\$ 550,000	
Phase 1 Sitework	Aug-17	\$ 775,000	\$ 540,000	\$ 235,000
LMI Speculative - August 2017 Start				
Ranch 945	Aug-17	\$ 125,000		\$ 125,000
1.5 Story 945-500	Aug-17	\$ 145,000		\$ 145,000
Split 816 w/ Bsmt	Aug-17	\$ 139,000		\$ 139,000
LMI Speculative - October 2017 Start				
Ranch 945 w/ Bsmt	Oct-17	\$ 146,000		\$ 146,000
1.5 Story 945-500 w/ Bsmt	Oct-17	\$ 166,000		\$ 166,000
Split 816	Oct-17	\$ 120,000		\$ 120,000
Projected 2017 TOTAL's		\$ 1,616,000	\$ 540,000	\$ 1,076,000
Developer Line of Credit Available				\$ 1,500,000
Projected City of Ames 2017 LMI Funding			\$ 550,000	
Balance On-Hand			\$ 10,000	\$ 424,000
Phase 2 Sitework	Jul-18	\$ 665,000	\$ 400,000	\$ 265,000
Developer Line of Credit Available				\$ 424,000
Projected City of Ames 2018 LMI Funding			\$ 550,000	
Balance On-Hand			\$ 150,000	\$ 159,000 *

* Developer Line of Credit is Revolving - Replenishes Upon Closing of Sales

NOTES:

New Affordable Home starts subject to sales - No more than 6 Completed Homes UNSOLD
 New Market Rate Home starts subject to Affordable Home Completion - 60% /40%

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Funding Schedule
 04 / 18 / 17

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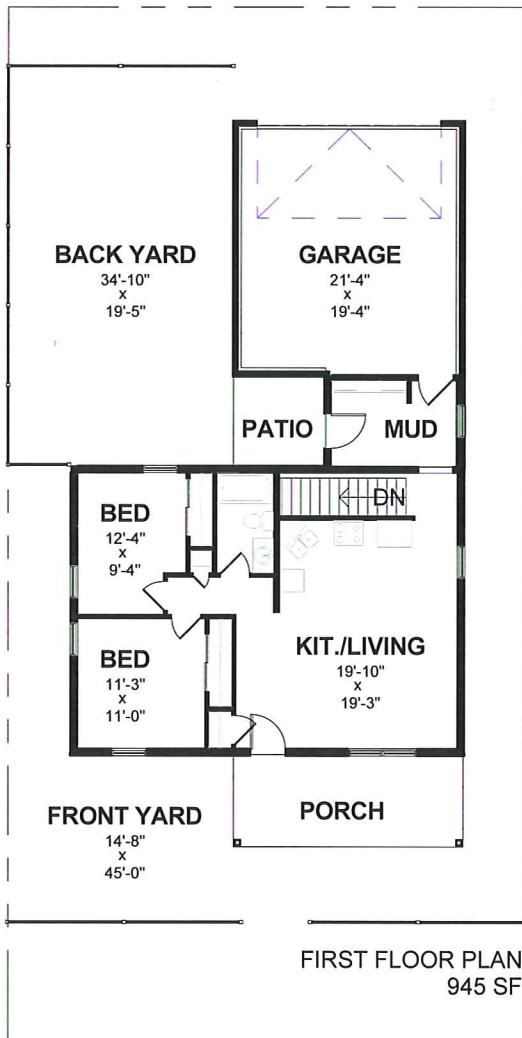
FRONT ELEVATION

RANCH PLAN SPECS:

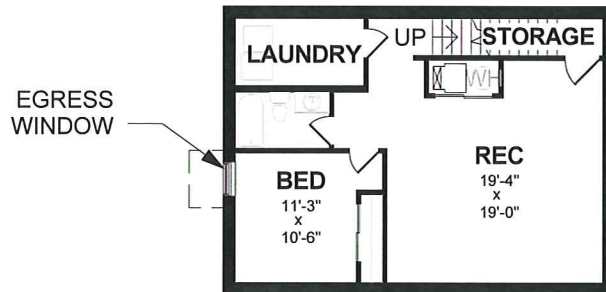
- 2 FINISHED BEDROOMS, 3 TOTAL
- 1 FINISHED FULL BATH, 2 TOTAL FULL BATHS
- 945 FINISHED SF, 1795 TOTAL SF

RANCH-STYLE PATTERN:

- 1 STORY ABOVE GRADE
- PITCHED ROOFS w/ 30 yr. SHINGLES
- WINDOW TRIM
- VINYL SIDING - ACCENT SIDING MATERIAL IN GABLE ENDS
- COVERED FRONT PORCH
- LOW FENCE DEFINING FRONT YARD
- GARDEN/LANDSCAPING BY OWNERS
- YELLOW, BLUE, GREEN, GREY, BEIGE, AND WHITE COLOR OPTIONS
- SEE SITE IMAGES



FIRST FLOOR PLAN
945 SF



BASEMENT PLAN
(FUTURE FINISH)

321 State

Ranch Style
04 / 18 / 17

PROPOSED SALE PRICE -

\$134,000.00 - UNFINISHED BASEMENT
\$155,000.00 - FINISHED BASEMENT

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RANCH ONE-STORY		QTY	UNIT	\$ / UNIT	PRELIM. ESTIMATE	DIVISION SUB-TOTAL	BSMT FINISH
01.00	Division 1 - General Requirements					\$ 9,140.00	
01.2	Construction Management	1	Units	\$ 5,000.00	\$ 5,000.00		
01.3	Temporary Facilities and Controls						
01.3.2	Erosion Control / SWPPP	1	Units	\$ 100.00	\$ 100.00		
01.3.5	Utilities - (Gas, Electric, Water)	1	Mo	\$ 250.00	\$ 250.00		
01.3.7	Temporary Toilet Service	4	Mo	\$ 35.00	\$ 140.00		
01.3.8	General Labor	1	Units	\$ 500.00	\$ 500.00		
01.3.9	Dumpster Service	2	Dumps	\$ 500.00	\$ 1,000.00		
01.3.10	Misc. Materials	1	LS	\$ 250.00	\$ 250.00		
01.3.11	Energy Audit	1	Ea	\$ 250.00	\$ 250.00		
01.5	Builders Risk Insurance	1	LS	\$ 150.00	\$ 150.00		
01.6	Permits	1	LS	\$ 1,500.00	\$ 1,500.00		\$ 250.00
02.00	Division 2 - Site Construction					\$ 6,000.00	
02.2	Earthwork						
02.2.1	Excavation / Grading / Backfill - Footings Only	1	EA	\$ 1,000.00	\$ 1,000.00		
02.2.2	Rock Haul In	1	EA	\$ 1,000.00	\$ 1,000.00		
02.6	Landscaping						
02.6.2	Plantings	1	EA	\$ 500.00	\$ 500.00		
02.6.5	Sod	1	LS	\$ 1,500.00	\$ 1,500.00		
02.6.6	Fencing	1	LS	\$ 2,000.00	\$ 2,000.00		
03.00	Division 3 - Concrete					\$ 22,456.25	
03.1	Foundations	1	EA	\$ 14,225.00	\$ 14,225.00		
03.2	Flatwork						
03.2.1	Bsmt or On Grade	945	SF	\$ 3.75	\$ 3,543.75		
03.2.2	Garage	400	SF	\$ 3.75	\$ 1,500.00		
03.2.3	Drive	600	SF	\$ 3.75	\$ 2,250.00		
03.2.4	Sidewalks / Patio / Stoop	250	SF	\$ 3.75	\$ 937.50		
06.00	Division 6 - Woods and Plastics					\$ 22,662.50	
06.1	Rough Carpentry						
06.1.1	Framing Materials	945	SF	\$ 8.00	\$ 7,560.00		\$ 1,000.00
06.1.2	Floor System	945	SF	\$ 3.00	\$ 2,835.00		
06.1.3	Roof Truss System	1345	SF	\$ 2.50	\$ 3,362.50		
06.1.4	Framing Labor	945	SF	\$ 5.00	\$ 4,725.00		
06.2	Finish Carpentry						
06.2.1	Finish Materials	1045	SF	\$ 2.50	\$ 2,612.50		\$ 2,112.50
06.2.2	Finish Labor	1045	SF	\$ 1.50	\$ 1,567.50		\$ 1,267.50
07.00	Division 7 - Thermal and Moisture Protection					\$ 13,000.00	
07.2	Insulation	1	Units	\$ 3,500.00	\$ 3,500.00		
07.3	Roofing	20	SQ	\$ 150.00	\$ 3,000.00		
07.4	Siding	20	SQ	\$ 300.00	\$ 6,000.00		
07.6	Gutters	1	LS	\$ 500.00	\$ 500.00		
08.00	Division 8 - Doors and Windows					\$ 5,000.00	
08.1	Entry Doors	3	EA	\$ 500.00	\$ 1,500.00		
08.3	Windows	1	LS	\$ 2,500.00	\$ 2,500.00		
08.4	Hardware	0	Units	\$ -	\$ -		
08.5	Garage Doors	1	Units	\$ 1,000.00	\$ 1,000.00		
09.00	Division 9 - Finishes					\$ 12,027.50	
09.1	Drywall	1445	SF	\$ 4.50	\$ 6,502.50		\$ 3,802.50
09.2	Painting	1045	SF	\$ 2.00	\$ 2,090.00		\$ 1,690.00
09.3	Flooring						
09.3.1	Carpet	418	SF	\$ 2.25	\$ 940.50		\$ 1,901.25
09.3.3	Vinyl or VCT	627	SF	\$ 3.50	\$ 2,194.50		\$ 350.00
09.4	Final Clean	1	LS	\$ 300.00	\$ 300.00		\$ 50.00
10.00	Division 10 - Specialties					\$ 460.00	
10.2	Bathroom Accessories						
10.2.2	Hardware	3	Units	\$ 20.00	\$ 60.00		\$ 60.00
10.2.4	Mirrors	1	Units	\$ 150.00	\$ 150.00		\$ 150.00
10.5	Closet Shelving	1	Units	\$ 250.00	\$ 250.00		\$ 50.00
11.00	Division 11 - Equipment					\$ 3,000.00	
11.1	Residential Appliances	1	Units	\$ 3,000.00	\$ 3,000.00		
12.00	Division 12 - Furnishings					\$ 3,300.00	
12.1	Window Coverings	0	Units	\$ -	\$ -		
12.2	Cabinets	1	Units	\$ 1,750.00	\$ 1,750.00		\$ 350.00
12.3	Countertops						\$ 250.00
12.3.1	Laminate	0	Units	\$ -	\$ -		
12.3.2	Granite	1	Units	\$ 1,300.00	\$ 1,300.00		
12.3.3	Cultured Marble	1	Units	\$ 250.00	\$ 250.00		
12.4	Other Furnishings	0	LS	\$ -	\$ -		
22.00	Division 22 - Plumbing					\$ 8,000.00	
22.1	Plumbing	1	Units	\$ 8,000.00	\$ 8,000.00		\$ 3,000.00
23.00	Division 23 - HVAC					\$ 6,500.00	
23.1	HVAC	1	Units	\$ 6,500.00	\$ 6,500.00		\$ 500.00
26.00	Division 26 - Electrical					\$ 6,800.00	
26.1.2	Basic Electrical	1	Units	\$ 6,000.00	\$ 6,000.00		
26.1.3	Fixtures	1	Units	\$ 800.00	\$ 800.00		
17.00	Contractors Contingency					\$ 1,000.00	
17.1	Other / Contingency	1	LS	\$ 1,000.00	\$ 1,000.00		\$ 250.00
18.00	Loan Interest					\$ 5,000.00	
18.1	Loan Interest / Fees	1	LS	\$ 5,000.00	\$ 5,000.00		\$ -
19.00	Land Cost					\$ -	
19.1	Land Cost	1	LS	\$ -	\$ -		\$ -
Total Project Cost					\$ 124,346.25	\$ 124,346.25	\$ 20,033.75
					\$/SF	\$ 118.99	\$ 23.71

Summary of Pro Forma Ranch One-Story	UNFINISHED	FINISHED
	BSMT	BSMT
Projected Cost	\$ 125,000.00	\$ 146,000.00
Realtor Fee 3%	\$ 4,020.00	\$ 4,650.00
Sale Price	\$ 134,000.00	\$ 155,000.00
P/L	\$ 4,980.00	\$ 5,850.00

1/1

321 State

Ranch Cost
04 / 18 / 17

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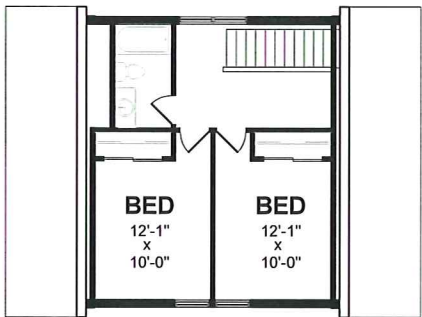
FRONT ELEVATION

CRAFTSMAN PLAN SPECS:

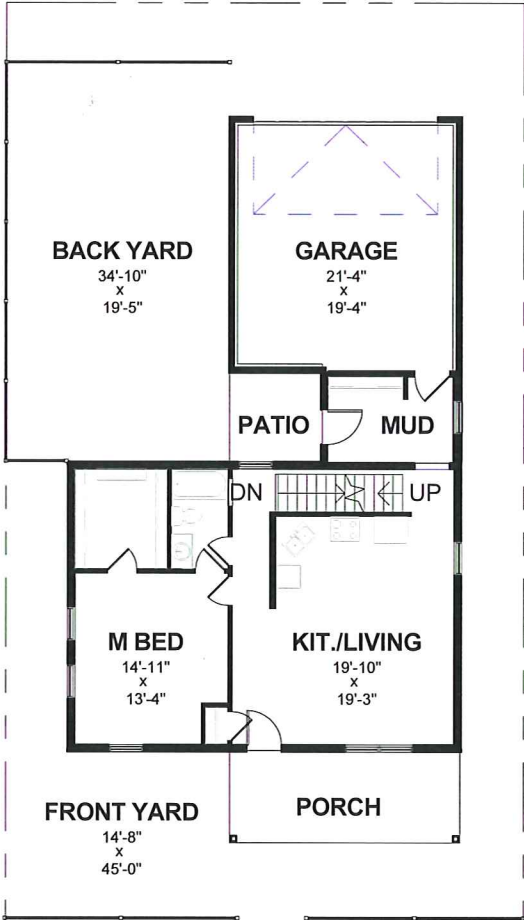
- 3 FINISHED BEDROOMS, 4 TOTAL
- 2 FINISHED FULL BATHS, 3 TOTAL FULL BATHS
- 1445 FINISHED SF, 2295 TOTAL SF

CRAFTSMAN-STYLE PATTERN:

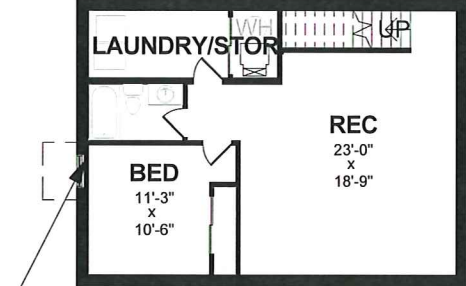
- 1.5 STORIES ABOVE GRADE
- PITCHED ROOFS w/ 30 yr. SHINGLES
- WINDOW TRIM
- VINYL SIDING - ACCENT SIDING MATERIAL IN GABLE ENDS
- COVERED FRONT PORCH
- LOW FENCE DEFINING FRONT YARD
- GARDEN/LANDSCAPING BY OWNERS
- YELLOW, BLUE, GREEN, GREY, BEIGE, AND WHITE COLOR OPTIONS - SEE SITE IMAGES



SECOND FLOOR PLAN
500 SF



FIRST FLOOR PLAN
945 SF



EGRESS WINDOW
BASEMENT PLAN (FUTURE FINISH)

321 State

Craftsman Style
04 / 18 / 17

PROPOSED SALE PRICE -

\$155,000.00 - UNFINISHED BASEMENT
\$176,000.00 - FINISHED BASEMENT

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CRAFTSMAN - 1.5 STORY

	QTY	UNIT	\$ / UNIT	PRELIMINARY ESTIMATE	DIVISION SUB-TOTAL	BSMT FINISH
01.00	Division 1 - General Requirements				\$ 9,140.00	
01.2	1	Units	\$ 5,000.00	\$ 5,000.00		
01.3	Temporary Facilities and Controls					
01.3.1	0	LS	\$ -	\$ -		
01.3.2	1	Units	\$ 100.00	\$ 100.00		
01.3.5	1	Mo	\$ 250.00	\$ 250.00		
01.3.7	4	Mo	\$ 35.00	\$ 140.00		
01.3.8	1	Units	\$ 500.00	\$ 500.00		
01.3.9	2	Dumps	\$ 500.00	\$ 1,000.00		
01.3.10	1	LS	\$ 250.00	\$ 250.00		
01.3.11	1	Ea	\$ 250.00	\$ 250.00		
01.5	1	LS	\$ 150.00	\$ 150.00		
01.6	1	LS	\$ 1,500.00	\$ 1,500.00		\$ 250.00
02.00	Division 2 - Site Construction				\$ 6,000.00	
02.2	Earthwork					
02.2.1	1	EA	\$ 1,000.00	\$ 1,000.00		
02.2.2	1	EA	\$ 1,000.00	\$ 1,000.00		
02.6	Landscaping					
02.6.2	1	EA	\$ 500.00	\$ 500.00		
02.6.5	1	LS	\$ 1,500.00	\$ 1,500.00		
02.6.6	1	LS	\$ 2,000.00	\$ 2,000.00		
03.00	Division 3 - Concrete				\$ 22,456.25	
03.1	1	EA	\$ 14,225.00	\$ 14,225.00		
03.2	Flatwork					
03.2.1	945	SF	\$ 3.75	\$ 3,543.75		
03.2.2	400	SF	\$ 3.75	\$ 1,500.00		
03.2.3	600	SF	\$ 3.75	\$ 2,250.00		
03.2.4	250	SF	\$ 3.75	\$ 937.50		
06.00	Division 6 - Woods and Plastics				\$ 33,335.00	
06.1	Rough Carpentry					
06.1.1	1445	SF	\$ 8.00	\$ 11,560.00		\$ 1,000.00
06.1.2	1445	SF	\$ 3.00	\$ 4,335.00		
06.1.3	1345	SF	\$ 3.00	\$ 4,035.00		
06.1.4	1445	SF	\$ 5.00	\$ 7,225.00		
06.2	Finish Carpentry					
06.2.1	1545	SF	\$ 2.50	\$ 3,862.50		\$ 2,112.50
06.2.2	1545	SF	\$ 1.50	\$ 2,317.50		\$ 1,267.50
07.00	Division 7 - Thermal and Moisture Protection				\$ 13,500.00	
07.2	1	Units	\$ 4,000.00	\$ 4,000.00		
07.3	20	SQ	\$ 150.00	\$ 3,000.00		
07.4	20	SQ	\$ 300.00	\$ 6,000.00		
07.6	1	LS	\$ 500.00	\$ 500.00		
08.00	Division 8 - Doors and Windows				\$ 5,000.00	
08.1	3	EA	\$ 500.00	\$ 1,500.00		
08.3	1	LS	\$ 2,500.00	\$ 2,500.00		
08.4	0	Units	\$ -	\$ -		
08.5	1	Units	\$ 1,000.00	\$ 1,000.00		
09.00	Division 9 - Finishes				\$ 16,827.50	
09.1	1945	SF	\$ 4.50	\$ 8,752.50		\$ 3,802.50
09.2	1545	SF	\$ 2.00	\$ 3,090.00		\$ 1,690.00
09.3	Flooring					
09.3.1	618	SF	\$ 2.25	\$ 1,390.50		\$ 1,901.25
09.3.3	927	SF	\$ 3.50	\$ 3,244.50		\$ 350.00
09.4	1	LS	\$ 350.00	\$ 350.00		\$ 50.00
10.00	Division 10 - Specialties				\$ 770.00	
10.2	Bathroom Accessories					
10.2.2	6	Units	\$ 20.00	\$ 120.00		\$ 60.00
10.2.4	2	Units	\$ 150.00	\$ 300.00		\$ 150.00
10.5	1	Units	\$ 350.00	\$ 350.00		\$ 50.00
11.00	Division 11 - Equipment				\$ 3,000.00	
11.1	1	Units	\$ 3,000.00	\$ 3,000.00		
12.00	Division 12 - Furnishings				\$ 3,800.00	
12.1	0	Units	\$ -	\$ -		
12.2	1	Units	\$ 2,000.00	\$ 2,000.00		\$ 350.00
12.3	Countertops					
12.3.1	0	Units	\$ -	\$ -		
12.3.2	1	Units	\$ 1,300.00	\$ 1,300.00		
12.3.3	2	ea	\$ 250.00	\$ 500.00		\$ 250.00
12.4	0	LS	\$ -	\$ -		
22.00	Division 22 - Plumbing				\$ 9,500.00	
22.1	1	Units	\$ 9,500.00	\$ 9,500.00		\$ 3,000.00
23.00	Division 23 - HVAC				\$ 7,500.00	
23.1	1	Units	\$ 7,500.00	\$ 7,500.00		\$ 500.00
26.00	Division 26 - Electrical				\$ 8,000.00	
26.1.2	1	Units	\$ 7,000.00	\$ 7,000.00		\$ 2,000.00
26.1.3	1	Units	\$ 1,000.00	\$ 1,000.00		
17.00	Contractors Contingency				\$ 1,000.00	
17.1	1	LS	\$ 1,000.00	\$ 1,000.00		\$ 250.00
18.00	Loan Interest				\$ 5,000.00	
18.1	1	LS	\$ 5,000.00	\$ 5,000.00		\$ -
19.00	Land Cost				\$ -	
19.1	1	LS	\$ -	\$ -		\$ -
Total Project Cost				\$ 144,828.75	\$ 144,828.75	\$ 20,033.75
				\$/SF	\$ 93.74	\$ 23.71

<u>Summary of Pro Forma Craftsman 1.5 Story</u>			UNFINISHED BSMT	FINISHED BSMT
Projected Cost	\$	145,000.00	\$	166,000.00
Realtor Fee 3%	\$	4,650.00	\$	5,280.00
Sale Price	\$	155,000.00	\$	176,000.00
P/L	\$	5,350.00	\$	6,220.00

1/1

321 State

Craftsman Cost
04 / 18 / 17

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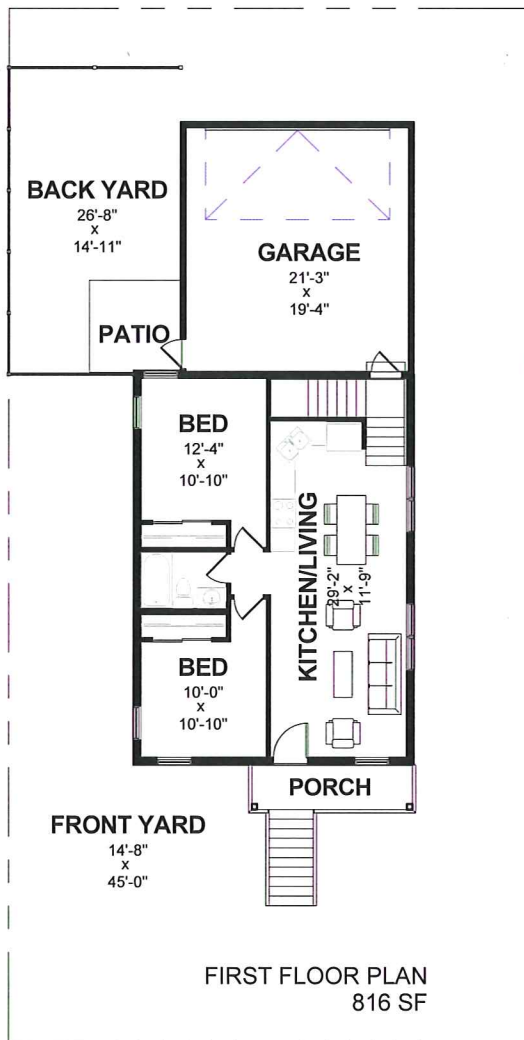
FRONT ELEVATION

BUNGALOW PLAN SPECS:

- 2 FINISHED BEDROOMS, 3 TOTAL
- 1 FINISHED FULL BATH, 2 TOTAL FULL BATHS
- 816 FINISHED SF, 1632 TOTAL SF

BUNGALOW-STYLE PATTERN:

- RAISED 1/2 STORY ABOVE GRADE
- PITCHED ROOFS w/ 30 yr. SHINGLES
- WINDOW TRIM
- VINYL SIDING - ACCENT SIDING MATERIAL IN GABLE ENDS
- COVERED FRONT PORCH
- LOW FENCE DEFINING FRONT YARD
- GARDEN/LANDSCAPING BY OWNERS
- YELLOW, BLUE, GREEN, GREY, BEIGE, AND WHITE COLOR OPTIONS



EGRESS WINDOW

BASEMENT PLAN
(FUTURE FINISH)

PROPOSED SALE PRICE -

\$128,000.00 - UNFINISHED BASEMENT
\$147,000.00 - FINISHED BASEMENT

321 State

JCorp, inc

Bungalow Style
04 / 18 / 17

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BUNGALOW SPLIT LEVEL

	QTY	UNIT	\$ / UNIT	PRELIMINARY ESTIMATE	DIVISION SUB-TOTAL	BSMT FINISH	
01.00	Division 1 - General Requirements					\$ 9,140.00	
01.2	1	Units	\$ 5,000.00	\$ 5,000.00			
01.3	Temporary Facilities and Controls						
01.3.2	1	LS	\$ 100.00	\$ 100.00			
01.3.5	1	Mo	\$ 250.00	\$ 250.00			
01.3.7	4	Mo	\$ 35.00	\$ 140.00			
01.3.8	1	Units	\$ 500.00	\$ 500.00			
01.3.9	2	Dumps	\$ 500.00	\$ 1,000.00			
01.3.10	1	LS	\$ 250.00	\$ 250.00			
01.3.11	1	Ea	\$ 250.00	\$ 250.00			
01.5	1	LS	\$ 150.00	\$ 150.00			
01.6	1	LS	\$ 1,500.00	\$ 1,500.00		\$ 250.00	
02.00	Division 2 - Site Construction					\$ 6,000.00	
02.2	Earthwork						
02.2.1	1	EA	\$ 1,000.00	\$ 1,000.00			
02.2.2	1	EA	\$ 1,000.00	\$ 1,000.00			
02.6	Landscaping						
02.6.2	1	EA	\$ 500.00	\$ 500.00			
02.6.5	1	LS	\$ 1,500.00	\$ 1,500.00			
02.6.6	1	LS	\$ 2,000.00	\$ 2,000.00			
03.00	Division 3 - Concrete					\$ 15,872.50	
03.1	1	EA	\$ 8,500.00	\$ 8,500.00			
03.2	Flatwork						
03.2.1	816	SF	\$ 3.75	\$ 3,060.00			
03.2.2	400	SF	\$ 3.75	\$ 1,500.00			
03.2.3	600	SF	\$ 3.75	\$ 2,250.00			
03.2.4	150	SF	\$ 3.75	\$ 562.50			
06.00	Division 6 - Woods and Plastics					\$ 23,892.00	
06.1	Rough Carpentry						
06.1.1	816	SF	\$ 9.00	\$ 7,344.00		\$ 1,000.00	
06.1.2	816	SF	\$ 3.00	\$ 2,448.00			
06.1.3	1216	SF	\$ 2.50	\$ 3,040.00			
06.1.4	816	SF	\$ 5.00	\$ 4,080.00			
06.1.4	816	SF	\$ 1.00	\$ 816.00			
06.1.5	1	LS	\$ 2,500.00	\$ 2,500.00			
06.2	Finish Carpentry						
06.2.1	916	SF	\$ 2.50	\$ 2,290.00		\$ 1,790.00	
06.2.2	916	SF	\$ 1.50	\$ 1,374.00		\$ 1,074.00	
07.00	Division 7 - Thermal and Moisture Protection					\$ 14,000.00	
07.2	1	Units	\$ 3,000.00	\$ 3,000.00			
07.3	20	SQ	\$ 150.00	\$ 3,000.00			
07.4	25	SQ	\$ 300.00	\$ 7,500.00			
07.6	1	LS	\$ 500.00	\$ 500.00			
08.00	Division 8 - Doors and Windows					\$ 5,000.00	
08.1	3	EA	\$ 500.00	\$ 1,500.00			
08.3	1	LS	\$ 2,500.00	\$ 2,500.00			
08.4	0	Units	\$ -	\$ -			
08.5	1	Units	\$ 1,000.00	\$ 1,000.00			
09.00	Division 9 - Finishes					\$ 10,802.00	
09.1	1316	SF	\$ 4.50	\$ 5,922.00		\$ 3,222.00	
09.2	916	SF	\$ 2.00	\$ 1,832.00		\$ 1,432.00	
09.3	Flooring						
09.3.1	366.4	SF	\$ 2.25	\$ 824.40		\$ 1,611.00	
09.3.3	549.6	SF	\$ 3.50	\$ 1,923.60		\$ 350.00	
09.4	1	LS	\$ 300.00	\$ 300.00		\$ 50.00	
10.00	Division 10 - Specialties					\$ 460.00	
10.2	Bathroom Accessories						
10.2.2	3	Units	\$ 20.00	\$ 60.00		\$ 60.00	
10.2.4	1	Units	\$ 150.00	\$ 150.00		\$ 150.00	
10.5	1	Units	\$ 250.00	\$ 250.00		\$ 50.00	
11.00	Division 11 - Equipment					\$ 3,500.00	
11.1	1	Units	\$ 3,500.00	\$ 3,500.00			
12.00	Division 12 - Furnishings					\$ 3,300.00	
12.1	0	Units	\$ -	\$ -			
12.2	1	Units	\$ 1,750.00	\$ 1,750.00		\$ 350.00	
12.3	Countertops						
12.3.1	0	Units	\$ -	\$ -			
12.3.2	1	Units	\$ 1,300.00	\$ 1,300.00			
12.3.3	1	Units	\$ 250.00	\$ 250.00		\$ 250.00	
12.4	0	LS	\$ -	\$ -			
22.00	Division 22 - Plumbing					\$ 8,000.00	
22.1	1	Units	\$ 8,000.00	\$ 8,000.00		\$ 3,000.00	
23.00	Division 23 - HVAC					\$ 6,500.00	
23.1	1	Units	\$ 6,500.00	\$ 6,500.00		\$ 500.00	
26.00	Division 26 - Electrical					\$ 6,800.00	
26.1.2	1	Units	\$ 6,000.00	\$ 6,000.00		\$ 2,000.00	
26.1.3	1	Units	\$ 800.00	\$ 800.00			
17.00	Contractors Contingency					\$ 1,000.00	
17.1	1	LS	\$ 1,000.00	\$ 1,000.00		\$ 250.00	
18.00	Loan Interest					\$ 5,000.00	
18.1	1	LS	\$ 5,000.00	\$ 5,000.00		\$ -	
19.00	Land Cost					\$ -	
19.1	1	LS	\$ -	\$ -		\$ -	
Total Project Cost				\$ 119,266.50	\$ 119,266.50	\$ 18,389.00	
				\$/SF	\$ 130.20	\$ 25.68	

<u>Summary of Pro Forma Bungalow Split Level</u>			UNFINISHED BSMT	FINISHED BSMT
Projected Cost	\$	120,000.00	\$	139,000.00
Realtor Fee 3%	\$	3,840.00	\$	4,410.00
Sale Price	\$	128,000.00	\$	147,000.00
P/L	\$	4,160.00	\$	5,090.00

1/1

321 State

Bungalow Cost
04 / 18 / 17

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3d Views
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Energy Conservation & Green Building Features

Appliances

- Energy Star Rated Dryer
- Energy Star Rated Refrigerator
- Energy Star Rated Dishwasher

Mechanical

- 95% Natural Gas Furnace
- 16 Seer A/C Unit
- 40gal Natural Gas Water Heater w/ Power Vent

Envelope

- 2x6 Exterior Wall Construction w/ R21 Batt Insulation & Vapor Barrier
- R49 Blown-in Attic Insulation
- Spray Foam Box Sills & Critical Air Infiltration Areas
- Energy Star Rated .29U Value Windows
- Insulated Exterior Doors

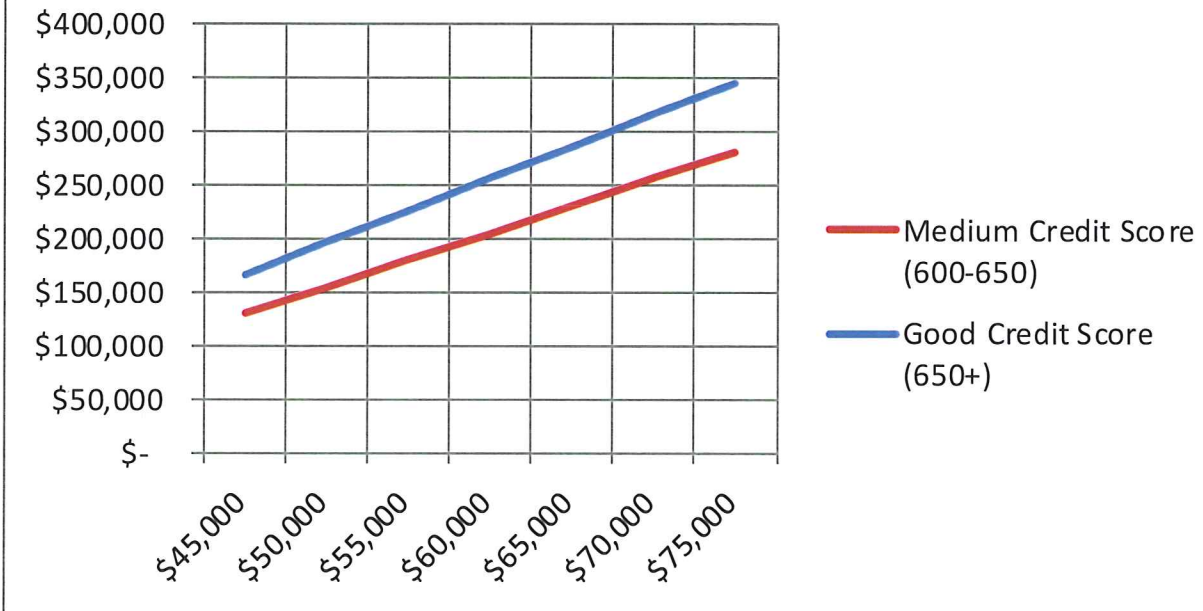
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Energy Features
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Home Value



Annual Income	Medium Credit Score (600-650)		Good Credit Score (650+)	
	Home Value	Total payment	Home Value	Total payment
\$ 45,000	\$ 130,000	\$ 850	\$ 168,000	\$ 1,075
\$ 50,000	\$ 155,000	\$ 1,000	\$ 197,750	\$ 1,250
\$ 55,000	\$ 180,000	\$ 1,150	\$ 227,000	\$ 1,425
\$ 60,000	\$ 206,000	\$ 1,300	\$ 257,000	\$ 1,600
\$ 65,000	\$ 231,500	\$ 1,450	\$ 286,500	\$ 1,775
\$ 70,000	\$ 257,000	\$ 1,600	\$ 316,000	\$ 1,950
\$ 75,000	\$ 282,000	\$ 1,750	\$ 345,500	\$ 2,125

- *Assume 4.5% Interest rate for 30 years
- *\$500 monthly of other debt expenses
- *10% down payment
- *\$80 monthly insurance/HOA
- *1.25% annual property tax

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Affordability
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Summary of Plan Types				
NAME	FINISHED SF	NUMBER OF BEDS	NUMBER OF BATHS	SF UNFINISHED
Ranch	945 SF	2 + 1 UNFINISHED	1 FULL + 1 FULL UNFINISHED	850 SF
Craftsman	1445 SF	3 + 1 UNFINISHED	2 FULL + 1 FULL UNFINISHED	850 SF
Bungalow	816 SF	2 + 1 UNFINISHED	1 FULL + 1 FULL UNFINISHED	816 SF

<u>Summary of Ranch Style</u>		<u>w/ BSMT</u>	
Projected Cost	\$ 125,000.00	\$	146,000.00
Realtor Fee 3%	\$ 4,020.00	\$	4,650.00
Sale Price	\$ 134,000.00	\$	155,000.00
P/L	\$ 4,980.00	\$	5,850.00

<u>Summary Craftsman Style</u>		<u>w/ BSMT</u>	
Projected Cost	\$ 145,000.00	\$	166,000.00
Realtor Fee 3%	\$ 4,650.00	\$	5,280.00
Sale Price	\$ 155,000.00	\$	176,000.00
P/L	\$ 5,350.00	\$	6,220.00

<u>Summary of Bungalow Style</u>		<u>w/ BSMT</u>	
Projected Cost	\$ 120,000.00	\$	139,000.00
Realtor Fee 3%	\$ 3,840.00	\$	4,410.00
Sale Price	\$ 128,000.00	\$	147,000.00
P/L	\$ 4,160.00	\$	5,090.00

City of Ames Affordable Housing Incentives

	Qty.	Each	TOTAL
10 acres M/L of Land at 321 State Avenue			\$ 550,000
2017/18 Infa Structure Support Funding			\$ 550,000
2017/18 Home Buyer Closing Cost Grant	12	\$ 5,000	\$ 60,000
2017/18 Home Buyer Down Payment Assistance	12	\$ 15,000	\$ 180,000
2017/18 TOTAL			\$ 790,000
2018/19 Infa Structure Support Funding			\$ 400,000
2018/19 Home Buyer Closing Cost Grant	12	\$ 5,000	\$ 60,000
2018/19 Home Buyer Down Payment Assistance	12	\$ 15,000	\$ 180,000
2018/19 TOTAL			\$ 640,000
2019/20 Infa Structure Support Funding			\$ -
2019/20 Home Buyer Closing Cost Grant	5	\$ 5,000	\$ 25,000
2019/20 Home Buyer Down Payment Assistance	5	\$ 15,000	\$ 75,000
2019/20 TOTAL			\$ 100,000

Notes:

Grant amount is "up to" and is not required to be paid back
 Assistance Amount is "up to" and is forgivable over 10 years(10%/year)
 If Home Buyer sells during 10-year period, they pay back "non-forgiven amount"

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Summary/City
 Incentives
 04 / 18 / 17

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JCorp, Inc.
Housing Development Proposal
for
321 State Avenue
Ames, IA

VII. Competitive Requirements and Scoring

A. Competitive Requirement

The City of Ames is seeking to maximize its development efforts. Developers are urged to create an exciting and imaginative project. The Review Committee will evaluate the elements of the proposal related to design, style, features, costs, timing, in relation to the described criteria.

1. Applicant/Developer Capability and Track Record (including partners). The applicant's track record, including whether the applicant and/or development team has successfully completed and/or operated a similar type project or a project of similar scope and size. Capacity to undertake new or additional projects; ability to secure construction financing; the developer's approach, plan of work, recommended schedules, and suggested responsibility assignments (30 points) ✓
***See Cover Letter**
2. Quality of References. Qualification and experience in providing the requested development as exemplified by past projects and client contracts. (including other communities, Iowa Finance Authority, Federal Home Loan Bank and or Iowa Department of Economic Development) (20 points) ✓
***See Past Projects Portfolio**
3. Price, Number, and Affordability levels of units for low-income families that exceed the minimum requirements (10pts) ✓
***See Affordability & Home Cost Sheets**
4. Housing variety and architectural styles (10pts) ✓
***See Plan Sheets**
5. Project Design and Amenities for both affordable and market rate homes per unit:
***See Plan Sheets**

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Selection Criteria
Scorecard
04 / 18 / 17

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- a. Floor Plans, lot layout, home features to meet family housing needs of Ames
 - i. Basements (5pts) ✓
 - ii. 2 bedroom homes (1pt) ✓
 - iii. 3 or more bedroom homes (3pts) ✓
 - iv. 1 and ½ finished bathrooms (2pts) ✓
 - v. 2 finished bathrooms (3pts) ✓
 - vi. Garage (detached or attached) (2pts) ✓
 - vii. Include Storage Area (2pts) ✓
 - viii. Covered entry or porch (2pts) ✓
 - ix. Patio or deck space in rear yard (1pt) ✓
 - x. Eaves with and gutters and downspouts (1pt) ✓
 - xi. Window trim (1pt) ✓
 - xii. Energy Star Home features and green building features (4pts) ✓
 - b. Design of homes to allow for future homeowner investments
 - i. Basement with rough plumbing (3pts) ✓
 - ii. Basement egress window (3pts) ✓
 - iii. Space for future addition to the home (1pts) ✓
 - c. Use of high quality and durable materials on the exterior and interior to reduce ongoing ownership costs. Preferred materials listed below:
 - i. Use of composition roof materials with a minimum of 30-year warranty (2pts) ✓
 - ii. Wood siding (2pts) *n/a*
 - iii. Cement board siding (3pts) *n/a*
 - iv. Vinyl siding with a minimum thickness of .42mm (1pts) ✓
 - v. Pre-finish composite wood siding (3pts) *n/a*
 - d. Additional design features and amenities (5pts) ✓
6. Feasibility (pro-forma including project funding sources) (25 points); ✓
 *See Letter of Credit and Affordability Sheet

Additional criteria for rental housing unit proposals:

- 1. **Property management experience** – number of units managed; years of experience; the number of affordable units managed and the performance record. Familiarity of the various funding sources for housing development and rental subsidies. (20 points) *n/a*

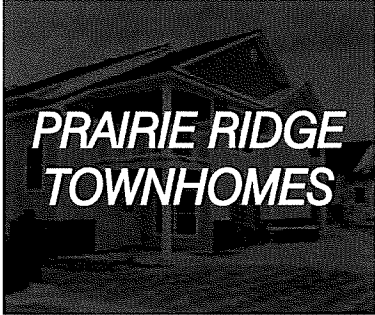
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Selection Criteria
 Scorecard
 04 / 18 / 17

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RELEVANT PROJECTS



**PRAIRIE RIDGE
TOWNHOMES**

design + build + develop



**LEDGESTONE
TOWNHOMES**

design + build + develop



**PRAIRIE TRAIL
GARDEN HOMES**

design



**DISTRICT
TOWNHOMES**

design + build



**PRAIRIE TRAIL
TOWNHOMES**

design



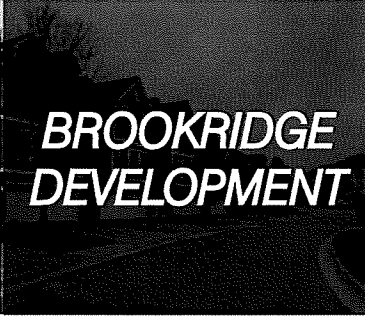
**TWIN GATES
TOWNHOMES**

design + engineer



**BROOKVIEW
DEVELOPMENT**

design + develop



**BROOKRIDGE
DEVELOPMENT**

design + develop



**MANDALAY
DEVELOPMENT**

design + develop



ARCHITECTURAL | STRUCTURAL | CONSTRUCTION | ENGINEERING

PRAIRIE RIDGE TOWNHOMES

ANKENY, IA





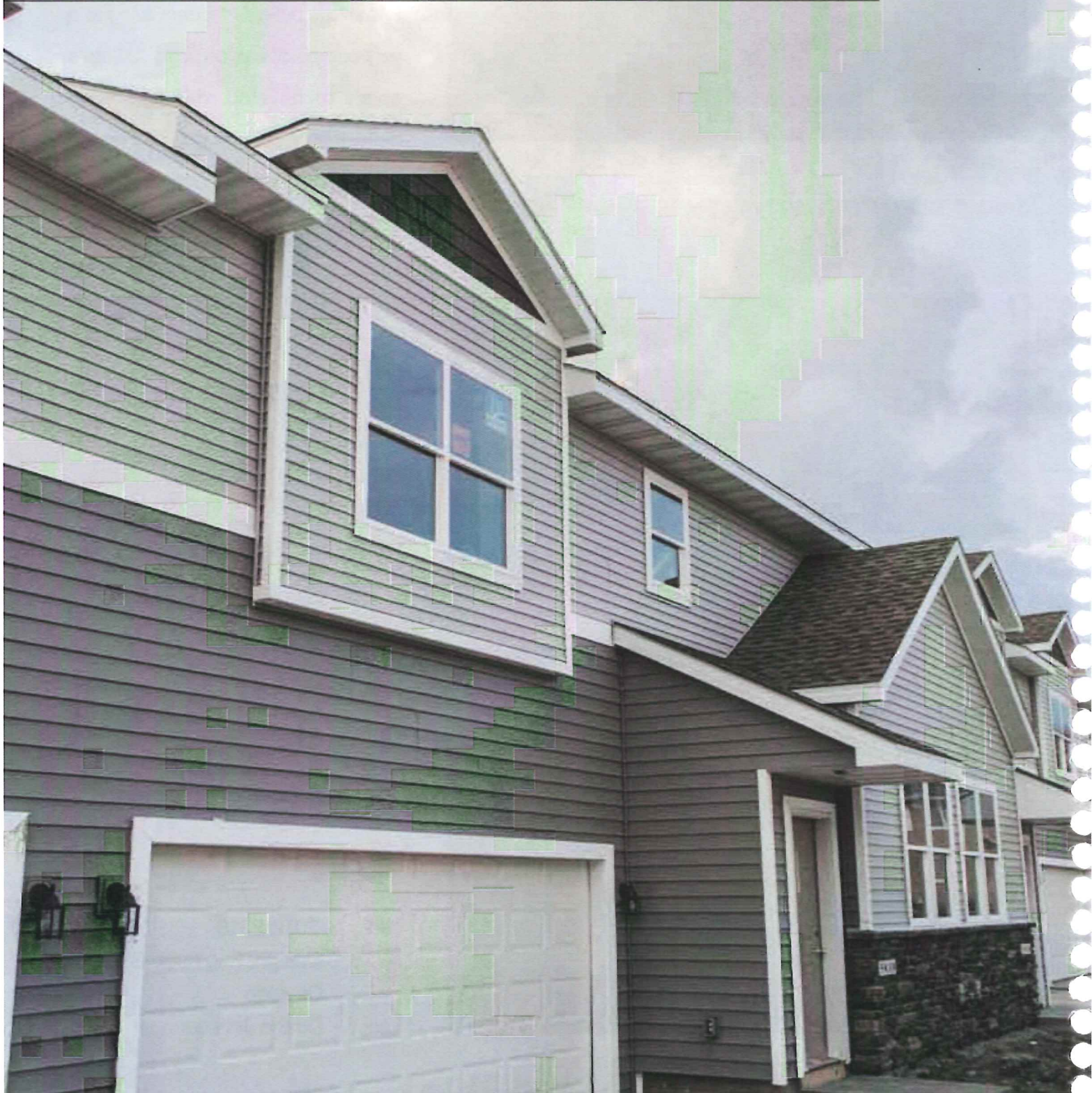
Prairie Ridge Townhomes is a three phase development project aimed at delivering affordable rental townhome units to the North Ankeny area. Totalling 128 two-story units, each with its own garage and entry, each three bedroom townhome delivers modern living at a very competitive price point. JCorp's ability to develop, design, and build the project in house created efficiencies in cost and schedule, which is delivered on to the leasee.



Year: 2012-2016
Role: Design, Engineer, Build, Develop
Lead: Duane Jensen

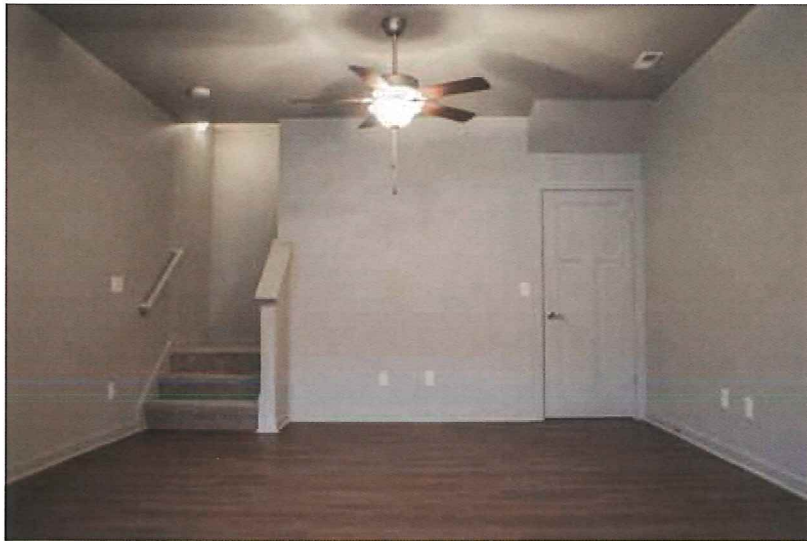
LEDGESTONE TOWNHOMES

ANKENY, IA





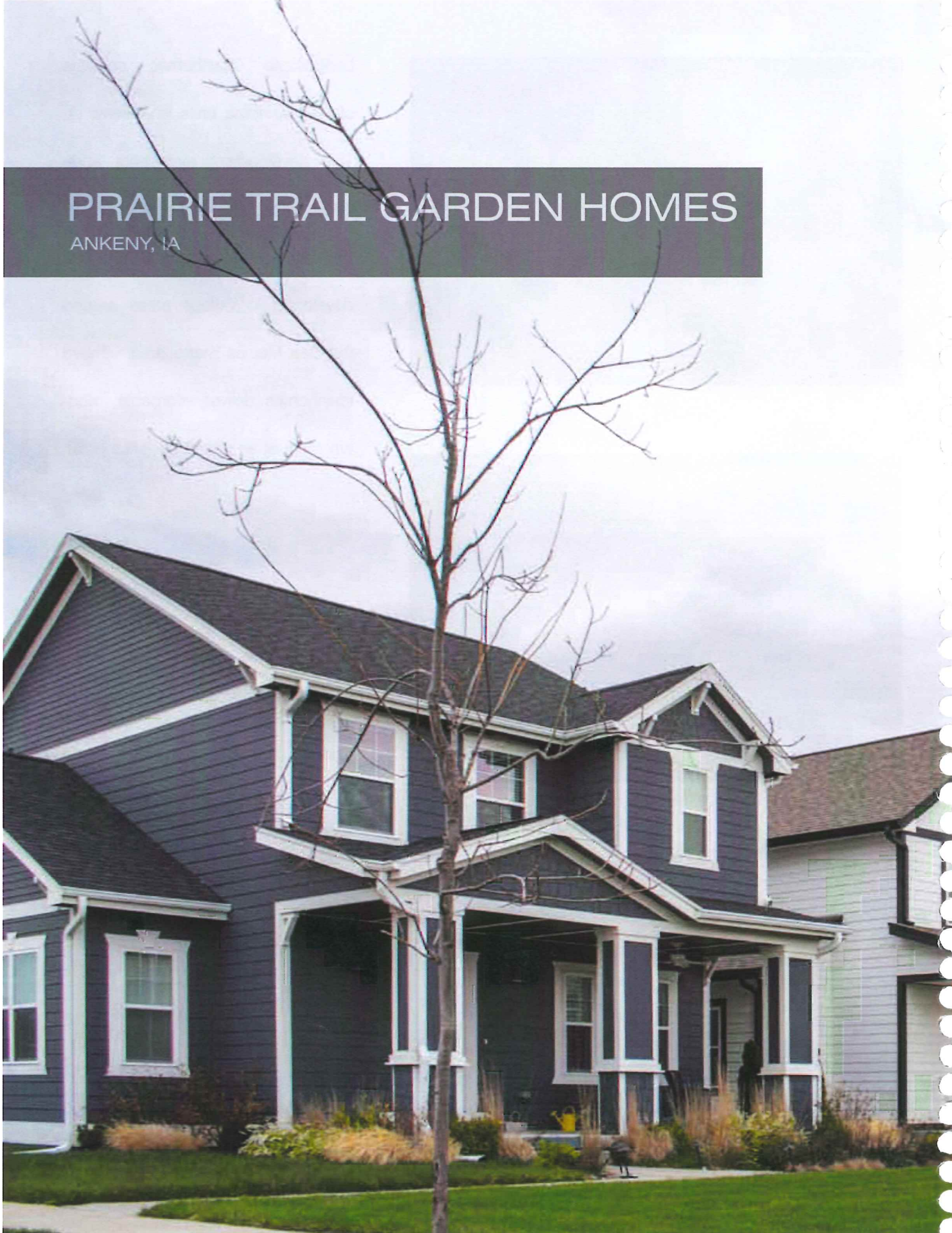
Ledgestone Townhomes consists of 40 townhome units in Ankeny, IA. This development represents additional refinement of the efficient, affordable townhome unit JCorp has developed in various areas around the Des Moines metro area. These townhomes deliver affordable, modern living at an affordable price point.



Year: 2013-2014
Role: Design, Engineer, Build, Develop
Lead: Duane Jensen

PRAIRIE TRAIL GARDEN HOMES

ANKENY, IA



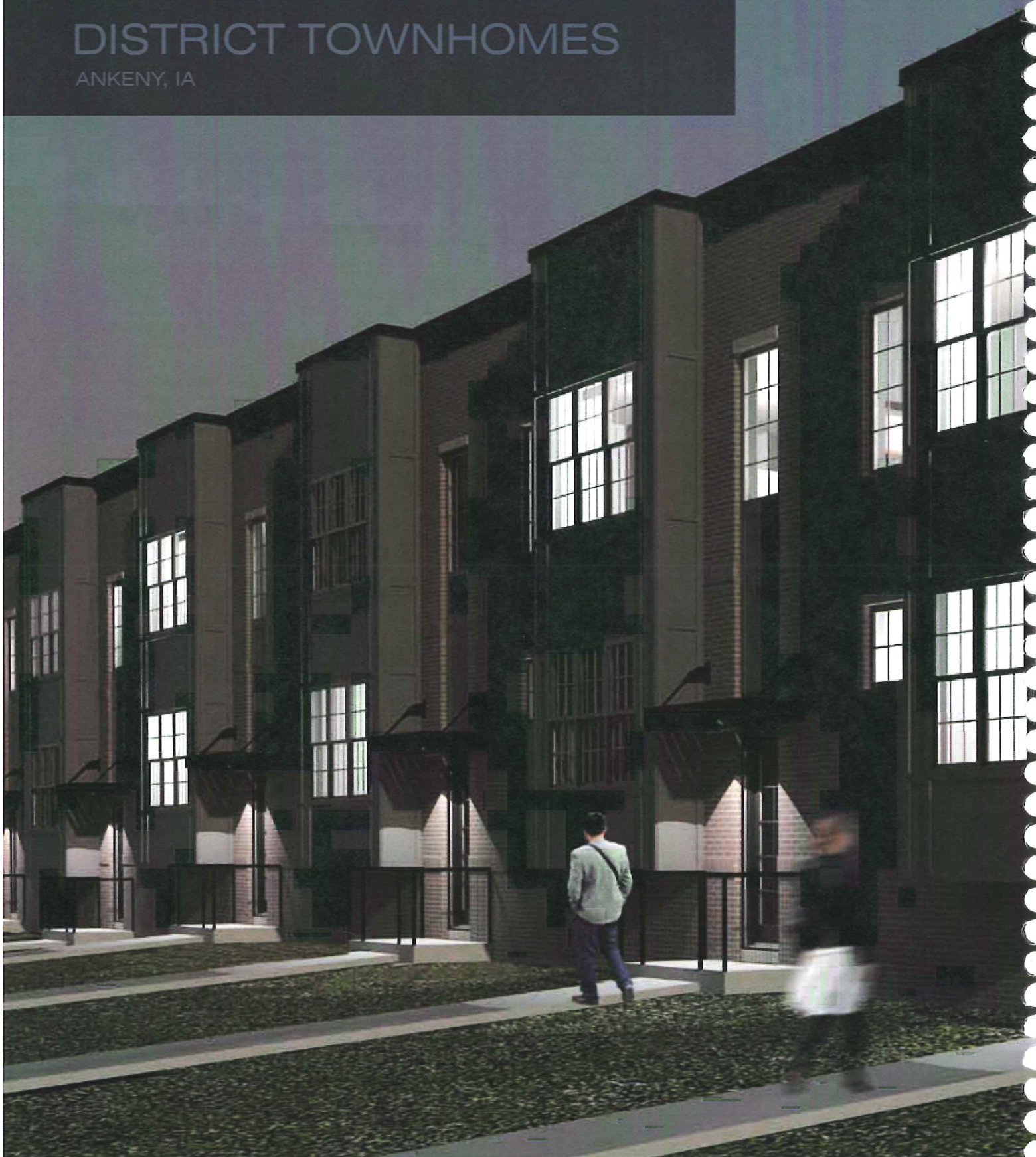
Prairie Trail Garden Homes is a development of 10 detached single family homes in the heart of the New Urbanist Prairie Trail development in Ankeny, IA. The homes are organized around a common green space with alley-loaded garages to the rear, creating a feeling of community for the neighborhood.



Year: 2013-2014
Role: Design
Lead: Henry Elgersma

DISTRICT TOWNHOMES

ANKENY, IA





District Townhomes are a two-phase, 60 townhome development in Ankeny, IA. Geared toward young professionals and situated in the trendy District at Prairie Trail, these urban styled townhomes offer a unique option to the Ankeny rental market. The higher-end finishes are possible to deliver at a competitive price point through simple building massing, repetition, and shared building envelope, but still deliver a “high-end” feel for the tenants.

Year: 2016-2017
Role: Design, Build
Lead: Ryan Kauffman

PRAIRIE TRAIL TOWNHOMES

ANKENY, IA





Prairie Trail Townhomes are 91 townhomes on the North side of Prairie Trail in Ankeny, IA. The developer wanted a sleek Modern Farmhouse aesthetic, achieved through durable fiber cement siding and metal roofing, as well as stylish windows and outdoor space., which delivers a fresh take on townhome living.



Year: 2016-2017
Role: Design
Lead: Joshua Skow

TWIN GATES TOWNHOMES

ANKENY, IA



Twin Gates Townhomes, situated right as you enter Ankeny from Des Moines, offer townhome living as a part of a development including mixed use and commercial buildings. These efficient townhome units offer a two-car garage with kitchen, dining, and living areas on the main, and three bedrooms above.

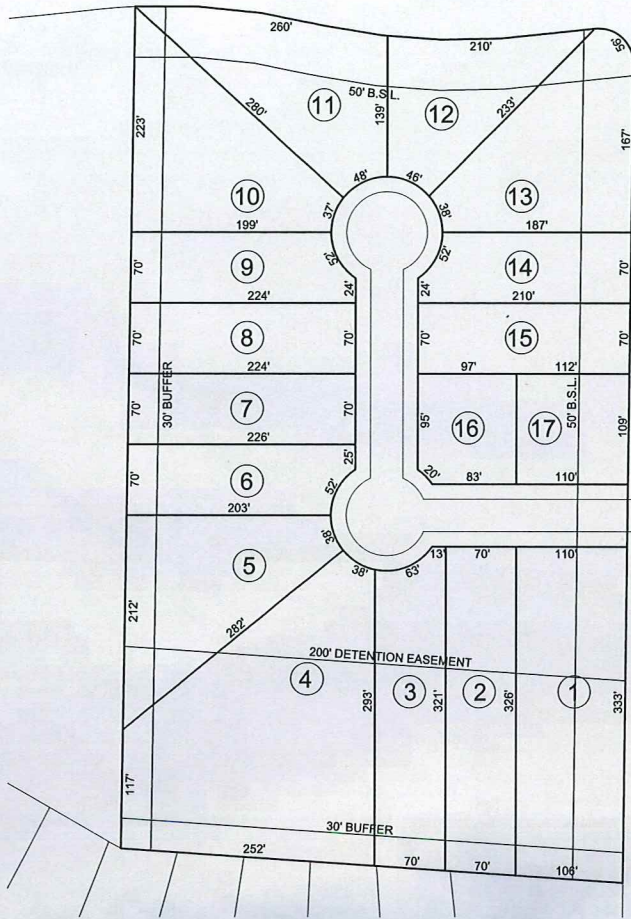
Year: 2014
Role: Design, Engineer
Lead: Duane Jensen

BROOKVIEW DEVELOPMENT

WEST DES MOINES, IA



E.P. TRUE PKWY



81st ST.

Brookview is an infill single family home development in an existing neighborhood, the site was down-zoned from medium density residential to accommodate 17 single family homes. Each home is about 1800 SF, all ranch style, providing an affordable price range relative to surrounding West Des Moines housing options.



Year: 2012
Role: Design, Develop
Lead: Duane Jensen

BROOKRIDGE DEVELOPMENT

WAUKEE, IA





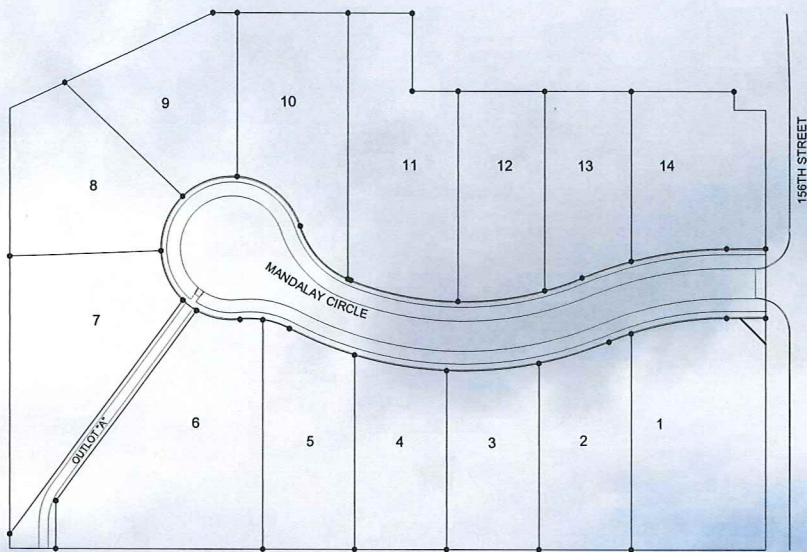
Brookridge was a down zoning infill single family development located in Waukee. The project was broken into 3 different types; a single family thru-street (20 lots), a single family cul-de-sac (18 lots), and single family association homes (21 lots). The project included both private and regional detention areas.

Year: 2014
Role: Design, Develop
Lead: Duane Jensen

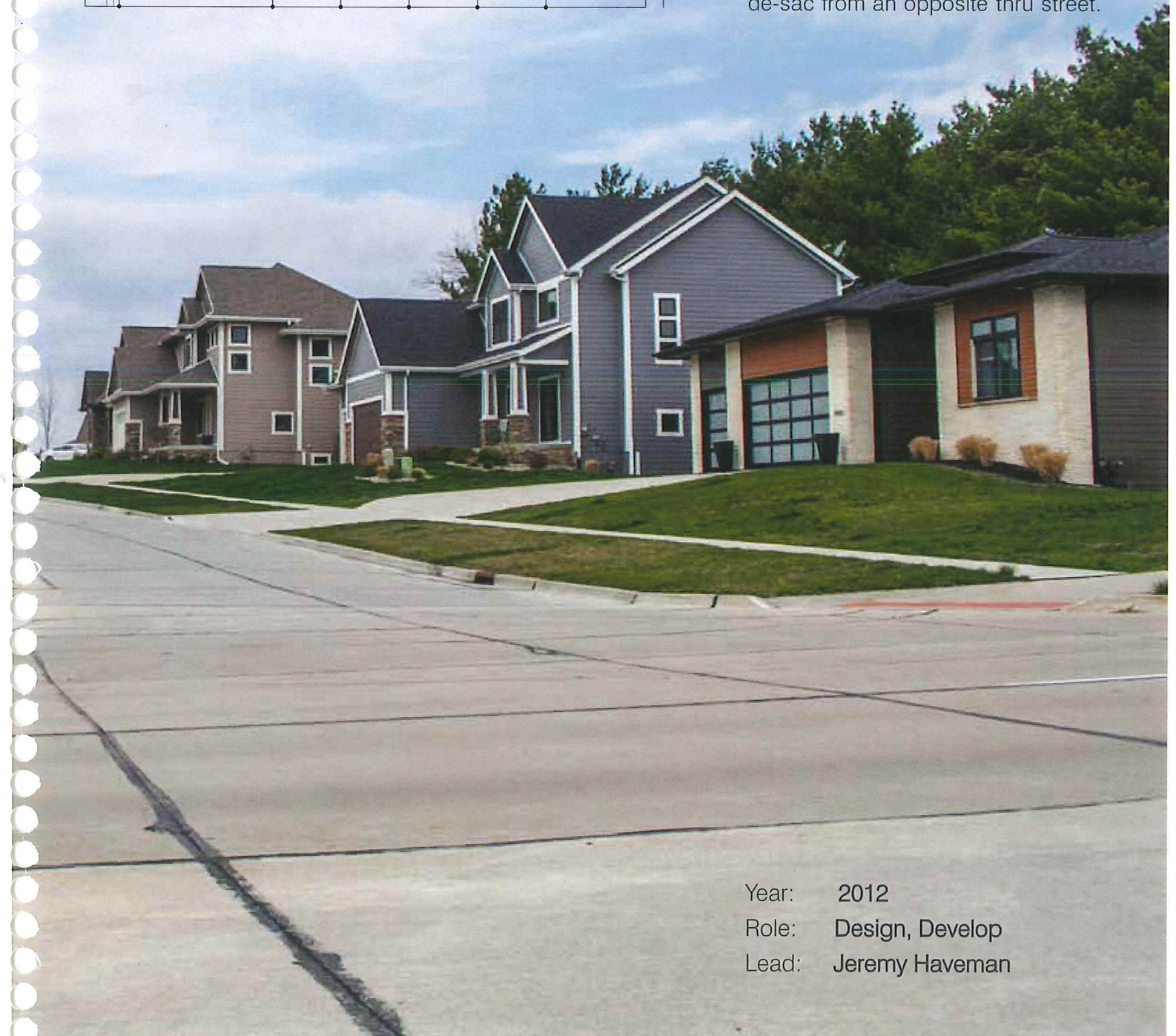
MANDALAY DEVELOPMENT

URBANDALE, IA





The Mandalay Development is a 14 lot single family home project adjacent to a single family attached association housing project completed a year prior, also by JCorp, Inc. To eliminate the thru traffic, the association home development reconfigured to end in a private cul-de-sac from an opposite thru street.

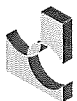


Year: 2012
Role: Design, Develop
Lead: Jeremy Haveman

PROJECT LIST

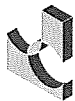
Mixed Use

- Brickstone Place | 2001
- Chamberlain Lofts** | **2001**
- 216 Stanton Avenue | 2003
- South Duff Community Park | 2003
- Westport Center** | **2003**
- West Towne | 2004
- State Street Lofts** | **2006**
- West Towne Studios | 2007
- Highpointe South | 2015



Multi-Family Residential

- Prairie Drive Townhomes | 2002
- Meadowview Townhomes | 2002
- South Duff Community Park | 2003
- Fieldstone Grand Apartments | 2003
- Berkshire Crossing | 2004
- Parkview North Condominiums | 2004
- Northpark Blvd. Townhomes | 2004
- Marigold Duplexes | 2005
- Westwood Village | 2005
- Crown Point Apartments | 2006
- Crystal Cove Condominiums | 2007
- Centennial Drive Townhomes | 2007
- Sunset Beach Condominiums | 2009**
- Providence Pointe Apartments | 2009
- Woodland Reserve Apartments | 2010
- Prairie Pointe Student Apartments | 2012**
- Spruce Pointe Apartments | 2012**
- The Stritz | 2013**
- Morrison Mid-Rise | 2013
- Fountainview Apartments | 2014
- Ironwood Apartments | 2014
- The Roosevelt | 2014**
- Studemont Mid-Rise | 2015**
- Signature Village | 2015



Lot Development

	Financing Costs	Developer Cost	Market Lot Sales	Realtor	CM for lots	Legal	Profit
Sitework Phase 1	\$ 8,000	\$ 235,000	\$ 400,000	\$ 24,000	\$ 10,000	\$ 20,000	\$ 103,000
Sitework Phase 2	\$ 14,000	\$ 265,000	\$ 550,000	\$ 33,000	\$ 17,000	\$ 27,500	\$ 193,500

LMI Housing

Style	QTY	Cost Per	Sale Price	Realtor	CM for lots	Legal	Profit
Bungalow	5	\$ 120,000	\$ 128,000	\$ 3,840			\$ 20,800
Craftsman	5	\$ 145,000	\$ 155,000	\$ 4,650			\$ 26,750
Ranch	5	\$ 125,000	\$ 134,000	\$ 4,020			\$ 24,900
Bungalow w/ Basement	5	\$ 139,000	\$ 147,000	\$ 4,410			\$ 17,950
Craftsman w/ Basement	4	\$ 166,000	\$ 176,000	\$ 5,280			\$ 18,880
Ranch w/ Basement	5	\$ 146,000	\$ 155,000	\$ 4,650			\$ 21,750
Total	29	\$ 4,039,000	\$ 4,299,000	\$ 128,970	\$ 28,000	\$ 40,000	\$ 63,030

Total Profit **\$ 359,530**

321 State

Pro-Forma
05 / 18 / 17

JCorp, inc

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COUNCIL ACTION FORM

SUBJECT: PROPOSED BARILLA URBAN RENEWAL AREA AND TAX INCREMENT FINANCING DISTRICT

BACKGROUND:

At the City Council meeting on February 28, 2017, the City Manager was directed to initiate steps to provide an economic development incentive in the form of a rebate of incremental property taxes for expansion of the Barilla manufacturing plant at 3303 and 3311 East Lincoln Way. Barilla proposes an expansion to add two additional production lines, improved rail facilities, and new silos. The estimated cost of improvements is \$64,000,000, of which \$16,320,000 will be in the form of increased taxable valuation.

The City Council directed staff to prepare a development agreement providing for a rebate of incremental property taxes for a period of 10 years or \$3,000,000, whichever occurs first. The property tax rebate will be provided as an incentive for the Barilla expansion project and requires that that company create 41 new jobs within three years after completing the project and to agreeing to a minimum assessment of \$16,320,000 of incremental new taxable property valuation to receive the City's incentive. **In order to provide a rebate of property taxes, an economic development Urban Renewal Area must be created along with Tax Increment Financing (TIF) district. The proposed Urban Renewal Area and tax increment district comprises 140 acres of land zoned Planned Industrial (PI) owned by Barilla America, Inc.**

URBAN RENEWAL AREA:

Code of Iowa Chapter 403 allows cities to establish tax increment financing districts through the creation of an urban renewal area. The creation of an urban renewal area requires the adoption of an urban renewal plan. That plan has been drafted and is now being submitted to the City Council. The first step in the adoption of the plan is to forward the plan to the Planning and Zoning Commission for a recommendation. The Commission's role is to make a recommendation as to whether the plan conforms to the intent and purposes of the Land Use Policy Plan.

The City Council will also hold a consultation with the taxing entities that will be affected by the establishment of tax increment financing district. These entities are the Ames Community School District and the Story County Board of Supervisors. Upon receipt of the Commission's recommendation and following the consultation, the City Council must hold a public hearing. The Council then can approve a resolution adopting the urban renewal plan, approve a resolution establishing the urban renewal area, and approve an ordinance creating a tax increment financing district. The necessary steps are outlined and a time line is established below.

June 13

Staff presents the Plan to the City Council. The City Council refers it to the Planning and Zoning Commission for a recommendation. The City Council also appoints a representative for the consultation to be held June 22.

June 21

Ames Planning and Zoning Commission makes recommendation regarding conformity with the Land Use Policy Plan.

June 22

The consultation between representatives of the City and the taxing entities is held.

No later than June 29

The taxing entities may make recommendations for modifications to the plan within 7 days of the consultation.

July 11

The City conducts a public hearing. The City then approves a resolution adopting the plan, approves a resolution establishing an urban renewal area, and approves first reading of an ordinance creating a TIF district. A draft development agreement with the Barilla will be presented at that time. Approval of the agreement is planned to coincide with the third reading of the ordinance.

URBAN RENEWAL PLAN:

Included with the City Council packet is a draft of the urban renewal plan. The plan includes the necessary components described by the Code of Iowa. It describes the project and its objectives and includes a summary of the process of its preparation and adoption. The plan identifies those components of the Land Use Policy Plan that are supported by the proposed urban renewal area.

The plan also contains a summary of the City's current debt obligations and the City's limits on issuing debt.

Please note that the plan is still in draft form. Some portions of the plan may change when tentative dates are confirmed and events happen. The appendices will be completed as the process moves forward. All these draft items will be finalized prior to the City Council being asked to adopt the plan on July 11.

REPRESENTATIVE TO CONSULTATION:

Since this proposed urban renewal area will also include tax increment financing, the Code of Iowa requires the City to hold a consultation with the other affected taxing entities (the school district and the county). Following the consultation, the taxing

entities are allowed to make their recommendations for any changes to the urban renewal plan. The City must then respond to those recommendations for changes. The City Council may appoint a representative to attend the consultation and to respond back to any requests for modifications to the plan by the taxing entities. The Planning and Housing Director can be appointed to this role as the representative to the consultation.

ALTERNATIVES:

1. The City Council can forward the draft urban renewal plan to the Planning and Zoning Commission for a recommendation, set July 11 as the date of the public hearing on the plan, direct staff to implement the other required procedures for establishing an urban renewal area and a tax increment financing district, and appoint the Planning and Housing Director as the representative to the consultation with the other taxing entities.
2. The City Council can choose not to initiate the urban renewal plan for Barilla.

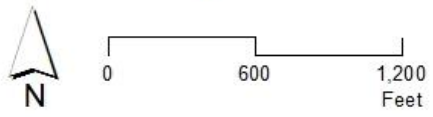
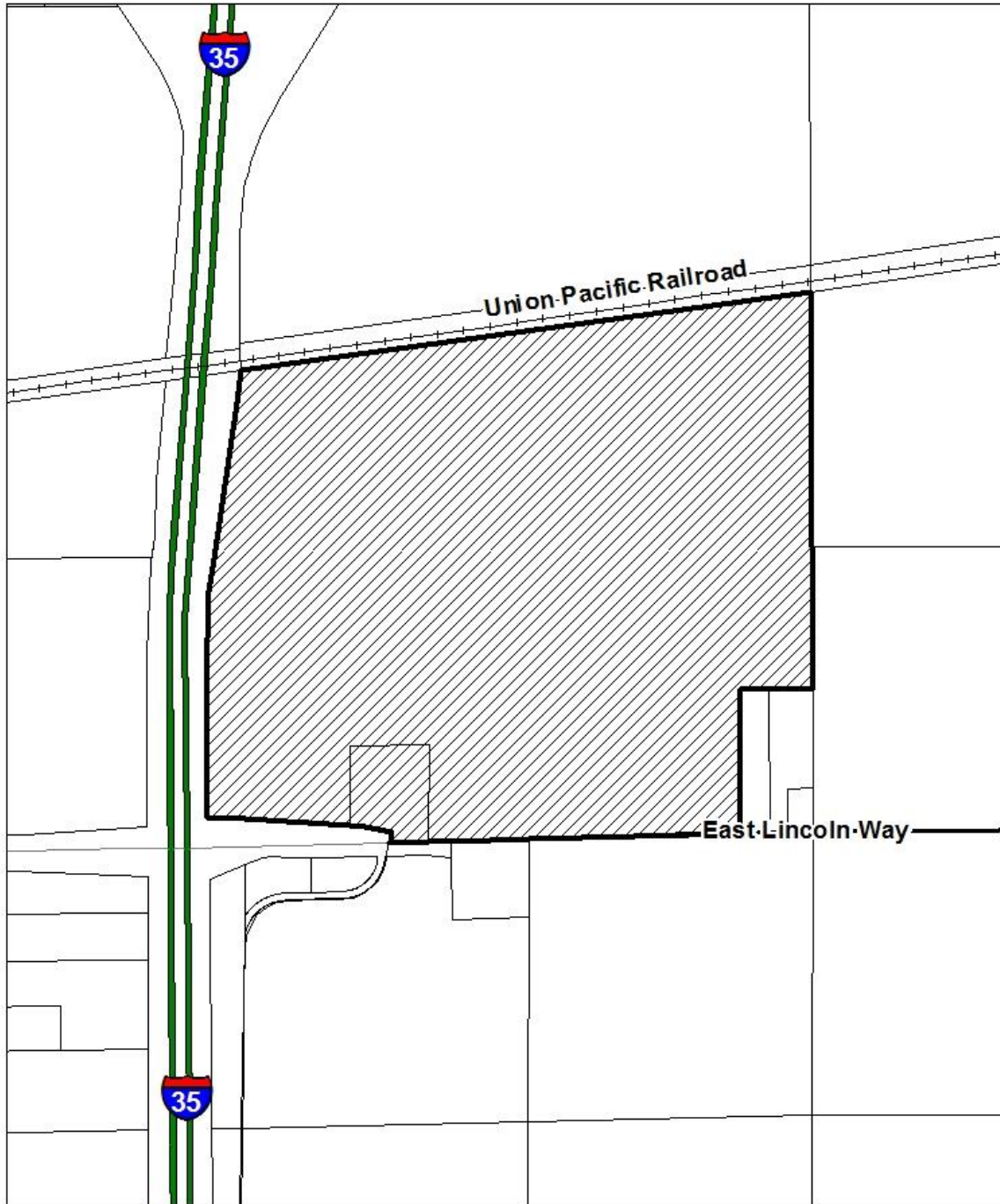
MANAGER'S RECOMMENDED ACTION:

Following the direction of the City Council at their February 28 meeting, staff has prepared a draft of an urban renewal plan. The plan follows the requirements as set out in Chapter 403, Code of Iowa, and is needed to allow the city to offer tax abatement incentives for the Barilla expansion.

Staff will have a draft of the development agreement ready at the time of the public hearing on July 11. A signed agreement will be needed prior to third reading of the TIF ordinance expected on August 8.

Therefore, it is the recommendation of the City Manager that the City Council act in accordance with Alternative 1, initiating the process for adoption of the urban renewal plan. Future City Council actions will include approval of the urban renewal plan, approving a development agreement with Barilla regarding the creation of new jobs and minimum assessment, and establishment of the tax increment financing district.

LOCATION MAP



Barilla Urban Renewal Plan



**Draft Prepared by the
Dept. of Planning and Housing
and
Presented to the Ames City Council
on June 13, 2017**

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Urban Renewal Plan

This Urban Renewal Plan for Barilla Urban Renewal Area (the Plan) was prepared at the direction of the Ames City Council and in conformance with the Code of Iowa Chapter 403 Urban Renewal. This Plan comprises the necessary components as described in Chapter 403.17(24). In addition, it describes and documents the procedures followed in bringing the Plan forward, in approving the Plan, and in allowing the division of revenues from taxation (tax increment financing).

This Plan designates the proposed urban renewal area as an economic development area as defined in Chapter 403.17(10).

Plan Preparation and Adoption

PREPARATION AND COMMISSION ACTION

The City of Ames Department of Planning and Housing (the Department) prepared this draft Plan, presenting it to the Ames City Council on June 13, 2017. The City Council is asked to direct the Department to submit the Plan to the Planning and Zoning Commission (the Commission) for their review and to provide a recommendation as to its conformity with the general plan of the City—the Ames Land Use Policy Plan.

The Commission will meet on June 21, 2017 and hear a summary of the report and a recommendation from the Department. The Commission will then formulate their recommendation for the City Council. The written recommendation of the Commission will be found in the Appendix.

NOTIFICATION AND CONSULTATIONS

During the preparation of this Plan, the City will meet the notification and consultation requirements of Code of Iowa Chapter 403.5. Notice will be provided to the affected taxing entities as required when the urban renewal area includes an allowance for the division of revenues from taxation (tax increment financing). Notice will be provided to the Story County Board of Supervisors, and the Ames Community School District. The notice of a consultation and a copy of the Plan will be sent by regular mail to the taxing entities on June 14 for a consultation to be held on June 22. The taxing entities, their addresses and their designated representatives will be listed in the appendix.

The taxing entities will be notified that they have seven days following the consultation to provide any recommendations for modifications of the Plan.

CITY COUNCIL ACTION

The Ames City Council will hold a public hearing on July 11, 2017 to consider the adoption of the Plan, the resolution to establish the urban renewal area and the ordinance to allow for the division of revenue from taxation (tax increment financing). Notification for the public hearing will be as prescribed by Code of Iowa Chapter 403.5(3). Public notice will be published in the Ames Tribune between

June 21 and July 7, a copy of which will be included in the appendix. In addition, a copy of the notice will be sent by regular mail to the affected taxing entities.

At the public hearing, the City Manager will present a summary of the report and a recommendation to the City Council. The City Council will be presented with the written recommendation of the Planning and Zoning Commission. Following the public hearing, the City Council is asked to act on the Plan.

Property Description

The proposed urban renewal area comprises two parcels. The legal descriptions are:

3311 East Lincoln Way (10-06-400-010)

Parcel "B" being a part of the Southeast Quarter (SE ¼) and East Half (E ½) of the Southwest Quarter (SW ¼), Section Six (6), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., City of Ames, Story County, Iowa as described in a Plat of Survey filed in the office of the Recorder of Story County, Iowa, on July 22, 1997, in Certificate & Field Notes Book 15, Page 18.

and

3303 East Lincoln Way (10-06-450-020)

Beginning at a point on the South Line of the Southeast Quarter (SE ¼) of Section Six (6), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa, Four Hundred Seventy-seven (477) Feet East of the South Quarter (S ¼) Corner of said Section Six (6); thence North 2° 03' East Four Hundred Fifty Five (455) Feet; thence East Three Hundred Sixty-eight (368) Feet; thence South 2° 03' West Four Hundred Fifty-five (455) Feet; thence West along the Section line Three Hundred Sixty-eight (368) Feet to the Point of Beginning, now in the City of Ames, Iowa, subject to easements to the State of Iowa recorded in Book 98, Page 123 and Book 88, Page 295.

Urban Renewal Project Description

This urban renewal area is being created to facilitate the expansion of the Barilla manufacturing facility at 3303 and 3311 East Lincoln Way. Barilla is proposing an expansion of 71,000 square feet to house two additional processing lines, a rail yard expansion allowing the unloading of 100-car trains in 35 hours, and six additional silos capable of 10,000 metric tons of grain storage. The total investment is estimated at \$64 million with the taxable value estimated at \$16,320,000.

The project does not anticipate any changes to the zoning designation, acquisition of property by the City of Ames, or improvements to public infrastructure to be borne by the City of Ames.

Urban Renewal Plan Objectives

The City is offering a rebate of incremental property taxes for a period of 10 years or \$3 million, whichever comes first, for the creation of 41 new jobs within 3 years and a minimum assessment agreement for the estimated taxable value (\$16,320,000) of the new improvements.

Conformance with Land Use Policy Plan

The Land Use Policy Plan, adopted by the City Council in 1997 and subsequently amended, provides guidance on the adoption of an urban renewal plan.

GOALS FOR A NEW VISION (LUPP PP. 14-23)

Goals for a New Vision of the Land Use Policy Plan describe ten goals in broad categories, as well as a number of objectives to meet those goals. Those that more greatly influence the development of an industrial urban renewal area are quoted below. Some goals are not included as they bear little relationship to this economic development issue.

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Objectives. In managing growth, Ames seeks the following objectives.

....

- 1.C. Ames seeks to manage a population and employment base that can be supported by the community's capacity for growth. A population base of 61,000-73,000 and an employment base of up to 34,000 is targeted within the City. Additionally, it is estimated that the population in the combined City and unincorporated Planning Area could be as much as 67,000 and the employment base could be as much as 38,000 by the year 2030.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

Objectives. In assuring and guiding areas for growth, Ames seeks the following objectives.

- 2.A. Ames seeks to provide at least 600 to 2,500 acres of additional developable land within the present City and Planning Area by the year 2030. Since the potential demand exceeds the supply within the current corporate limits, alternate sources shall be sought by the community through limited

intensification of existing areas while concentrating on the annexation and development of new areas. The use of existing and new areas should be selective rather than general.

....

Goal No. 9. It is the goal of Ames to promote expansion and diversification of the economy in creating a base that is more self-sufficient and that is more sustainable with regard to the environment.

Objectives. In creating an economic base that is more self-sufficient and environmentally sustainable, Ames seeks the following objectives.

- 9.A. Ames seeks more diversified regional employment opportunities involving technology-related services and production, office centers and retail centers.
- 9.B. Ames seeks to attract and support a small- and medium-size business center that utilizes the skills and products of the area's trained workforce.
- 9.C. Ames seeks to expand its research and technology development through greater private, public and university coordination and cooperation.
- 9.D. Ames seeks economic activities that are compatible and sustainable with its environment.

FUTURE LAND USE POLICY PLAN MAP (LUPP FOLLOWING P. 36)

The area of the proposed urban renewal area is identified on the Land Use Policy Plan Map as Planned Industrial.

- Planned Industrial - Industrial uses that involve a clustered/industrial park setting in order to achieve greater integration of uses, access and appearance. Locations should be near limited-access thoroughfares.

SUMMARY

The urban renewal plan and the proposed urban renewal project within the proposed urban renewal area are consistent with and supported by the goals of the Ames Land Use Policy Plan. This is demonstrated by:

- The Project will support an increased employment base moving the City closer to its 2030 employment projections.
- The Project provides intensification of development in the industrial area.
- The Project leverages private development with its investment of public resources.
- The Project supports and the Area is within an industrial infill area where public infrastructure is immediately adjacent.
- The Project will allow for the expansion of the industrial base.
- The Area lies within a Planned Industrial designation of the Land Use Policy Plan Map.

- There are no identified issues that make the development of the Project within this Area inconsistent with the Land Use Policy Plan.

Conformance with Zoning and Current Use

The Area is currently zoned PI Planned Industrial. This zoning designation is consistent with the Land Use Policy Plan Map. It is also consistent with the current use (Barilla).

City's Debt Obligations

This urban renewal area will include a provision for tax increment financing. In accordance with Code of Iowa Chapter 403.17(24)(c), the following financial information is provided.

CURRENT GENERAL OBLIGATION AND REVENUE BOND DEBT

Governmental Activities					
General Obligation Bonds	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding June 30, 2016
Corporate purpose	2008	\$ 5,855,000	3.75-4.150 %	2020	\$ 2,295,000
Corporate purpose	2009	11,165,000	2.00-3.500	2021	5,265,000
Corporate purpose	2010	6,690,000	2.00-2.500	2022	3,655,000
Refunding	2011	5,980,000	2.00-3.350	2021	1,190,000
Corporate purpose	2011	6,675,000	1.00-2.400	2023	4,045,000
Corporate purpose	2012	11,325,000	1.50-3.000	2032	8,530,000
Corporate purpose/refunding	2013	21,220,000	2.00-3.125	2032	16,440,000
Corporate purpose	2014	9,395,000	2.00-2.500	2026	7,870,000
Corporate purpose/refunding	2015	16,585,000	3.00-5.000	2035	14,405,404
		<u>\$ 94,890,000</u>			<u>\$ 63,695,404</u>

Business-Type Activities					
General Obligation Bonds	Sale Date	Original Borrowing	Interest Rates to Maturity	Final Maturity	Outstanding June 30, 2016
Corporate purpose	2008	\$ 2,500,000	1.00-2.40 %	2023	\$ 995,000
Corporate purpose	2012	1,335,000	1.50-3.00	2024	935,000
Corporate purpose	2013	1,320,000	2.00-3.00	2025	1,020,000
Corporate purpose	2014	300,000	2.00-2.50	2024	250,000
Corporate purpose/refunding	2015	2,061,714	3.00-5.00	2027	1,929,596
		<u>\$ 7,516,714</u>			<u>\$ 5,129,596</u>

CURRENT CONSTITUTIONAL DEBT LIMIT AND CAPACITY

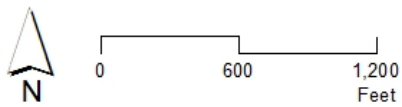
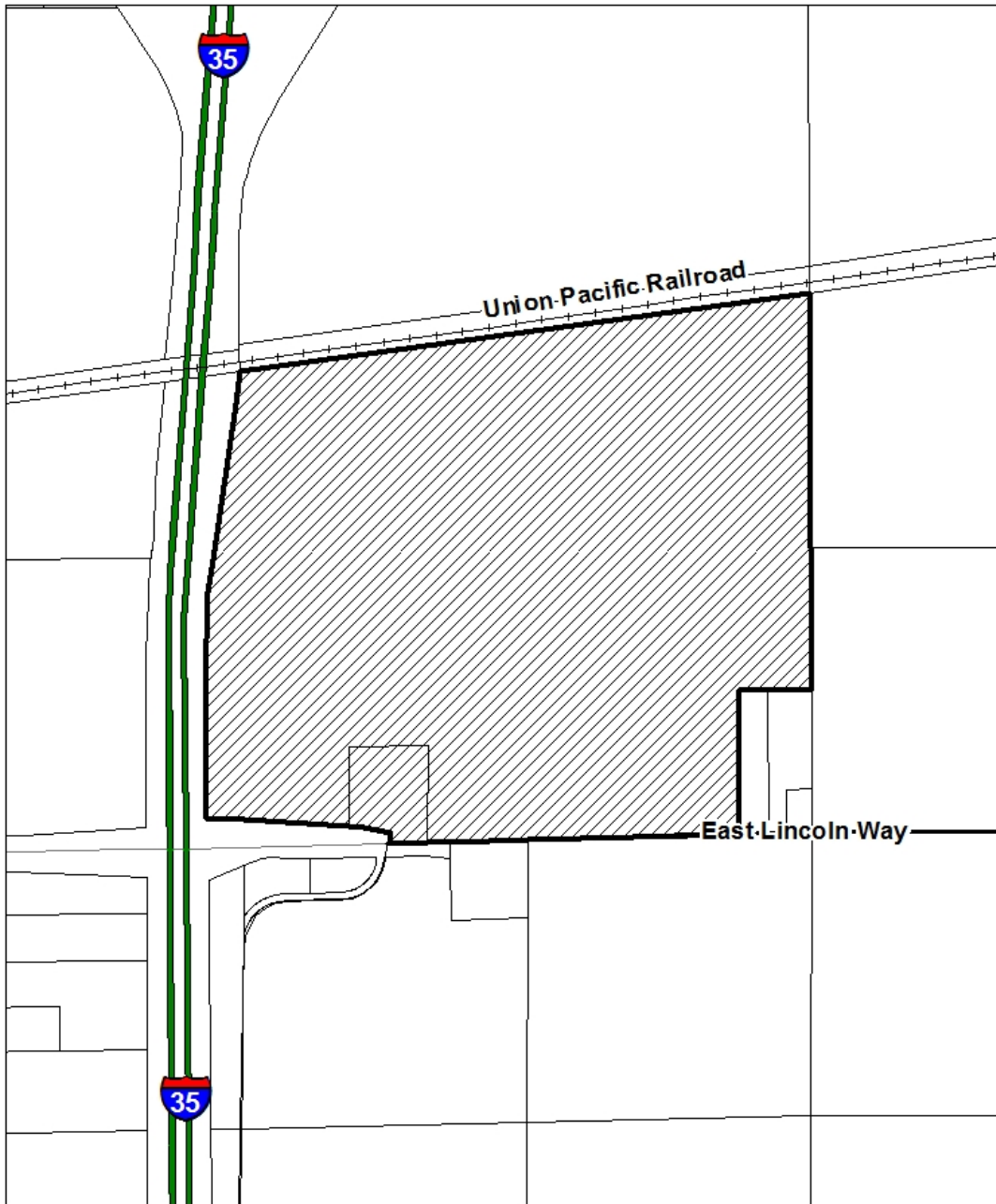
Legal debt margin for the fiscal year ended June 30, 2016:

Assessed value	<u>\$ 3,789,598,226</u>
Debt limit (5% of actual value)	\$ 189,479,911
Debt applicable to limit:	
General obligation bonds	<u>68,825,000</u>
Legal debt margin	<u>\$ 120,654,911</u>
Percentage of net debt margin available	<u>63.68%</u>
Percentage of net debt margin exhausted	<u>36.32%</u>

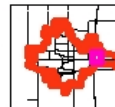
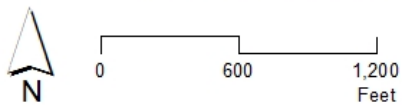
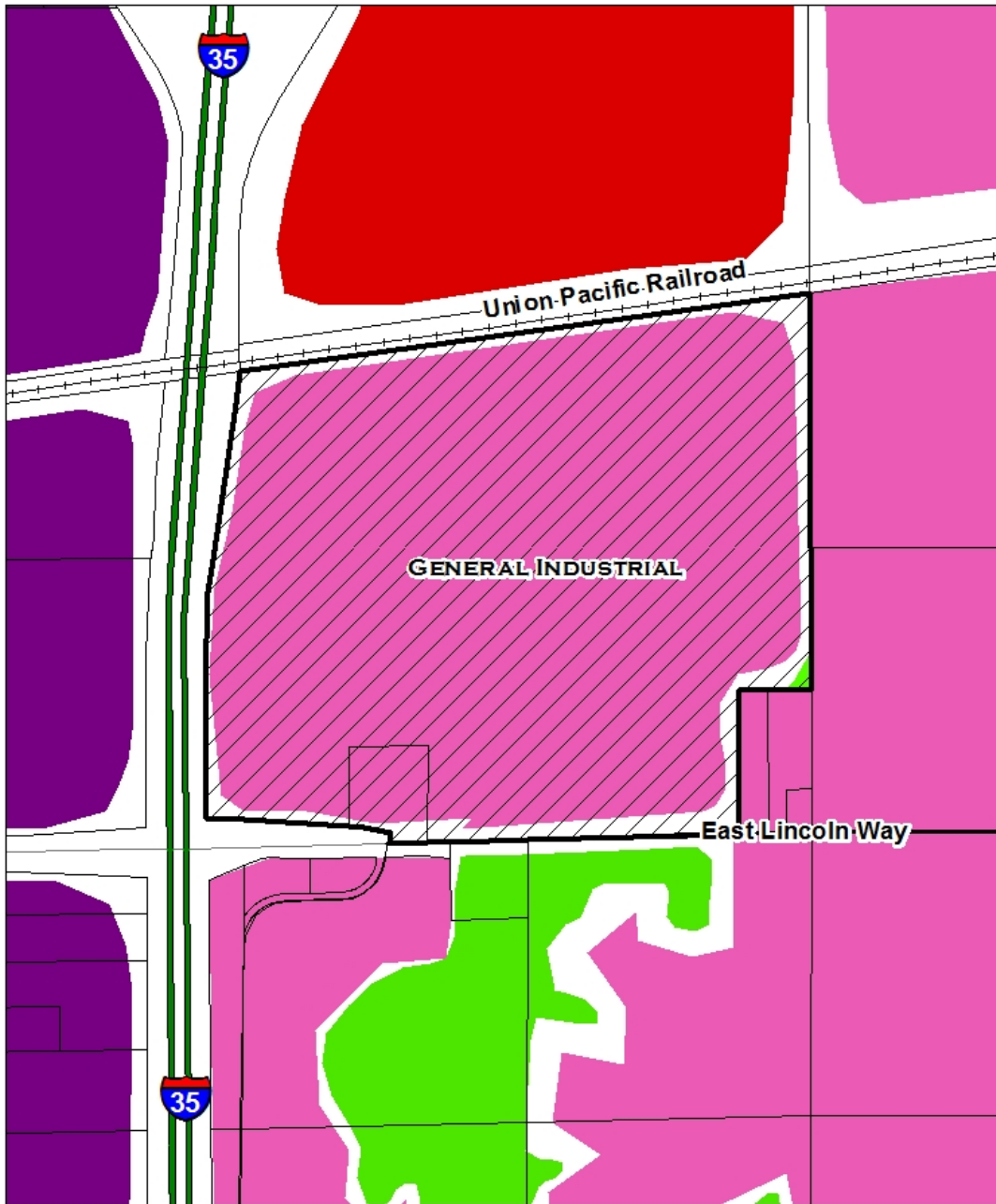
Proposed Amount of Tax Increment Financing

The City intends to enter into a Tax Increment Financing (TIF) rebate agreement with the developer of the project to provide a rebate of 100 percent of eligible incremental property taxes for a period of ten years or an amount not exceed \$3,000,000, whichever comes first. The TIF agreement will provide for annual City Council approval of each TIF rebate, which will enable the City to count only the amount of each rebate payment against the City's constitutional debt limit rather than the full \$3,000,000.

MAP 1: LOCATION AND PROJECT AREA



MAP 2: LAND USE POLICY PLAN [EXCERPT]



Appendix A

Recommendation of the Planning and Zoning Commission of June 21, 2017.

Appendix B

Affected Taxing Entities, their addresses, and representatives to the consultation.

Affected Taxing Entity	Mailing Address	Representative to Consultation
City of Ames	PO Box 811 Ames, IA 50010	Kelly Diekmann, Planning and Housing Director
Ames Community School District	2005 24 th Street Ames, IA 50014	TBD
Story County	900 6th Street Nevada, IA 50201	TBD

Appendix C

Notice of consultation to Affected Taxing Entities

Appendix D

Notice of public hearing to be published in the Ames Tribune one time between June 18 and July 11, 2107 and mailed to the Affected Taxing Entities.

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the Ames City Council will hold a public hearing in the Council Chambers at Ames City Hall, 515 Clark Avenue, Ames, Iowa at 6:00 p.m. on July 11, regarding the proposed adoption of an urban renewal plan for the Barilla Urban Renewal Area pursuant to Iowa Code Section 403.5.

The proposed urban renewal area comprises 140 acres of land east of Interstate Highway 35 and north of East Lincoln Way. This urban renewal area is being created to facilitate the expansion of the Barilla manufacturing facility at 3303 and 3311 East Lincoln Way.

Diane Voss, City Clerk



Memo

Department of Planning & Housing

44 & 46

TO: Mayor and City Council

FROM: Kelly Diekmann, Planning & Housing Director

DATE: June 13, 2017

SUBJECT: Public Hearing for Planned Residence District (PRD) rezoning and approval of a Major Site Development Plan for the property at 398 South 500th Avenue

Staff requests that the City Council continue the public hearing for “The Collegiate” Planned Residence District (PRD) rezoning, Major Site Development Plan, and Preliminary Plat until June 27, 2017. The continuance is to allow for the developer and the City to finalize details of the proposed project.

TO: Mayor and City Council

FROM: Kelly Diekmann, Planning & Housing Director

DATE: June 13, 2017

SUBJECT: Public hearing for a Zoning Text Amendment for the use type “dwelling house”, as an allowable use in the Planned Residence District (F-PRD) zone

Staff requests that the City Council continue the public hearing for a Zoning Text Amendment for the use type “dwelling house”, as an allowable use in the Planned Residence District (F-PRD) zone until June 27, 2017. The text amendment correlates with the continuance of “The Collegiate” Planned Residence District (PRD) rezoning, Major Site Development Plan, and Preliminary Plat.

ITEM # 44
 DATE: 05-09-17

COUNCIL ACTION FORM

SUBJECT: **PUBLIC HEARING ON SUBMITTAL OF COMMUNITY
 DEVELOPMENT BLOCK GRANT PROGRAM 2017-2018
 ANNUAL ACTION PLAN**

BACKGROUND:

One major requirement in receiving Community Development Block Grant (CDBG) funds is for the City to submit an Annual Action as part of its' five-year Consolidated Plan to the federal Department of Housing and Urban Development (HUD). The City's third Consolidated Plan was approved by HUD for the period of July 1, 2014 through June 30, 2018. The Annual Action Plan outlines program activities that will be undertaken to address or meet those goals and priorities outlined in the five-year Consolidated Plan. The Annual Action Plan can address one or all of the goals and priorities of the identified housing and community development needs.

The regulations require that the Annual Action Plan be submitted for HUD's approval within 45 days before the beginning of the program fiscal year, which is by May 17. Additionally, the regulations also require that the Action Plan be published for 30 days to allow for citizen review of the proposed Annual Action Plan project(s) for the utilization of the funds.

On February 14, 2017, after taking into consideration input from the January public forums the City Council approved the proposed 2017-18 Action Plan projects as outlined in the attached Executive Summary (see attachment A) and the proposed budget as outlined below and directed staff to prepare the plan for public comment. The Plan was made available for public comment from April 5th through May 4th, 2017. Staff received one (1) citizen comment during the period (see attachment B).

Homebuyer Assistance Program	\$ 150,000
Housing Improvements Program	\$70,000
Public Infrastructure Improvements Program for State Ave.	\$550,000
Disposition of Properties	11,578
Renter Affordability (Deposits, Rent & Transportation, Assistance) Programs	\$40,000
Total Programming	<u>\$821,578</u>
2017-18 Program Administration	<u>\$ 98,197</u>
Grand Total	<u>\$919,775</u>

The entire 2017-18 Annual Action Plan document is available on the City's web page at: www.cityofames.org/housing

However, just within the last week Congress approved a spending bill that will allow the government to continue operating until September 30th. With the approval of this bill, HUD programs, particularly the CDBG Program will continue to operate.

In spite of this good news, there will be a delay in announcing the City's 2017-18 CDBG allocation amount. In accordance with the HUD program regulations, entitlement cities **cannot** submit their action plans until the "exact" allocation amount has been awarded. Once the amounts are awarded, the plans must be submitted within 60 days of that date. In consulting with our HUD field staff, because we are at the public hearing stage of the process, we have been advised to proceed with opening the hearing and continuing it to a date certain in order to be in a position to meet the 60 day submittal deadline.

ALTERNATIVES:

1. The City Council can open the public hearing for the submittal of the 2017-2018 CDBG Annual Action Plan and move to continue the hearing on June 13, 2017.
2. The City Council can hold a public hearing on a proposed 2017-2018 CDBG Annual Action Plan as described above.

Under this option, should HUD notify the City that the 2017-18 allocation amount has been changed, the City will be required to restart the thirty day public comment process.

CITY MANAGER'S RECOMMENDED ACTION:

CDBG funds bring the City a unique opportunity to continue to use federal funding to address local housing and community development priorities.

Once the specific allocation amount has been awarded to the City, staff will propose the necessary project budget adjustments in the following funding priorities:

1. Public Infrastructure Improvements for State Avenue;
2. Homebuyer Assistance Program
3. Dispositions of properties
4. Renter Affordability Programs
5. Single Family Home Improvements Program

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1, which will to continue the public hearing for the submittal of the 2017-2018 CDBG Annual Action Plan to June 13, 2017.

ATTACHMENT A



**PROPOSED
CITY OF AMES**

**Community Development
Block Grant Program (CDBG)**

2017-2018

**ANNUAL ACTION
PLAN**

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Ames Planning & Housing Department has prepared a Consolidated Housing and Community Development Plan for the years 2014 through 2018 that provides a strategic vision for the community. The Plan has been approved by HUD. The Executive Summary and other materials can be found on the U.S. Department of Housing and Urban Development web site at <http://www.hud.gov/>, and on the City of Ames web site at: <http://www.city.ames.org/housing>. Please contact the City of Ames, Planning & Housing Department at (515) 239-5400 for additional information.

The process for development of the Plan included identifying priority needs, establishing goals to address the needs, and then identifying projects to achieve the goals. Priority needs were determined through analysis of data and an extensive public involvement process.

The goals set forth in the 2014-18 Strategic Plan and in the various Annual Action Plans will be in keeping with the overall mission of HUD's Community Planning and Development (CPD) Programs: Community Development Block Grants (CDBG).

The City of Ames has a long standing history of having as one of its primary missions to identify, address, and implement solutions and programs that serve the needs of the elderly, disabled, homeless, extremely low-income, low-income, and moderate-income, households and families in its community. In identifying the needs, the City of Ames has continued to conduct and/or partner in commissioning reports and studies to collect data to assist in determining the needs and the actions that should be taken to address those needs.

Below you will find a Summary of the objectives and outcomes identified in the Plan and the activities that will be implemented in the 2016-17 program year to address these objectives and outcomes. (see Appendix 1 for the 2017-18 Proposed Action Plan Projects).

The rationale for determining the above priority objectives and outcomes are as follows:

- The proposed project activities are consistent with the 2014-18 Adopted Consolidated Plan goals and address the following two barriers that were outlined in the 2013 Impediments to Fair Housing Analysis Study 1) the "lack of available, decent rental units in affordable price ranges" and 2) the "cost of housing" for both renters and home buyers.
- The proposed project activities are consistent with the needs outlined in the Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey (ACS) and Analysis to Impediments to Fair Housing Study (ASI) data for the City of Ames.
- The proposed implementation sequence for the project activities should help meet HUD's timely expenditure requirements.

- Funds will be used continue to contract for additional staff to accomplish the proposed project activities in FY 2017-18.
- All of the activities proposed would be of 100% benefit to low- and moderate-income persons.

Additionally, these objectives and outcomes will provide the most positive impacts on addressing the needs of homeless, extremely low-, low- and moderate-income households in the community and will be the area of focus anticipated for the Annual Action Plans over the next five (5) years in utilizing CDBG, and other local and/or state funds to address these objectives and outcomes. As the City of Ames approaches its fourth 5-year Consolidated Plan period, we have been very successful in implementing the program activities over the last ten years, which has led to having exceeded the 70% low- and moderate-income benefit expenditure threshold required by HUD.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As part of the 2014-18 Consolidated Planning process, the City of Ames's strategies toward serving the needs of homeless, extremely low-income, low-income, and moderate-income families and households are to continue to seek public input; to continue to invest resources both physical and financial; and to continue to implement programs that will address the community's priority needs. With community participation, the following Priority Goal Objectives and Outcomes were derived:

1. Goal: Utilize and leverage CDBG Funds for Low and Moderate Income Persons through private and public partnerships as follows:

A1. Objective: To create, expand and maintain Affordable Housing for Homeless and Low-income persons.

Outcomes:

- i. Increase the supply of affordable rental housing
- ii. Improve the quality of affordable rental housing
- iii. Increase the availability of affordable owner-occupied housing
- iv. Maintain the supply of affordable owner-occupied housing
- v. Provide temporary rental assistance
- vi. Increase the supply of mixed-use development
- vii. Expand and maintain the supply of emergency shelter and transitional housing.

A2. Objective: To maintain the Community Development Services of the Community

Outcomes:

- i. Continue provision of the Public Service Needs for homeless, special populations, and low income households (utilities, rent, deposits, childcare, transportation, employment training, substance abuse, health services, legal services, other public service needs) and reduce duplication of services.

ii. Continue provision of Public Facilities Needs for homeless, special populations and low income households (senior centers, homeless facilities, child care centers, mental health facilities, neighborhood facilities, and other public facility's needs).

iii. Continue provision of Public Infrastructure Needs in low-income census tracts (water, street, sidewalk improvements).

2. Goal: Utilize and leverage CDBG Funds for NON Low and Moderate Income Persons through private and public partnerships as follows:

A1. Objective: Address Housing Needs in Non-Low and Moderate Income Census Tracts

Outcomes:

- i. Integrate affordable and market rate residential developments
- ii. Remove blight and deteriorated housing to reuse into new housing
- iii. Support and address code enforcement of deteriorated housing
- iv. Remove blight and deteriorated housing in flood plain and other hazardous areas.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The preparation of the 2014-18 Consolidated Plan and now the subsequent Annual Action Plans will represent the City's third 5-year period as an Entitlement Community. Based on reviews and monitoring by the HUD Area Field Office of the City's performance over the last thirteen years, the City has been very successful in not only meeting the regulatory and statutory requirement of the CBDG programs, but also more specifically the timely expenditures of funds within the required time period. Through the administration of the various housing, public service, public infrastructure, and public facility activities implemented, the City has achieved a 100% cumulative benefit to low- and moderate-income persons for each of the three 5-year periods, which exceeds the regulatory standard of 70%. Additionally, periodic monitoring reviews by HUD, the City had no major findings or concerns. This was noted to be extremely rare.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Ames has a *Citizen Participation Plan* that details the public involvement process. The Plan is available at www.cityofames.org/housing. Public participation is an annual on-going process, not only in preparation of the Consolidated or Action Plans but as an on-going part of the City of Ames's commitment to solicit community involvement and participation.

Prior to the required public hearing, the public is encouraged to participate in public forums each year to be educated about the program and to give input on the activities being proposed to address the

needs of the community. For the 2017-18 program year, like previous years, human service agencies, neighborhood associations, non-profit housing providers, Section 8 participants, faith-based organizations, and other community groups and businesses received direct mailings inviting them to attend these public forums. This is in addition to ads in the area free newspaper, press releases, Facebook postings, and Twitter announcements.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The 30-day public comment period began on Wednesday, April 5, 2017, and will end on Thursday, May 4, 2017. The public hearing will held on Tuesday, May 9, 2017.

6. Summary of comments or views not accepted and the reasons for not accepting them

To be completed after the public hearing.

7. Summary

For the program years 2017-2019, the City of Ames will focus a majority of its CDBG resources into its first newly designated Neighborhood Revitalization Strategy Area (NRSA) in West Ames. The NRSA designation will allow for the focusing of various eligible CDBG activities to occur such as has housing development, public services, public improvements, housing rehabilitation, economic development, etc. activities. Additionally, a portion of the funds will still be committed and administered on a city-wide approach. The majority of the determined benefit will be based on individual income eligibility, low- and moderate-income limited clientele benefit, and low- and moderate-area benefit, (based on census tracts containing concentrations of 51% or more low- to moderate-income persons, as established by HUD).

Below is a summary of the major areas addressed in the Strategic Plan for the City of Ames based on the data from the 2006-2012 American Community Survey (ACS) data, the Comprehensive Housing Affordability Strategy (CHAS) data supplied by HUD, intensive public input, 2013 Impediments to Fair Housing Analysis Study, area human service agencies, ASSET, City Departments, the State of Iowa, and other market analyses and influences.

Geographic Priorities

For the remainder of the last two years (2017-2019) of the 2014-18 Five Year Consolidated Plan, the goal will be to focus a majority of the programming specifically in the West Ames Neighborhood Revitalization Strategy Area (NRSA). There will also some programming available city-wide as well.

Priority Needs

The City of Ames has identified affordable housing, community development, and public services as priority needs to address over the next five years. High priorities for fiscal year 2017-18 CDBG allocation will be to development of affordable housing for homeowners and/or renters, the maintenance of affordable housing for homeowners and affordability programs for renters.

Influence of Market Conditions

The high cost and lack of available housing units and land continues to be the biggest influence of market conditions for the city of Ames.

Anticipated Resources

The City of Ames anticipates the following financial resources for Fiscal Year 2017-18:

17-18 CDBG Allocation	\$490,986 (based on the 16-17 Program Allocation)
16-17 Anticipated Program Rollover	\$392,789
16-17 Anticipated Program Income	<u>\$36,000</u>
Total 2017-18	\$919,775
2017-2019 CDBG Allocations	\$981,972*

*Anticipate receiving an average of \$490,986 over the remaining two (2) years of the Consolidated Plan period.

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Create & expand Affordable Housing for LMI Persons
	Goal Description	Outlined below are the five-year goals (2014-2018) to address the needs of the community to create and maintain affordable housing opportunities for low and moderate income households.
2	Goal Name	Maintain Development Services in the Community
	Goal Description	Outlined below are the five year goals (2014-2018) to address the public service and public facilities needs of the community. Funding is based annually. These numbers are estimates that are based on actual amount of funding that becomes available.
3	Goal Name	Address Needs of Non-LMI Persons
	Goal Description	No specific household goals are were established to address the needs of Non LMI Persons during the 2014-18, 5 year Consolidated Plan period in the community utilizing CDBG funds. However, given that the City was granted a Neighborhood Revitalization Strategy Area (NRSA) designation for the redevelopment of a 10 acre parcel of land (acquired in 2015-16) into a mixed use residential subdivision, this project will address needs of possibly 24 non LMI households within this designated area.

Table 7 – Goal Descriptions

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Renter Affordability Program/DFMR
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons Maintain Development Services in the Community
	Needs Addressed	Renter Affordability Programs
	Funding	CDBG: \$35,000
	Description	Funds under this project will be used to provide Deposit and/or First month rent assistance to households with annual incomes at 60% or less of the Ames MSA area median income limits, this program is being proposed to continue for 2017-18.
	Target Date	July 2017-June 2018
	Estimate the number and type of families that will benefit from the proposed activities	50
	Location Description	
	Planned Activities	The activities under this program is provide one time funding to households and/or families with incomes at or below 60% of the Story County Median income limits with to assist them with Security Deposits and/or First Month's rent. The assistance may be expanded to include up to three months of rent assistance.

2	Project Name	Renter Affordability Program/Transportation
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons Maintain Development Services in the Community
	Needs Addressed	Renter Affordability Programs
	Funding	CDBG: \$5,000
	Description	Under this activity funds will be used to assist approximately households at 60% or less of the Ames MSA income limits with their interim transportation needs (fuel vouchers, or bus passes). This program is being proposed to continue in 2017-18.
	Target Date	July 2017-June 2018
	Estimate the number and type of families that will benefit from the proposed activities	30
	Location Description	City-wide
	Planned Activities	The activities under this program is to provide financial assistance to households and/or families with incomes at or below 60% of the Ames MSA income limits with assistance with their transportation needs through either fuel vouchers or bus passes.

3	Project Name	Single-Family Housing Improvement Program
	Target Area	CITY-WIDE
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Housing Improvement Rehabilitation Programs
	Funding	CDBG: \$70,000
	Description	The Housing Improvement Program objective will be to provide financial assistance to qualified low- and moderate-income single-family homeowners at or below 80% of the area median income limits to improve the physical condition of their single family homes in residentially zoned areas. The overall goal of the Housing Improvement Program is to allow qualified low- and moderate-income households to reside in decent, safe, and sanitary housing that will enhance neighborhood sustainability.
	Target Date	July 2017-June 2018
	Estimate the number and type of families that will benefit from the proposed activities	10
	Location Description	
	Planned Activities	See project description above

4	Project Name	Homebuyer Assistance
	Target Area	State Avenue NRSA
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Homebuyer Assistance for First-time Homebuyers
	Funding	CDBG: \$150,000
	Description	The objective under this program is to provide financial assistance to qualified low- and moderate-income first-time homebuyers, with incomes at or below 80% of the AMI limits, to purchase newly constructed single-family housing in the West Ames Neighborhood Revitalization Area for 321 State Avenue. The overall goal of the Homebuyer Assistance Program is to allow low- and moderate-income households to gain access to housing and/or improve their housing status.
	Target Date	July 2017-June 2019
	Estimate the number and type of families that will benefit from the proposed activities	6
	Location Description	
	Planned Activities	see above

5	Project Name	Public Infrastructure Improvements Program
	Target Area	West Ames NRSA-State Avenue
	Goals Supported	Create & expand Affordable Housing for LMI Persons
	Needs Addressed	Acquisition Reuse For Affordable Housing
	Funding	CDBG: \$550,000
	Description	Under this activity funding for the installation of public infrastructure improvements (streets, utilities, curbs, sidewalks, etc.) to redevelop a new mixed used residential subdivision of both low and moderate and market rate housing units.
	Target Date	July 2017-December 2017
	Estimate the number and type of families that will benefit from the proposed activities	Potentially 36 affordable homes and 24 market-rate homes
	Location Description	
	Planned Activities	see description above

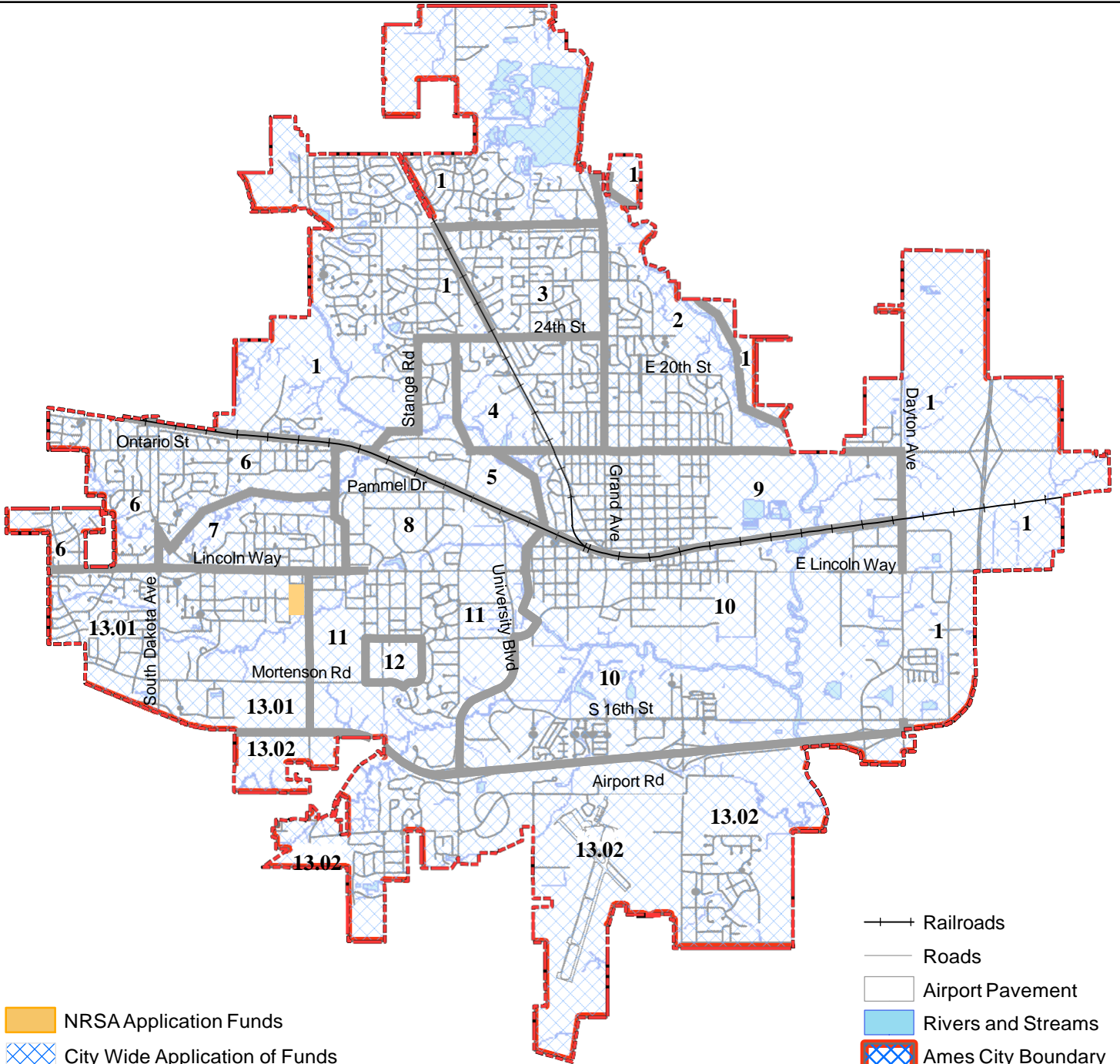
6	Project Name	Property Disposition Activity
	Target Area	City-wide
	Goals Supported	All goals
	Needs Addressed	All needs
	Funding	CDBG: \$11,578
	Description	Under the activity the maintaining properties purchase with CDBG that have yet to be sold or developed will occur.
	Target Date	July 2017-June 2018
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	City-wide
	Planned Activities	Overall property maintenance expenses

7	Project Name	General Administration
	Target Area	City-wide
	Goals Supported	All goals
	Needs Addressed	All needs
	Funding	CDBG: \$98,197
	Description	Under the activity the overall administration of the CDBG program will occur and be expended (i.e. salaries, contractual, commodities, etc.)
	Target Date	July 2017-June 2018
	Estimate the number and type of families that will benefit from the proposed activities	See individual program activities
	Location Description	n/a
	Planned Activities	Overall day to day program administrative activities and expenses

APPENDIX I

City of Ames

2017-18 CDBG Proposed Action Plan Projects



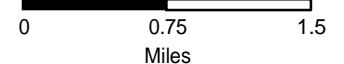
NRSA Application Funds
 City Wide Application of Funds

Homebuyer Assistance Program	\$ 150,000
Single-Family Housing Improvements Program	\$ 70,000
Disposition of Properties	\$ 11,578
Infrastructure Improvements Program - 321 State Ave	\$ 550,000
Renter Affordability (Deposit & Transportation)	\$ 40,000
2017-18 Program Administration	\$ 98,197
Grand Total for All Program	\$ 919,775

- Railroads
- Roads
- Airport Pavement
- Rivers and Streams
- Ames City Boundary
- Census Tracts
- City of Ames, Iowa



Map Prepared: April 3, 2017
 City of Ames
 Planning & Housing Department



ATTACHMENT B

Public Comments Received during comment period:

From: "Birru, Girma A [AGRON]" <gbirru@iastate.edu>
To: "vbakerlatimer@city.ames.ia.us" <vbakerlatimer@city.ames.ia.us>
Date: 05/02/2017 10:15 AM
Subject: CBDG Comments

Dear Vanessa and Staff,

Thank you for allowing us to give our feedback on the action plan. I have read the plan and found it compressive. The selected site for construction is excellent. I hope the aauthorize approve the budget considering the urgency of the project. I blive it should be a priority to them.

I have two comments on CDBG:

1. li would be great if you consider the diversity of the community of the future owners under the new CDBG.
2. We would also appreciate if you give priorities to families with kids and elders.
As I said I am very interested in newly planned housing development project and willing to contribute in my part to help succeed the project.

Regards,
Girma

COUNCIL ACTION FORM**SUBJECT: BIKE PATH EASEMENT VACATION – AMES MIDDLE SCHOOL****BACKGROUND:**

The Ames School District, as a part of the platting process Ames Middle School provided an easement on the public bike path within the Middle School site. With the expansion of the Middle School track/football field area, the site was required to conform to the City's Post-Construction Storm Water Ordinance. In order to meet those requirements, the existing storm water facility was extended into the existing bike path. The Ames School District will be relocating the path as part of this project in order to accommodate the expansion of the storm water facility. The new path will have a new easement placed over it and the current easement needs to be vacated.

A map of the area is shown in Attachment A.

ALTERNATIVES:

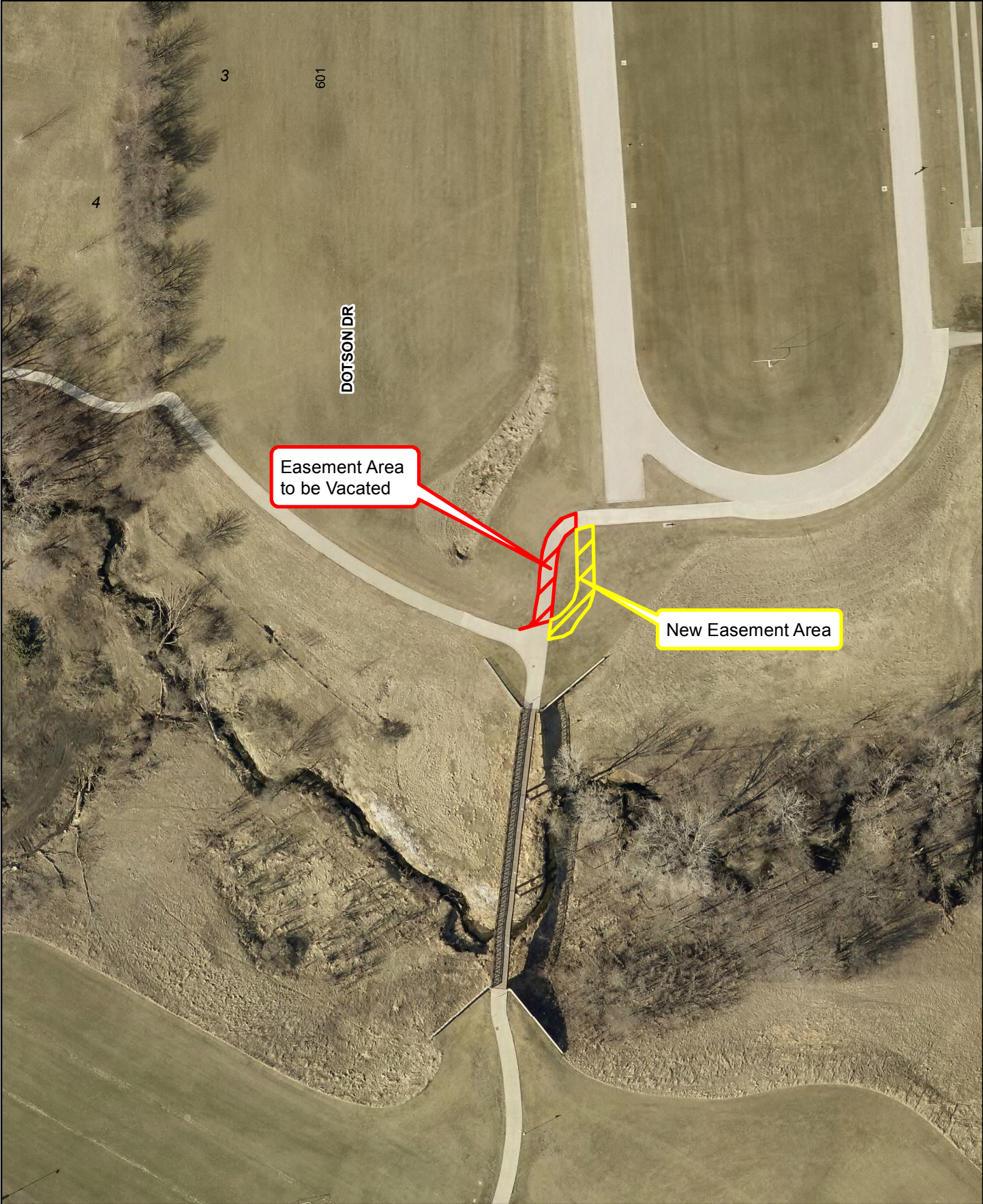
1. Set a date of public hearing for June 13, 2017 to approve vacation of the bike path easement at the Ames Middle School.
2. Do not set the date of public hearing to vacate the existing bike path easement.

MANAGER'S RECOMMENDED ACTION:

A small portion of the existing bike path easement will no longer be needed with the new easement that will be recorded. The new section of path will be completed this summer (2017). At that time, the new easement will be granted to the City and recorded along with the vacation of the old section. Thus, the City will maintain continual easement rights along the path as the construction is completed.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as stated above.

Attachment A



Geographic Information System (GIS) Product Disclaimer: City of Ames GIS map data does not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership & land use nor does it replace field surveys of utilities or other features contained in the data. All features represented in this product should be field verified. This Product is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the User.



Ames Middle School
Bike Path Easement Vacation



Scale: 1 in = 100 ft
Date: 5/8/2017



MEMO

49

To: Mayor Campbell and Members of the Ames City Council

Cc: Shawn Bayouth

From: Sara Van Meeteren, Community Codes Liaison

Date: May 22, 2017

Subject: Proposed Ordinance to Allow Commercial Signage on Residentially Zoned Mixed-Use Developments

At the special meeting of the Ames City Council on Tuesday, May 16, 2017, City Council referred, in a 6-0 motion, an item directing staff to initiate a text amendment to Chapter 21 of the Municipal Code. This referral was the result of a letter (Attachment A) sent to the Mayor and Council on May 10, 2017 from Aspen Heights regarding the restrictions on signage at their property at 3306 Lincoln Way.

Section 21.121 of the Ames Municipal Code permits 11 different types of signs on residentially zoned properties. These types of signs are more directional or informative than they are promotional and are consistent with the types of use typically found in residential zones. Commercial signage is not listed as a permitted sign type due to the fact that commercial uses are not found in residential zones.

The concept of a mixed-use development, one which requires commercial tenant spaces along with residential housing, in a residential zone was not considered when Chapter 21 was first drafted. As a result, compliance with Chapter 21 would leave any commercial tenants without signage advertising their business, as indicated in the letter from Aspen Heights.

In an effort to promote economic development, staff is proposing to amend Chapter 21 to allow for signage on buildings with a commercial use located in a residential zone. The proposed amendment would treat the commercial area as if it were located in a commercial zone, but would not affect the residential area of the development. Without the amendment, the commercial tenants would be prohibited from having a sign for their business.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 21.121(12) THEREOF, FOR THE PURPOSE OF COMMERCIAL SIGNAGE IN RESIDENTIAL ZONES; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 21.121(12) as follows:

“21.121. ON PREMISES SIGNAGE.

...

(12) Commercial Signage for Mixed-Use Developments. The regulations described in this section apply to signs used to advertise commercial tenant spaces on residentially zoned properties.

- (a) Ground Signs:
 - i) The number of ground signs shall not exceed one, excluding any permitted residential subdivision entrance signs or multiple-family development entrance signs.
 - ii) The maximum height of a ground sign is twelve (12) feet, including the sign structure.
 - iii) The maximum square footage of a monument sign is 64 square feet, not including the sign structure.
- (b) Wall Signs:
 - i) The maximum square footage of a wall sign is thirty-two (32) square feet.
 - ii) The number of wall-mounted signs shall not exceed two (2) signs per tenant space, including lettering on awnings and windows.
 - iii) Wall signs are prohibited above the first floor of the building.
- (c) Prohibited signs include:
 - i) Off-premise signage; and
 - ii) Electronic message signs.
- (d) Signs may be illuminated internally or by reflected light subject to the following:
 - i) The light source shall not be directly visible and shall be arranged to reflect away from adjoining premises;
 - ii) The light source shall not be placed so as to cause confusion or hazard to traffic, or to conflict with traffic control signs or lights; and
 - iii) No illumination involving movement, by reason of the lighting arrangement, the lighting source, or other devices shall be permitted. This includes, but shall not be limited to, blinking, flashing, rotating, and message changing.”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor

ITEM# 37b
 DATE: 05-23-17

COUNCIL ACTION FORM

SUBJECT: PARKING REGULATIONS (24TH STREET & BROADMOOR AVENUE)

BACKGROUND:

The Ames City Council, as part of the Miracle Field Project public input process, received a request from the neighborhood adjacent to Inis Grove Park asking that No Parking regulations be added to the south side of 24th Street and the west side of Broadmoor Avenue respectively. The additional parking regulations are intended to mitigate parking congestion within the neighborhood from events that take place at Inis Grove Park. Proposed changes to the Chapter 18: Parking Regulations of the *Municipal Code* are as follows (in Red);

Revised Sections

(281) TWENTY-FOURTH STREET.

- a) Parking is prohibited at all times on both sides from Jensen Avenue to Ferndale Avenue.
- b) Parking is prohibited at all times on the south side of 24th Street from the centerline of Van Buren Avenue to the centerline of Hoover Avenue.
- c) *Parking is prohibited at all times on the south side from Duff Avenue to its east end.*

(Ord. No. 2241, Sec. 2, 3-19-68; Ord. No. 2552, Sec. 2, 7-6-76; Ord. No. 2980, Sec. 1, 6-30-87, Ord. No 3735, 9-23-03)

New Sections

BROADMOOR AVENUE. Parking is prohibited at all times on the west side of Broadmoor Avenue.

Maps showing the affected sections of streets are attached to this report.

ALTERNATIVES:

1. Direct the City Attorney to draft an ordinance to change Municipal Code Section 18.31 to codify the parking regulations noted above.
2. Direct staff to leave the ordinance sections unchanged.

MANAGER'S RECOMMENDED ACTION:

Based on the attached communication that the City received, it appears 10 property owners (5 out of 6 along 24th Street and 5 out of 5 along Broadmoor) whose front yards are impacted by these new regulations are supportive of the parking changes. These modifications to the Municipal Code should provide a clear indication to Inis Grove Park patrons where it is appropriate to park, while helping to lesson negative impacts to the neighborhood during events or times of heavy use in the park. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as specified above.**



WE THE UNDERSIGNED REQUEST CONSIDERATION OF NO PARKING
ZONES ON THE SOUTH SIDE OF 24TH STREET ADJACENT TO INIS
GROVE PARK AND THE WEST SIDE OF BROADMOOR AVENUE FROM
24TH STREET TO DUFF AVENUE

NAME	ADDRESS
Larry & Barb Ebbes	228-24th St
Willie Struss	210 24th St.
P.L. [Signature]	204 24th St.
Amy Rutenberg	132 24th St.
[Signature]	126 24th St.
Wm. A. [Signature]	2313 Broadmoor
Lucille Hoffman	2305 Broadmoor
Paul Brooke	2304 Broadmoor
John for Tristan Frangos	2314 Broadmoor Ave
John for Vern Frank	2219 Broadmoor Ave

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 18.31 (281)(c) AND 18.31 (373) THEREOF, FOR THE PURPOSE OF PARKING REGULATIONS FOR 24TH STREET ALONG INIS GROVE AND FOR BORADMOOR AVENUE; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 18.31 (281)(c) and 18.31 (373) as follows:

“**Sec. 18.31. REGULATIONS FOR SPECIFIC STREETS OR LOCATIONS.**

...

(281) **TWENTY-FOURTH STREET.**

- (a) Parking is prohibited at all times on both sides from Jensen Avenue to Ferndale Avenue.
- (b) Parking is prohibited at all times on the south side of 24th Street from the centerline of Van Buren Avenue to the centerline of Hoover Avenue.
- (c) Parking is prohibited at all times on the south side of 24th Street from Duff Avenue to the east end of 24th Street.

...

(373) **BROADMOOR AVENUE.** Parking is prohibited at all times on the west side of Broadmoor Avenue.”

Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Three. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Four. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor



CITY OF
Ames™

Caring People ♦ Quality Programs ♦ Exceptional Service

MEMO

To: Mayor and City Council

From: Diane Voss, City Clerk

Date: June 9, 2017

Subject: Revised Landscaping Ordinance

You may recall that Council took the following action at the meeting held May 23, 2017:

“Moved by Gartin, seconded by Beatty-Hansen, to pass on first reading an ordinance making zoning text amendments to revise site landscape requirements for all uses and directing staff to make the necessary spelling corrections and formatting changes.

Roll Call Vote: 6-0. Motion declared carried unanimously.”

Attached is the revised Landscaping Ordinance with the corrected spelling and formatting.

/drv

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING CHAPTER 29 ARTICLE 2, SECTION 29.201 (228)(229)(230), CHAPTER 29 ARTICLE 4 SECTION 29.403, 29.406, 29.407, 29.408, CHAPTER 29 ARTICLE 8 SECTION 29.801(3), 802(3), 804(3), 805(3), 806(3), 807(3), 808(3), 809(3), (810)(3)(6)(D)(7)(A), CHAPTER 29, ARTICLE 9 SECTION 29.901(3), (902)(3), 903(3), CHAPTER 29 ARTICLE 10 SECTION 29.1001(5) (A)(B), 29.1003(3), CHAPTER 29 ARTICLE 11 SECTION 29.1104(2)(D), 29.1107(4)(A)(B), 29.1110(5)(A)(B), 29.1112(6)(F)(G), (8)(D), (9)(B), CHAPTER 29 ARTICLE 12 SECTION 1202(6), AND CHAPTER 29 SECTION 13 SECTION 29.1303(1) THEREOF, FOR THE PURPOSE OF REVISING AND ESTABLISHING LANDSCAPING STANDARDS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing the old and enacting new Chapter 29 Article 2 subsections as follows:

“CHAPTER 29 ARTICLE 2

Sec. 29.201. DEFINITIONS.

...

(228) **Tree, Landscape** means deciduous or coniferous tree. Deciduous trees at the time of planting must be fully branched, have a minimum diameter of 1-1/2 inches, measured 4 feet above the ground when planted, and be a minimum height of 6 feet. Coniferous trees at the time of planting must be a minimum height of 4 feet.

(229) **Tree, Ornamental** means an understory deciduous tree, 25 feet or less tall at maturity, planted primarily for its ornamental value or screening purposes. Ornamental trees shall be at least 6 feet tall when planted.

(Ord. No. 3591, 10-10-00)

(230) **Tree, Over-story** means an over-story deciduous, greater than 25 feet tall at maturity, planted primarily for its high crown of foliage or overhead canopy. Shade trees shall be at least 6 feet tall when planted.

(Ord. No. 3591, 10-10-00)

Section Two. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing the old and enacting new Chapter 29 Article 4 subsections as follows:

CHAPTER 29 ARTICLE 4

29.403 Landscaping Standards

The purpose of this section is to protect and promote the public health, safety and general welfare of the City by requiring landscaping in relation to development of property in such a manner to ameliorate effects of wind, heat, and glare; to act as a valuable component of natural drainage systems, to incorporate native and existing vegetation, to improve storm water runoff quality, to help clean and refresh air by returning oxygen to the atmosphere, to conserve and stabilize property values through screening of incompatible uses and activities, and to promote a healthy and aesthetically interesting natural environment so as to create an attractive and desirable community for the City’s many visitors, residents, and employees.

1. **Non-Residential Landscaping Standards**

Non-residential landscaping standards are designed to be applied on commercial, industrial or other non-residential sites. The minimum areas required to be landscaped are listed in the Zone Development Standards Tables for Base Zones. In the case of Special Purpose Districts and Overlay Zones, landscaping, screening and buffer standards are set forth in the applicable Article. Required landscaping and screening of Article IV must meet the standards

referenced in each applicable Zone Development Standards Table, supplemental standards, and general development standards of Chapter 29.

a. **Front Yard Landscaping**

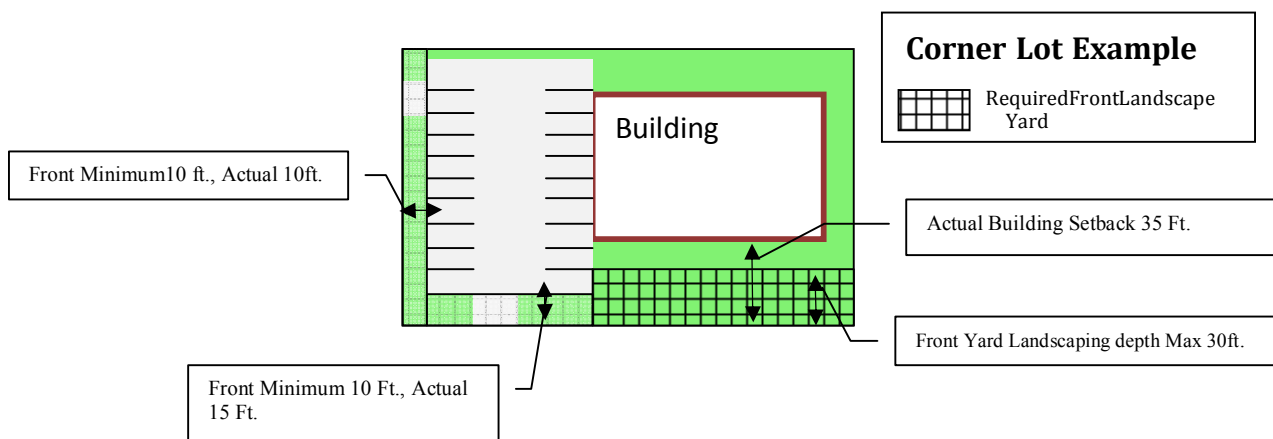
Front yard landscaping standards are designed to provide decorative and well thought out landscaping between streets and parking lots and between streets and buildings. These landscape standards are a combination of low height decorative plantings and significant trees arranged in a manner that complements and enhances the general site layout. The front yard, for the purposes of calculating front yard landscaping, is the area between any abutting street and any building, parking lot or loading area. (see figure below)

(i) Front Yard Planting Requirements

a. The landscaped front yard for parking lots shall be a minimum of 10 feet in depth from the property line to the first edge of paving unless the base zone specifies a greater setback. The maximum depth of a landscaped front yard for the purpose of calculating landscaping is 30 feet.

b. The Planning Director may approve a minimum 7-foot front yard depth in certain circumstances in order that a site may achieve dimensional requirements of parking stalls for required parking. When a reduction in depth is approved, the minimum landscaped area plantings shall be calculated by the original 10-foot requirement.

c. The minimum landscaped front yard for buildings shall conform to the dimensional setback requirements of the base zone. The maximum depth of landscaped front yard for the purpose of calculating landscaping is 30 feet.



d. The front yard landscaped area requires minimum base plantings of 1 overstory tree per 50 linear feet of street frontage or part thereof, and for the planting of 8 shrubs and 12 ornamental grasses per 1,000 square feet of front yard area. The front yard area is calculated across the entire frontage of a site regardless of interruptions, such as walkways, encroachments, or driveways.

(i) In some circumstances where screening of residential properties are a priority for the front yard, the Planning Director may require denser planting of materials and for larger planting materials to provide a taller and denser screen of site activities and parking.

(ii) Additionally, if overhead utilities are in place, the Planning Director may approve overstory trees to be substituted with alternative locations for planting of trees or for the planting of smaller trees.

2. **Alternative Front Yard Plantings**

In order to promote design interest and diversity, a property owner may propose substitution of landscaping to enhance the front yard area in accordance with this Section. Substitutions that promote sustainability, color, and texture are desirable. If arrangement of plantings and use of substitution landscaping diminishes any necessary parking lot and loading area the screening will not be approved.

a. Front yard plantings must contain a minimum of 4 overstory trees within the front yard(s) of a site before allowing for substitutions. For sites that exceed 200 linear feet of frontage, ornamental trees may be substituted at a rate of 2 for every 1 overstory tree for every required tree after the first 4 trees. No more than 50% of the total trees planted to meet 1 per 50 linear foot standard shall be ornamental. For example, a 300-foot frontage

would require either 6 overstory trees or as few as 4 overstory trees with 4 ornamental trees. A 500-foot frontage would require 10 overstory trees or as few as 7 overstory trees with 6 ornamental trees.

(i) Coniferous trees may be used in place of ornamental trees. No more than 30% of the total required trees shall be coniferous trees unless specifically required to assist in screening of a site.

b. Storm Water Treatment Features

When a site includes a landscaped based stormwater treatment feature, e.g. bio-cell, rain garden, or bio-swale, an alternative configuration of ground cover and shrubs and grasses may be approved by the Planning Director when the landscape design provides for storm water quality treatment and includes plantings with visual interest within and along the feature.

c. Shrub/Grass Substitutions

(i) Large landscaped undulations or berms may be incorporated into the landscape design with an allowance for up to a 35% reduction in required plantings of shrubs and grasses.

(ii) Additional ornamental grasses may be substituted for 50% of required shrubs at a rate of 3 grasses for 1 shrub.

(iii) Additional shrubs may be substituted for ornamental grasses at a rate of 1 shrub for 3 grasses.

(iv) Decorative ground covers, flower beds, or similar plantings with interesting color and textures may be substituted at a rate of 60 square feet for 2 shrubs or 6 ornamental grasses for up to 50% of required shrubs and ornamental grasses.

d. Design and Configuration

(i) Required front yard landscaping is encouraged to take on a variety of configurations including clustering, layered rows, alternating patterns or other designs. Front yard plantings are to be arranged in a manner that is well dispersed throughout the yard area, but may be clustered for interest and needed parking lot screening. Although clustering and creating areas of interest is encouraged, some landscaping shall be dispersed throughout a yard and not all materials may be shifted or concentrated to one area of the yard.

(ii) Plantings may be provided in any area between a building or a parking lot and the street when the landscaping is primarily arranged to be publicly visible from the street or upon immediate entry to a site.

(iii) In circumstances where there is a constraint on plantings due to space, the Planning Director may authorize front yard landscaping to be placed in areas near side property lines, wrapped around buildings, or placed within parking lot islands closest to the front yard.

3. **Front yards** shall be maintained with landscaping however, walkways, plazas, ornamental features, are permitted within the front yard, but they do not allow for a reduction in the calculated front yard landscaping.

4. **Diversity Requirements**

Required front yard landscaping must contain a mix of tree, shrub, and grass species based upon the overall area and number of plantings. A mix of species would not exceed more than approximately 50% of any one species of trees, shrubs, and grasses.

5. **Landscaping Requirements for Surface Parking and Loading Areas.**

Parking lot landscaping standards are designed to provide an aesthetically pleasing parking lot design combined with the support and encouragement of sustainability through increased shading from trees and allowing for stormwater treatment design within parking lots.

1. Surface Parking Lot Landscaped Area

a. Parking lots must contain landscaped area equal to 10% of the total gross parking lot and loading areas. The gross area of a parking lot is defined as the area of the paved surface measured from the back of the curb or edge of paving when there is not a curb, excepting landscaped islands and medians. Driveways within the front yard landscape area are excluded from the gross area of a parking lot.

b. Overstory shade trees must be planted at a rate of 1 tree for every 200 square feet of the required 10% landscape area. Trees must be dispersed across the entire parking lot area and not overly concentrated to any one area of the parking lot.

c. Perimeter side and rear yard planters abutting a parking lot that are 5 feet in depth or greater may count towards the 10% area requirements. Note that to meet the dispersal requirement for the parking lot, a site may need to exceed 10% landscaped area. If parking lot landscaping is placed in perimeter planting areas the landscaping must be located within 10 feet of the edge of paving to count towards the required 10% area. No area of the front yard landscaping shall count toward parking lot landscaping.

d. Parking lot required tree planters and islands must be a minimum of 150 square feet and 7 feet in depth in all directions.

e. In single drive aisle double loaded parking lots with three or fewer required trees, the trees may all be placed on one side of the parking lot.

f. The Planning Director may approve a reduction of up to three required parking stalls to accommodate a vehicular cross-access route to an adjoining property.

6. Perimeter Parking Lot Planters and Bufferyards

1. Side and rear perimeter bufferyard landscaping is required for screening of the parking lot and use of a site when it abuts a dissimilar principal use.

a. When abutting a residential zone a high screen must be installed. In some circumstances the base zone or overlay may require additional width or a greater level of buffering.

b. During Site Development Plan review the City may require additional bufferyard depth and plantings when a commercially zoned or industrially zoned lot is used for a dissimilar use.

2. When a perimeter bufferyard is not required, parking lots must be setback a minimum of three feet from all side and rear property lines. Parking lot planters less than 5 feet that are not landscaped do not count towards base zone requirements. Planting areas less than 5 feet in width shall not include turf or lawn, but may have other low maintenance ground cover or ornamental plantings.

7. Parking Lot Landscape Medians

In addition to the 10% parking lot landscaped area requirement, a landscaped median is required for every 3 contiguous double loaded parking drive aisles.

a. A required median must be a minimum of 15 feet wide with a minimum length equal to the average drive aisle length of the contiguous double loaded aisles.

b. A landscaped median must include 1 overstory shade tree for every 50 linear feet of median. The trees must be located within a landscaped area that is a minimum of 7 feet in any one direction and totals 150 sq. ft. of area.

c. Landscaped medians must include a minimum of 30% of the area landscaped with ornamental or decorative landscaping that does not include lawn or turf.

d. The median may include a walkway when it does not encroach upon the placement of trees or the 30% decorative landscape requirement.

e. Alternative Median Configurations

Landscape medians may be configured into oversized landscape islands with a minimum size of 400 square feet for each island. The total area of all oversized islands must equal the calculated required area of the median. The oversized islands must be located within the parking lot and may not be configured along the perimeter of a parking lot.

8. Stormwater Treatment Credit in Parking Lots

If treating stormwater within a parking lot landscaped area, the required parking lot landscaping in this ordinance may be substituted by up to 20%. To be eligible for this reduction, the storm water treatment features must treat at least 30% of total site storm water volume needed to meet storm water quality standards of Chapter 5b. The storm water measures must be within or abutting the parking lot as part of a bio-swale, rain garden or other bio-retention treatment process. Detention and retention ponds are not eligible features for reducing landscaping.

9. Loading Areas

A loading area shall require landscaping equal to 10% of the loading area. The required landscape area shall be provided adjacent to or within the impervious space where the loading area is located. A loading area is defined as an impervious area used for maneuvering vehicles principally for the purposes of loading or unloading trucks but are not considered parking lots. Loading areas for businesses within the DSC and CSC Zoning Districts or businesses relying upon an alley for maneuvering of trucks are exempt from this requirement.

2. Landscaping Requirements for Residential Uses.

Residential landscaping standards are designed to provide decorative and well thought out landscaping between streets and parking lots and between streets and buildings. These landscape standards are a combination of low level decorative plantings and significant trees arranged in a manner that complements and enhances the general site appearance. The front yard, for the purposes of calculating front yard landscaping, is defined as the area between the building and any abutting street and the area between the street and a parking area.

a. Front Yard Planting Requirements

(i) The minimum landscaped front yard setback for buildings shall conform to the requirements of the base zone for principal buildings.

(ii) The landscaped front yard for parking lots shall be a minimum depth equal to the building setback requirement measured from the property line to the first edge of paving.

(iii) The minimum front yard landscaped area requires base plantings of 1 overstory tree per 50 lineal feet of street frontage. Up to 50% of required overstory trees may be substituted with ornamental or coniferous trees at a 2 for 1 ratio:

(iv) Front yards between the street and parking lot require a planting density that provides for a moderate level of screening with 12 shrubs per 50 linear feet of street frontage associated with the parking lot.

(a) A pro rata share of plantings may be substituted with ornamental grasses at a 3 to 1 ratio of grasses to shrubs if the layout provides for enhanced visual interest and a sufficient level of screening. No more than 75% of required shrub plantings may be substituted with ornamental grasses.

(v) Front yards in all areas not between parking lots and streets require the planting of shrubs with a mix of deciduous and coniferous at a rate of 9 shrubs or every 50 linear feet. Ornamental grasses may be substituted for shrubs at a rate of 3 grasses for 1 shrub. No more than 75% of required front yard landscaping may be ornamental grasses.

(vi) Large landscaped undulations or berms may be incorporated into the landscape design with an allowance for up to a 35% reduction in required plantings of shrubs.

b. Design and Configuration

(i) Required front yard landscaping is encouraged to take on a variety of configurations including clustering, layered rows, alternating patterns or other designs. However, some landscaping shall be dispersed throughout a yard and not all materials may be shifted or concentrated to one area of the yard. In circumstances where there is a constraint on plantings due to space, the front yard landscaping may be placed in areas near side property lines, wrapped around buildings, or placed within parking lot islands closest to the front yard.

(ii) Uniform spacing along the foundation with a single row of plantings is discouraged. Grouping in designated planter areas is preferred for the building front yard landscaping. The majority of the building façade length shall have plantings within approximately 15 feet of the building.

(iii.) The Planning Director may approve an alternative front yard planting scheme in place of shrubs that includes larger shrub species and ornamental trees in lieu of low growing shrubs. The Planning Director may also approve decorative planter beds in lieu of some of the required shrub plantings.

(iv) If overhead utilities exist and are not planned to be placed underground, the Planning Director may approve overstory trees to be substituted with alternative locations for planting of trees or for the planting of smaller trees.

(v) Required front yard trees may be placed within the public right-of-way if there is adequate space along the street frontage and there are no street trees located along the frontage of the site and no overhead utilities are in place. The Planning Director in consultation with the Streets and Maintenance Manager, or designee, must approve the proposed tree species as appropriate to the City's street tree standards and its placement.

(vi) When a site includes a landscaped based stormwater treatment feature of a bio-cell, rain garden, or bio-swale, an alternative configuration of ground cover and shrubs and grasses may be approved by the Planning Director when the design provides for storm water quality treatment and includes plantings with visual interest within and along the feature.

c. Diversity requirements

Required front yard landscaping must contain a mix of tree, shrub, and grass species based upon the overall area and number of plantings. A mix of species will not exceed more than approximately 50% of any one species of trees, shrubs, and grasses.

B. Landscaping Requirements For Surface Parking Lots.

Parking lot landscaping standards are designed to provide an aesthetically pleasing parking lot design combined with the support and encouragement of sustainability through increased shading from trees and allowing for stormwater treatment design within parking lots. Increased parking lot separation is required along the boundaries of properties with one and two-family homes.

1. Surface Parking Lot Landscaped Area

a. Parking lots must contain landscaped area equal to 10% of the total gross parking lot. The total gross area of a parking lot is defined as the gross area of the paved surface measured from the back of the curb or edge of paving excepting landscaped islands or medians.

b. Perimeter side and rear yard planters abutting a parking lot that are 5 feet in depth or greater may count towards the 10% area requirements.

c. If parking lot landscaping is placed in perimeter planting areas the landscaping must be located within 10 feet of the edge of paving to count towards the required 10% area. No area of the front yard landscaping shall not count toward parking lot landscaping.

d. Overstory shade trees must be planted at a rate of 1 tree for every 200 square feet of the required 10% landscape area. Note that to meet the dispersal requirement for the parking lot, a site may need to exceed 10% landscaped area.

(i) Trees must be dispersed across the entire parking lot area and not overly concentrated to any one area of the parking lot.

(ii) Parking lots with less than 3 required trees may place all trees on one side of the parking lot.

(iii) Parking lot required tree planters and islands must be a minimum of 150 square feet and 7 feet in depth in all directions.

2. **Perimeter Parking Lot Landscaping and Bufferyards**

Side and rear yards abutting a parking lot excepting front yard driveways; require a High Screen adjacent to residential zoning.

a. Buffers yards adjacent to one and two-family homes must be 10 feet in width and may be reduced to 5 feet in width with installation of a 6 foot solid fence.

b. Parking lots located adjacent to outlots of a subdivision may qualify for reduced landscape screening based upon the spacing and use of the adjacent outlot and the properties abutting the opposite property line of the outlot. Use of lower growing shrubs or substitution of other equivalent materials or a greater spacing of plantings may be permitted by approval of the Planning Director.

3. **Parking Lot Landscape Medians**

In addition to the 10% parking lot landscaped area requirement, a landscaped median is required for every 3 contiguous double loaded parking drive aisles.

a. A required median must be a minimum of 15 feet wide with a minimum length equal to the average drive aisle length of the contiguous double loaded aisles.

b. A landscaped median must include 1 overstory shade tree for every 50 linear feet of median. The trees must be located within a landscaped area that is a minimum of 7 feet in any one direction and totals 150 sq. ft. of area.

c. Landscaped medians must include a minimum of 30% of the area landscaped with ornamental or decorative landscaping that does not include lawn or turf.

d. The median may include a walkway when it does not encroach upon the placement of trees or the 30% decorative landscape requirement.

e. **Alternative Median Configurations**

Landscape medians may be configured into oversized landscape islands with a minimum size of 400 square feet for each island. The total area of all oversized islands must equal the calculated required area of the median. The oversized islands must be located within the parking lot and may not be configured along the perimeter of a parking lot.

4. **Stormwater Treatment Credit in Parking Lots**

If treating stormwater within a parking lot landscaped area, the required parking lot landscaping in this ordinance may be substituted by up to 20%. To be eligible for this reduction, the storm water treatment features must treat at least 30% of total site storm water volume needed to meet storm water quality standards of Chapter 5b. The storm water measures must be within or abutting the parking lot as part of a bio-swale, rain garden or other bio-retention treatment process. Detention and retention ponds are not eligible features for reducing landscaping.

C. **Other Residential Site Landscaping Standards**

a. When an apartment development consists of multiple buildings, landscaping with trees, grasses, flowers, or shrubs shall be planted in open areas and along foundations or near primary entrances as practicable to the available space.

b. **Decorative Highway Landscaping.** On residential sites abutting Highway 30 or Interstate 35 a landscape buffer consisting of coniferous plantings of 1 coniferous tree per 30 lineal feet of highway frontage must be provided. Plantings are not required to be placed on center. Up to 20% of the required coniferous trees may be substituted with overstory trees.

c. **Short Term Lodging (Hotel)**

Short term lodging establishments shall be landscaped in accordance with the non-residential landscaping standards when located within a commercial base zone. If located within a residential base zone, short term lodging shall meet the residential landscaping requirements.

d. **Dwelling House, Two-Family, Single-Family or Single-Family Attached Housing**

(i) Development of a residential property that is exempt from the Minor Site Development Plan requirements shall also be exempt from residential landscaping standards of this section.

(ii) For Dwelling Houses and Two-Family homes parking lot landscaping shall be provided when a site includes more than four parking stalls configured in a manner to create individual parking stalls outside of garage spaces or driveways to four or more garage spaces. The impervious area used for parking stalls and drive aisles shall meet landscape buffering setbacks and plantings requirements of a High Screen along the property line adjacent to the improvements.

3. General Requirements All Sites.

The following standards are required on all residential and non-residential sites.

1. Any required plant materials shall be rounded up to the next whole number when there is a calculated fraction of a plant. Rounding will occur upon calculation of the base standards before approving substitutions.

2. **Required Landscaped Area Conditions.**

a. Required yard areas, bufferyards or planters must have suitable soil conditions and depth exclusive of retaining walls, fill or other inorganic materials to permit the growth and maturity of the plant.

b. Soil located in required planting areas (yard areas, bufferyards, or planters) must be either topsoil from the site (pre-approved by the City) or soil conditioned and tilled into the top 6 inches with at least a 5% organic content. The approved landscape plan must specify the approach to meeting soil quality standards. Certification of the soil conditioning and quality must be provided by a contractor, licensed engineer, or landscape specialist prior to approval of final occupancy certificate for a building.

3. **Existing vegetation**

Existing vegetation within the developed area of a site may be credited towards the corresponding landscape requirement for trees, shrubs, and groundcover. Trees in good condition and of a desirable species that are greater than 8-inches in diameter may count at a 2 to 1 ratio and trees greater than 12-inches in diameter may be count at a 3 to 1 ratio. Retained trees must be protected during construction.

4. **Minimum planting standards.**

a. Shrubs. Initial planting of shrubs shall be of #2 container class or greater in size or approximately 18 inches in height.

b. Screening Height. Any materials planted for the purpose of achieving screening and for bufferyards shall be plant varieties that at installation are a minimum of 4 feet in height or 75% of the height of screened facility with the ability to mature to full screening requirements.

c. Bufferyards and Planter Area Slope and Plant Height. Bufferyards and planters must be relatively flat to ensure fences and plant materials grow or stand upright and achieve the intended height. The height of plant materials shall be measured from the average grade of the planter or the top of the curb in a depressed planter or sloped side of a planter.

d. Trees. All trees must be planted with a minimum 1.5" caliper tree for deciduous trees and coniferous trees must be a minimum height of 4 feet at the time of planting.

e. Ornamental grass shall be of a species that in every growing season has a height that exceeds 24 inches. Grasses that are typically less than 24 inches in height and are intended for groundcover are categorized as decorative grasses. Turf or lawn grasses are groundcover and are not classified as decorative grasses. The landscape plan shall specify the size of grasses at the time of installation and shall be of a size to reach their maturity within one growing season.

f. Plant materials must be installed to current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must be adequately marked and must not interfere with vehicular or pedestrian movement.

g. All required planters, bufferyards, and islands must include living groundcover. Foundation planters may use inorganic or non-living materials for ground cover. Organic mulch may be used in lieu of living ground cover beneath or around shrubs and trees.

5. **Tree Spacing and Placement**

Trees must be planted with recognition of the space needs for eventual growth and maturity. Small to medium trees may be planted no closer than 10 feet to a building. Larger trees require a minimum spacing of 15 feet from a building. Trees are to be located within and along parking lots in a manner that does not include parking lot lights within 15 feet of the tree to the extent practicable. Medium and large trees can be planted as close as 20 feet from another similarly sized tree on the same site. Large and medium sized trees must be planted a minimum distance of 3 feet from edge of paving. All spacing measurements are on center for the tree.

6. **High Screen Dissimilar Use Transition and Parking Screen.**

Generally, the high screen landscape standard provides physical and visual separation between uses and improvements.

(i) **Required Landscape Elements.** High shrubs shall be installed at a maximum distance of 6 feet on center to form a dense screen with a minimum mature height of 6 feet. In addition, one

Landscape Tree is required per 50 lineal feet of landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. The high shrubs must be at least 4 feet in height at the time of installation.

(ii) Alternatively, a 6-foot high fence with the fence posts on the interior side unless the fence is finished on both sides may be substituted for some or all of the high shrubs. When a 6-foot high fence is installed, high shrubs shall be planted at the rate of one shrub or 3 ornamental grasses per 20 lineal feet. In lieu of shrubs, additional ornamental trees may be approved by the Planning Director. An existing fence that is in good condition and repair may be utilized to meet the fence requirement with a condition that replacement or repair of the fence is the obligation of property that requires fence to meet their High Screen requirement.

7. Industrial Screen and Wall (Former L4) Screen between Industrial and Residential Areas.

(i) Generally. The industrial screening standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting uses in areas where there is little space for separation. These buffers must be designed and installed to separate activity areas of a site from the surroundings. Areas behind buildings with no outdoor activity areas or openings do not require walls unless necessary to enclose other activity areas on the site.

(ii) Required Landscape Elements. The L4 standard requires an 8-foot-high masonry (but not non-decorative concrete block) wall along the interior side of the landscape area. One Landscape Tree is required per 50 lineal feet of wall. In addition, 3 high shrubs or 6 low shrubs are required per 30 lineal feet of wall. Ground cover plants must fully cover the remainder of the landscaped area.

(iii) Alternative Compliance. The L4 standard can be met alternatively for sites that provide a minimum of 30 feet of separation from the property line to the use of the site by providing a berm with a minimum height of 4 feet with coniferous shrubs placed on the slope of the berm with an aesthetically pleasing density and coniferous trees planted within 10 feet of the berm. Landscaped trees shall also be provided at 1 tree per 50 linear feet.

8. F1, Partially Sight-Obscuring Fence.

(i) Generally: The F1 fence standard provides a tall, but not totally blocked, visual separation. The standard is generally applied where a low level of screening is adequate to soften the impact of the use of development or where visibility between areas is more important than a total visual screen. It is generally applied in areas where landscaping is not necessary and where nonresidential uses are involved.

(ii) Construction Standards. Fences must be 6 feet high and at least 50% sight-obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

(f) F2, Fully Sight-Obscuring Fence.

(i) Generally. The F2 fence standard provides a tall and complete visual separation and is primarily intended to be used in special instances where complete screening is needed to protect abutting uses and landscaping is not practical. It is usually applied in nonresidential situations.

(ii) Construction Standards. Fences must be 6 feet high and 100% sight-obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

9. Alternative Design Approvals

(i) Major Site Development Plan.

A landscape plan prepared by a certified Landscape Architect with alternative design and plantings may be approved under the requirements of a major site development plan after review and approval by the City Council when found to address the purposes of the ordinance and provides for a unique or high quality landscape environment that exceeds the quality of the base standards.

(ii) Zoning districts, such as CSC, DSC, NC, and F-VR, with front yard building setbacks less than 15 feet do not require approval of a variance to tree planting types, tree spacing, or reduced front yard landscaping when approved by the Planning Director. The Planning Director may approve planting of required trees as street trees in these circumstances.

(iii) The Planning Director may approve an alternative landscaping plan for unique conditions related to site constraints and topography that achieve necessary screening and aesthetic purposes of the landscape standards. The Planning Director may not approve reductions in landscaping based solely upon existence of existing vegetation on an adjacent site.

(iv) Upon installation, minor irregularities in planting and spacing may be accepted by the Planning Director.

10. Detention Ponds and Landscaped Areas

Detention ponds must be unfenced and contain decorative landscaping elements such as tiered retaining walls, decorative rock features and plantings to be eligible to be counted toward base zone landscape percentage. On 'wet' detention ponds or retention ponds the area of normal water height may not count towards the base zone landscape percentage.

4. CVCN and CGS District Landscaping.

In addition to (and in conjunction with) the High Screen landscaping requirements specified in Section 29.403, increased landscaping shall be provided around the perimeter of parking lots that serve, or partially serve, Grocery Stores and/or any category of Retail and Shopping Centers as listed in Table 29.406(2), as follows:

i. For every 1 square foot of grocery store or shopping center gross floor area, 0.28 square feet of landscaping shall be provided.

ii. Landscaping shall be contiguous to parking lot landscaping otherwise required by this Chapter, or in landscaped areas abutting parking lots that are at least 350 square feet in area, and which are no narrower than 10 feet in any dimension.

iii. The area of increased landscaping required under this Section shall conform to the L1, General Landscaping requirements of Section 29.403.

iv. All remaining areas of the site that are not otherwise covered by site improvements such as parking areas, driveways, buildings or parking lot landscaping shall be landscaped under the standards listed in Section 29.403.

(Ord. No. 3967, 9-9-08; Ord. No. 4029, 4-13-10)

11. Alternate Landscape Standards for Automotive and Marine Craft Trade Uses.

As an alternative to non-residential landscaping standards found in Section 29.403, the following standards may be applied to sites developed for automotive and marine craft trade as defined in Article 5;

(a) Landscaped area between parking lot pavement and property lines.

i. Minimum Landscape Width – 20 feet along all property lines abutting public right-of-way lines, 10 feet along all other property lines along a zoning boundary, and 5 feet along all other property lines of properties within the same zone, landscaped as follows:

a. 5 feet of the landscaped setback shall be landscaped with 1 overstory tree every 50 linear feet and with one shrub or a cluster of 3 ornamental grasses planted 4 feet on center, with the balance landscaped according to subsection (d) below; or

b. Landscaped according to a standard of 9 shrubs per 1,000 sq. ft. of area and with 1 overstory tree every 50 linear feet and up to 50% of the required shrubs which may be substituted with ornamental grasses at a 3 grasses to 1 shrub ratio. The standards, except that required numbers of trees and shrubs may be strategically clustered to allow visual openings into the site. Trees and shrubs must be clustered in regular intervals within required landscaped areas, spaced no greater than 200 feet apart. Each cluster shall include no less than 3 trees spaced no greater than 15 feet apart (center to center) with the trunk of at least 1 tree in the cluster located within 8 feet of the parking lot edge (to ensure some shading of abutting pavement).

Because landscaping under these options are less effective at softening impacts of lighting common to parking areas, all outdoor lighting shall conform to the following regulations:

1. Lighting in sales display parking lots is limited to 15 foot candles average, with a maximum 90 foot candles at a point on a 10 X 10 foot grid; except that after 10:00 p.m. lighting shall be reduced to 2 foot candles average with a maximum 6 foot candles at a point on a 10 X 10 foot grid.*
2. Lighting in non-display parking lots (e.g., customer parking, employee parking, storage areas) is limited to 2 foot candles average with a maximum 6 foot candles at a point on a 10 X 10 foot grid.*
3. All lighting fixtures shall be shielded in such a manner that the lenses of the fixtures are not visible from public rights-of-way.

* Photometric layouts to utilize mean lumen output of light source design.

ii. Setback areas beyond the minimum setbacks shall be fully landscaped applying the landscape element ratios of (b) above at 50% of the required shrubs.

(Ord. 4137, 1-8-13)

(b) Landscaping around perimeter of all principal building facades visible from a public street.

(i) Minimum landscape area equivalent to 5 feet times the length of each visible facade.

(ii) Building perimeter landscaping may be reduced or eliminated along selected areas of the perimeter if an equivalent amount of landscaped area is added to other areas of the building's perimeter, provided that perimeter areas of increased landscaping are along building facades visible from public rights of way.

(iii) Up to 25% of the required landscaped area may consist of either a brick-paved surface, or a raised sidewalk/pedestrian area consisting of either brick pavers or colored and pattern-stamped concrete.

(iv) Landscaping shall consist of 1 tree per 50 feet of building facade, and 1 shrub for every 6 feet of building facade. Plants and trees may be clustered as desired.

(c) Landscaped Entry Feature. A landscaped entry feature shall be provided that consists of either a landscaped sidewalk or driveway extending from the right-of-way providing primary vehicular access to the site, to within 20 feet of at least one principal building on the site. The landscape entry feature shall consist of the following:

(i) A 5 foot wide landscape strip on each side of the sidewalk or driveway. Said landscaping shall extend either:

(a) The full length of the required landscape entry feature; or

(b) At least 50% of the length of the landscape entry feature, provided that the entire length and width of the entry feature consists of a color-contrasted brick paved surface. (Colored and pattern-stamped concrete may be used for walkway areas, but will not suffice in areas of vehicle travel due to its poor color retention over time).

(ii) Landscaping in the entry feature shall consist of 1 shrub or tree for every 40 square feet of landscaped area. Shrubs may be low-lying to maximize visibility through the landscaped area.

(d) In addition to the minimum landscaping areas and plantings described above, the balance of all setbacks, landscape areas, and other portions of the site not otherwise developed with pavement, buildings, stormwater facilities and/or protected environmentally sensitive areas, shall be landscaped with lawn or groundcover plants (e.g., Sweet Woodruff, Ajuga/Bugleweed, Candytuft, Periwinkle, Vinca, Hosta, Carpet Juniper, prairie wildflower mix, etc.), and additional shrubs, flowers and trees as desired. Ground covers shall be typed, spaced and sized to provide at least 75% coverage within a three-year period. Within this context, Lawn means a managed area of grass forming a continuous turf mowed and maintained at a low and consistent height, and that is generally free of weeds, sedges, and invasive or volunteer plants or grasses.

(e) For sites 3 acres or larger, all of the above landscape provisions apply. For sites less than 3 acres, the applicant may eliminate either the building perimeter landscaping of subsection (b) above, or the landscaped entry feature of subsection (c) above.

(Ord. No. 4119, 7-10-12)

Sec. 29.406. OFF-STREET PARKING.

(1) **Applicability.** The off-street parking requirements set forth in this Section apply to all off-street parking uses, whether required by this Ordinance or in excess of the requirements of this Ordinance; whether accessory to the principal use of a site, or operated as a commercial enterprise.

(2) **Required Parking Spaces.** Off-street parking spaces must be provided in accordance with the minimum requirements set forth in Table 29.406(2) below, for any new building constructed and for any new use established.

(a) The off-street parking space requirement for a use not specifically mentioned herein is the same as required for a use of similar nature.

(b) Whenever a building or use lawfully existing on the effective date of this Ordinance, May 1, 2000, is enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise to create a need for an increase of 10% or more in the number of required parking spaces, such spaces shall be provided on the basis of such enlargement or change.

(c) The Planning Director may reduce required parking by 10% in order to increase landscape area within parking lots that exceed 30 or more spaces.

...

(4) **Occupancy of Structures Requiring Off-Street Parking.** All required parking and loading areas must be completed and landscaped prior to occupancy of any structure. If landscaping cannot be completed due to weather or time of year, an agreement in a form prescribed by the Department of Planning and Housing shall be signed by the developer, which shall specify the completion date.

...

(7) **Locating Parking Spaces in Front Yard.**

(a) Unless a parking lot plan is submitted as part of the development process pursuant to Section 29.1502, a Surface Parking Lot Landscaping Plan to meet the standards of Section 29.403 shall be submitted to and approved by the Director of Planning and Housing (to be evidenced by a document signed by both the property owner or owner's agent and the said Director), prior to any construction, reconstruction, installation, erection, conversion, alteration, addition, enlargement or development of any structure, improvement, feature or aspect of the premises. No Building/Zoning Permit required by Section 29.1501 shall be issued until the plan is submitted and approved.

(i) The provisions of this subsection shall not apply to the use of a front yard for vehicular parking where it is proven by the property owner, by documentary evidence or the testimony of disinterested third parties, that such use was lawfully established prior to the effective date of this Ordinance.

(ii) This Ordinance shall apply to any expansion or increase in the area of the front yard used for parking, even if no other conversion, construction or change to the subject premises occurs. Wherever this subsection applies, the subject parking area shall be so constructed and maintained as to meet the surfacing standards in Section 29.406(11).

(Ord. No. 3591, 10-10-00, Ord. No. 3660, 4-23-02; Ord. No. 3822, 3-8-05)

...

(9) **Parking Space and Vehicle Aisle Dimensions.**

(a) All required parking spaces must comply with the minimum dimensions for spaces stated in Figure 29.406(9).

(i) The stall depth dimension for a 90 degree standard parking space may have up to an 18 inch overhang into a landscaped planter area that is at least 7 feet wide.

(b) Smaller parking spaces for small cars are allowed only when the parking lot involved consists of 10 or more off-street parking spaces. These parking spaces shall be at least 8 feet wide and 16 feet long. No more than 20% of the required off-street parking spaces shall be designated for small cars. All small car spaces shall be clearly identified with signs or markings. In computing the number of permitted small car spaces where a fractional number of spaces results, the number of permitted small car spaces shall be rounded to the next lowest number.

(c) If the degree of angle of parking provided is not listed in Figure 29.406(9), the aisle width required shall be the next largest angle of parking shown in Figure 29.406(9). In circumstances where a strict application would result in unnecessary practical difficulties, the Zoning Board of Adjustment may, after notice and hearing, authorize such specific, limited exceptions to the above table of dimensions as it shall find warranted and consistent with:

(i) protecting landscaping features; and
(ii) adequate space for maneuvering of trucks, vans and full-sized passenger vehicles.

(d) No exceptions shall be allowed for any other feature of these off-street parking rules.

(e) Standard parking stalls that abut a planter area that is at least 7 feet in depth may allow for vehicle overhang of 18 inches with an improved parking stall that is 17 feet 6 inches in length. An overhang allowance is not permitted for compact parking spaces.

(f) The Planning Director may approve a reduction of up to three required parking stalls to accommodate a vehicular cross-access route to an adjoining property.

...

(11) **Improvements of Off-Street Parking Areas.**

...

d. The Planning Director may approve a reduction of up to three required parking stalls to accommodate a vehicular cross-access route to an adjoining property.

...

(14) **Standards for Accessible Parking Spaces.**

...

(v) Accessible Spaces and Passenger Access Aisles must meet parking, setback and minimum landscaped yard requirements.

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Sec. 29.407. OFF-STREET LOADING.

...

(2) **Loading Berth Location.** Required off-street loading berths must be provided on the same or adjacent lot as the structure for which the space is required and must be designed in such a manner that loading activities will not block any required parking area, public right-of-way, public or private access, or sidewalk. Loading areas must contain landscaped area equal to 10% of the total gross loading area. See 29.403. Loading berths shall be designed to minimize visibility of loading berths from sidewalks and streets.

...

Sec. 29.408. OTHER GENERAL DEVELOPMENT STANDARDS.

...

(3) **Garbage Collection Areas.** All outdoor garbage cans in outside collection areas shall be screened from all public rights-of-way other than alleys and from any adjacent properties to the High Screen or F2 standards set forth in Section 29.403. Trash receptacles for pedestrian use are exempt.

(4) **Mechanical Units.**

(a) Screening Required.

(i) For all uses, except for single-family and two-family dwellings, all mechanical units located on the ground shall be screened from ground level view from abutting streets by a sight obscuring fence and/or shrubs that achieve a minimum opacity of approximately 75%. Such shrubs shall be at least 75% the height of the mechanical equipment at the time of installation. Screening shall be at least 6 inches higher than the average height of the mechanical equipment at full growth. Fences shall be equal to the average height of the equipment.

(ii) All mechanical equipment mounted on roofs, or on the walls of buildings, shall be screened from the ground level view from both abutting streets and of any abutting residentially zoned lot with materials that are the same color as the principal siding or trim materials of the exterior of the building. Required screening shall be completely opaque, and shall ensure that at least 75% of the height of the mechanical unit is screened or otherwise unseen.

(b) Screening Exemptions. Screening of mechanical units is not required in the following instances:

(i) Wall-mounted meters and associated panels on a non-street facing side or rear facade, provided they are located beyond the centerline of any façade visible from an abutting street;

(ii) Units mounted on roof surfaces that are at least 3 feet lower than the ground level of the abutting street or property. (Screening is nonetheless required from other non-exempt vantage points):

(iii) Units visible from more than 300 feet beyond the side lot lines that intersect with the street on which the subject site abuts. (Screening is nonetheless required from other non-exempt vantage points) *(Ord. No. 3610, 4-10-01; Ord. No. 3665, 5-28-02; Ord. No. 3997, 07-14-09; Ord. 4048, 10-26-10)*

...

Section Three. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing the old and enacting new Chapter 29 Article 8 subsections as follows:

CHAPTER 29 ARTICLE 8

(3) **Zone Development Standards.** The zone development standards for the NC Zone are set forth in Table 29.801(3) below:

**Table 29.801(3)
Neighborhood Commercial (NC) Zone Development Standards**

DEVELOPMENT STANDARDS	NC ZONE
Maximum FAR	.70
Maximum Lot Area, Single Building	20,000 sf
Maximum Lot Area, Neighborhood Commercial Center	30,000 sf
Maximum Lot Area for Pre-existing Buildings and Pre-existing Neighborhood Commercial Centers	100,000 sf (with approval by Special Use Permit according to Sec. 29.1503)
Minimum Lot Frontage	60 ft.
Minimum Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line Side and Rear Lot Line Abutting a Residentially zoned Lot	0 if pre-existing, 10 ft. if not pre-existing. 0 0 5 ft. side (for RM & RH zones) & 10 ft. side for RL, UCRM & RLP zones, or a historic district 15 ft. rear
Maximum Building Setbacks: Street Lot Line	60 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	High Screen; see Section 29.403
Maximum Building Coverage	35%
Minimum Landscaped Area	15%
Maximum Height	35 ft.

Parking Allowed Between Buildings and Streets	No, except where allowed prior to the effective date of this ordinance.
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No

(Ord. No. 3591, 10-10-00)

(3) **Zone Development Standards.** The zone development standards for the CCN Zone are set forth in Table 29.802(3) below:

**Table 29.802(3)
Community Commercial Node (CCN) Zone Development Standards**

DEVELOPMENT STANDARDS	CCN ZONE
Maximum FAR	.75
Minimum Lot Area, Single Building	25,000 sf, 17,500 sf if lot has frontage on a cul-de-sac
Minimum Lot Area, Center	100,000 sf
Maximum Building Area, Single Building	150,000 sf
Maximum Building Area, Center	800,000 sf
Minimum Lot Frontage	60 ft.
Minimum Building Setbacks:	
Front Lot Line	0
Side Lot Line	0
Rear Lot Line	0
Lot Line Abutting a Residentially Zoned Area	10 ft. side, 10 ft. rear
Landscaping in Setbacks Abutting a Residentially Zoned Lot	High Screen. See Sec 29.403
Maximum Building Coverage	65%
Minimum Landscaped Area	15%
Maximum Height	35 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Plants and produce only. See Sec 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00; Ord. No. 3822, 3-8-05; Ord. No. 3840, 07-12-05)

(3) **Zone Development Standards.** The zone development standards for the HOC Zone are set forth in Table 29.804 (3) below:

**Table 29.804(3)
Highway-Oriented Commercial (HOC) Zone Development Standards**

DEVELOPMENT STANDARDS	HOC ZONE
Maximum FAR	.50

Minimum Lot Area	No minimum except for mixed uses, which must provide 6,000 ft. of lot area for the first dwelling unit and 1,000 sf for each additional dwelling unit in a group living use
Minimum Lot Frontage	50 ft.
Minimum Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line Lot Line Abutting a Residentially Zoned Lot	20 ft., except for a fuel pump canopy, which shall maintain a 10 ft. setback measured from the front edge of the canopy 5 ft. 10 ft. 20 ft. side, 20 ft. rear
Landscaping in Setbacks Abutting a Residentially Zoned	High Screen. See Section 29.403
Maximum Building Coverage	50%
Minimum Landscaped Area	15%
Maximum Height	85 ft. or 7 stories, except for fuel pump canopies, which are limited to 18 ft. with a minimum clearance of 14 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities permitted	Yes. See Section 29.1303
Outdoor Display permitted	Yes. See Section 29.405
Outdoor Storage permitted	Yes. See Section 29.405
Trucks and Equipment Permitted	Yes

(Ord. No. 3595, 10-24-00)

(3) **Zone Development Standards.** The zone development standards for the PRC Zone are set forth in Table 29.805(3) below:

**Table 29.805(3)
Planned Regional Commercial (PRC) Zone Development Standards**

DEVELOPMENT STANDARDS	PRC ZONE
Minimum Lot Area	One Acre
Minimum Lot Frontage except in the O-GNE	50 ft.
Minimum Lot Frontage for O-GNE only	50 ft. or cross-access easement agreements to which the City is a party for the limited purposes of modification or termination of the legal access rights
Minimum Building Setbacks: Street Lot Line except in the O-GNE Street Lot Line O-GNE only Side Lot Line Rear Lot Line Lot Line Abutting an R Zoned Lot	50 ft. As specified in approved master plan 0 0 50 ft. side 50 ft. rear

DEVELOPMENT STANDARDS	PRC ZONE
Maximum Building Setbacks: Street Lot Line	None
Landscaping in Setbacks Abutting a Residentially Zoned Lot	20 ft. with High Screen. See Section 29.403
Maximum Building Coverage	50%
Minimum Landscaped Area	15%
Maximum Height	100 ft. or nine stories
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Limited to garden centers and similar accessory uses, automotive and marine trade, in defined areas
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(Ord. No. 3899, 02-13-07; Ord. No. 3928, 07-24-07; Ord. 4138, 1-8-13)

(3) **Zone Development Standards.** The zone development standards for the CCR Zone are set forth in Table 29.806(3) below:

Table 29.806(3)
Community Commercial/Residential Node (CCR) Zone Development Standards

DEVELOPMENT STANDARDS	CCR ZONE
Maximum FAR	.75
Minimum Lot Area, Single Building	25,000 sf
Minimum Lot Area, Center	100,000 sf
Maximum Building Area, Single Building	150,000 sf
Maximum Building Area, Center	800,000 sf
Minimum Lot Frontage	60 ft.
Minimum Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line Lot Line Abutting a Residentially Zoned Area	0 0 0 10 ft. side 10 ft. rear
Landscaping in Setbacks Abutting a Residentially Zoned Lot	High Screen. See Sec 29.403
Maximum Building Coverage	65%
Minimum Landscaped Area	15%
Maximum Height	35 ft., or 45 ft. with a minimum roof pitch of 6/12
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Plants and produce only. See Sec 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00; Ord. No. 3822, 03-08-05; Ord. No. 3913, 05-08-07)

(3) **Zone Development Standards.** The zone development standards for the CVCN Zone are set forth in Table 29.807(3) below:

**Table 29.807(3)
Convenience Commercial Node (CVCN) Zone Development Standards**

DEVELOPMENT STANDARDS	CVCN ZONE
Maximum Building Square Feet, Single Building Maximum Building Area for a CVCN Commercial Center	25,000 sf, except for a grocery store, which shall be a maximum of 35,000 sf 100,000 sf
Minimum Lot Frontage	60 ft.
Minimum Setbacks for Buildings and Vehicle Paving: Front Lot Line Side Lot Line Rear Lot Line Lot Line Abutting a Residentially Zoned	20 ft., except for a fuel canopy, which shall maintain a 10 ft. setback measured from the front edge of the canopy 5ft 10 ft. 20 ft.
Landscaping in Setbacks Abutting an Residentially Zoned Lot	20ft with High Screen. See Section 29.403
Minimum Landscaping	See Section 29.403
Minimum Landscaping for Parking Lots	Parking lot screening and landscaping shall be required pursuant to Section 29.403.
Architectural Standards	See Section 29.807(4)
Maximum Building Coverage	45%
Maximum Size of Gasoline Service	Fueling points to serve not more than 8 vehicles at once
Maximum Size of Car Wash	Up to 5 washing bays (depending on SUP allowance) including both automatic wash tunnels and hand wash bays
Minimum Landscaped Area	25%
Maximum Height	See Section 29.807(4)(b)
Parking Allowed Between Buildings and Streets	No, except on arterial street
Drive-Through Facilities Permitted	No, except separated a minimum of 80-ft from any Residentially Zoned Lot. See Section 29.1303
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No
Joint Use Parking	Permitted under terms in 29.406 (17)

(Ord. No. 3969, 10-14-08)

...

(7) **Landscaping.** Landscaping shall comply with Section 29.403(4) (h) and also comply with the following:

...

(11) **Pedestrian and Vehicular Circulation.**

...

(iii) Such on-site sidewalks shall be

- a. lighted
- b. no less than five (5) feet in width and, where a parked vehicle will overhang into any sidewalk, minimum width shall increase two (2) feet for each overhang
- c. concrete, brick or other masonry pavers,

...

(3) **Zone Development Standards.** The zone development standards for the DSC Zone are set forth in Table 29.808(3) below:

**Table 29.808(3)
Downtown Service Center (DSC) Zone Development Standards**

DEVELOPMENT	DSC ZONE
Minimum FAR	1.0, Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.
Minimum Lot Area	No minimum, except for mixed uses, which shall provide 250 sf of lot area for each dwelling unit
Minimum Lot Frontage	No minimum, except for mixed uses, which shall provide 25 ft.
Minimum Building Setbacks:	
Front Lot Line	0
Side Lot Line	0
Rear Lot Line	0
Lot Line Abutting a Residentially Zoned Lot	10 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	High Screen. See Section 29.403
Maximum Building Coverage	100%
Minimum Landscaped Area	No minimum
Maximum Height	7 stories
Minimum Height	2 Stories, Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.
Parking Allowed Between Buildings	No
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(3) **Zone Development Standards.** The zone development standards for the CSC Zone are set forth in Table 29.809(3) below:

**Table 29.809(3)
Campustown Service Center (CSC) Zone Development Standards**

DEVELOPMENT STANDARDS	CSC ZONE
Minimum FAR	1.0, Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.
Minimum Lot Area	No minimum, except for mixed uses, which shall provide 250 sf of lot area for each dwelling unit
Minimum Lot Frontage	No minimum, except for mixed uses, which shall provide 25 ft.
Minimum Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line Lot Line Abutting a Residentially Zoned Lot	0 0 10 ft. 10 ft.
Minimum Landscaped Area	No minimum
Landscaping in Setbacks Abutting an R Zoned Lot	High Screen. See Section 29.403
Maximum Building Coverage	No Maximum
Openings between buildings	In order to provide access for vehicles and/or utilities to the interior of the block, there shall be a twenty foot wide opening between buildings, at the approximate mid-point of each face of each block. In addition to this mid-block areaway or drive, any lot without other means of access from a public street or alley may have one driveway from the street of up to 20-ft in width.
Minimum Height	25 feet, Except that the Zoning Board of Adjustment may determine through review of a use subject to approval of a Special Use Permit Use that such a proposed use and design is compatible in character with its surrounding and is exempt from meeting minimum FAR and minimum height.
Maximum height in portions of CSC bounded by: Lincoln Way Stanton Avenue Hunt Street Hayward Avenue	115 feet
Maximum height within fifteen (15) feet of the right-of-way lines of: Lincoln Way from Hayward Avenue to Stanton Avenue	30 feet, except buildings of three stories height or fewer with frontage on Lincoln Way and without residential use

Welch Avenue from Lincoln Way to Chamberlain Street	
Maximum Height in all other locations	75 feet.
Parking Allowed Between Buildings and Streets	No
Windows at ground line	For Non-Residential Facades, more than 50% of the area of primary or secondary façades between the ground line and the second floor line shall be windows that allow views into the interior space or be a display window. For Residential Facades, more than 30% of the area of primary or secondary façades between the ground line and the second floor line shall be windows or entries with windows
Building Materials	Clay brick shall comprise more than 50% of the exterior wall surface of each building façade. Exterior wall surface does not include windows or doors or their trim. Internal courtyard walls that are not visible from the street are exempt. This requirement does not apply to additions to buildings which do not have brick as an exterior material.
Entrance	There shall be at least one functional pedestrian entrance facing a street. Short term lodging must have a lobby and entrance facing a street.
Balconies	There shall be no exterior balconies above the third floor.
Site materials	No rocks, brick fragments or other hard, loose material over ¾-inch in size shall be used.
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Yes, See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Yes

(3) **Zone Development Standards.** The zone development standards for the CGS Zone are set forth in Table 29.810(3) below:

**Table 29.810(3)
Convenience General Service (CGS) Zone Development Standards**

DEVELOPMENT STANDARDS	CGS ZONE
Maximum Building Square Feet, Single Building Maximum Building Area for a CVCN Commercial Center	25,000 sf, except for a grocery store, which shall be a maximum of 35,000 sf 100,000 sf
Minimum Lot Frontage	60 ft.
Minimum Setbacks for Buildings and Vehicle Paving:	
Front Lot Line	20 ft., except for a fuel canopy, which shall maintain a 10 ft. setback measured from the front edge of the canopy
Side Lot Line	5ft
Rear Lot Line	10 ft.
Lot Line Abutting a Residentially Zoned Lot	20 ft.

Landscaping in Setbacks Abutting an Residentially Zoned Lot	20 ft. with High Screen. See Section 29.403
Minimum Landscaping	See Section 29.403
Minimum Landscaping for Parking Lots	Parking lot screening and landscaping shall be required pursuant to Section 29.403.
Architectural Standards	See Section 29.807(4)
Maximum Building Coverage	45%
Maximum Size of Gasoline Service	Fueling points to serve not more than 10 vehicles at once
Maximum Size of Car Wash	Up to 5 washing bays including both automatic wash tunnels and hand wash bays
Minimum Landscaped Area	25%
Maximum Height	See Section 29.807(4)(b)
Parking Allowed Between Buildings and Streets	No, except on arterial street
Drive-Through Facilities Permitted	No, except separated a minimum of 80-ft from any Residentially Zoned Lot. See Section 29.1303
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No
Joint Use Parking	Permitted under terms in 29.406 (17)

(Ord. No. 4028, 04-13-10)

...

(6) **Service Areas**

...

(d) Screening shall be integral and consistent with the overall design of the building and the landscape. At a minimum, screening materials shall meet the High Screen or F2 standards set forth in Section 29.403 and shall include materials of the same type, quality and color as the principal materials of the building or landscape.

(7) **Landscaping.** Landscaping shall comply with Section 29.403 and also comply with the following:

(a) In addition to the standards of Section 29.403, at least 1 overstory tree shall be planted within the parking (space between the public sidewalk and street curb, where sidewalk does not exist it is the area between the property line and street curb) for every 60 ft. (or part thereof) of lot frontage. If the City of Ames planting standards cannot be met due to site-specific conditions, the overstory tree shall be planted in the front yard, in addition to the other planting required by Section 29.403.

(Ord. No. 3967, 9-09-08)

Section Four. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing the old and enacting new Chapter 29 Article 9 subsections as follows:

CHAPTER 29 ARTICLE 9

(3) **Zone Development Standards.** The zone development standards applicable in the GI Zone are set forth in Table 29.901(3) below:

**Table 29.901(3)
General Industrial (GI) Zone Development Standards**

DEVELOPMENT STANDARD	GI ZONE
Minimum Lot Area	No limit
Minimum Frontage	25 ft.
Minimum Building Setbacks Front Lot Line	10 ft.; 40 ft. if abutting an arterial street, except for a fuel pump canopy, which shall maintain a 10 ft. setback from an arterial street, measured from the front edge of the canopy 12 ft.; 40 ft. if abutting an arterial street except for a fuel pump canopy, which shall maintain a 10 ft. setback from an arterial street, measured from the front edge of the canopy
Side and Rear Lot Lines	
Lot line abutting a Residentially Zoned Lot	
Landscaping in Setbacks Abutting a Residentially-Zoned Lot	10 ft. minimum with Industrial screen and wall. See Section 29.403
Maximum Building Coverage	85%
Minimum Landscaped Area	15%
Maximum Height	100 ft. or 9 stories
Parking Allowed Between Building and Streets	Yes
Drive-Through Facilities Permitted	Yes. See Section 29.1303
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	Yes. See Section 29.405
Trucks and Equipment Permitted	Yes

(Ord. No. 3970, 10-28-08)

(3) **Zone Development Standards.** The zone development standards applicable in the PI Zone are set forth in Table 29.902(3) below:

**Table 29.902(3)
Planned Industrial (PI) Zone Development Standards**

DEVELOPMENT STANDARDS	PI ZONE
Maximum FAR	.35
Minimum Lot Area	One Acre
Minimum Lot Frontage	100 ft.
Minimum Building Setbacks: Street Lot Line	50 ft. 20 ft. 30 ft. 50 ft. side 50 ft. rear
Side Lot Line	
Rear Lot Line	
Lot Line Abutting an R Zoned Lot	
Maximum Building Setbacks: Street Lot Line	
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen. See Section 29.403

DEVELOPMENT STANDARDS	PI ZONE
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Maximum Height	100 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	Yes, See Section 29.405; Screened per Section 29.403(1)(c)
Trucks and Equipment Permitted	Yes

(Ord. No. 4094, 12-20-11)

(3) **Zone Development Standards.** The zone development standards applicable in the RI Zone are set forth in Table 29.903(3) below:

**Table 29.903(3)
Development Standards**

DEVELOPMENT STANDARDS	RI ZONE
Maximum FAR	.35 for areas outside of Hub Activity Area/ No limit within Hub Activity Area
Minimum Lot Area	One Acre
Minimum Lot Frontage	100 ft.
Minimum Building Setbacks:	
Street Lot Line University Ave	30 ft.
Street Lot Line	10 ft.
Side Lot Line	10 ft.
Rear Lot Line	10 ft.
Lot Line Abutting a Residential Zoned Lot	50 ft.
Maximum Building Setbacks in Hub Activity Area for Principal Facade, excepting central common area	20 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen. See Section 29.403
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Maximum Height	100 ft.
Minimum Height Hub Activity Area	2-Stories
Parking Allowed Between Buildings and Streets	Yes
Parking Location	<p>Parking within the public right-of-way may count toward required on-site parking in the Hub Activity Area for an adjacent individual site as approved with a site development plan.</p> <p>Parking must be setback a minimum of 20 feet from a street lot line.</p>
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No

DEVELOPMENT STANDARDS	RI ZONE
Outdoor Storage Permitted-not between building and the street	Yes, See Section 29.405; Screened per Section 29.403(1)(c)
Trucks and Equipment Permitted	Yes

(Ord. No. 4223, 8-11-15; Ord. No. 4232, 10-13-15)

Section Five. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing the old and enacting new Chapter 29 Article 10 subsections as follows:

CHAPTER 29 ARTICLE 10

(5) **Landscaping, Screening and Buffering Requirements.** The landscaping, screening and buffering requirements applicable in the S-HM District for the purpose of providing a transition between S-HM District uses and adjacent residential areas, are set forth in Section 29.403 except as modified below.

(a) Where the boundary of the S-HM District is marked by a street, a buffer area not less than 15 feet in width shall be maintained abutting the S-HM side of the street right-of-way. No structures shall be permitted in said buffer area except for a high screen or high wall that conforms to the requirements of Section 29.403. The buffer area shall be landscaped in accordance with the planting standards set forth in Section 29.403 for commercial front yards with an emphasis on screening.

(b) Where the boundary of the S-HM District is marked by a lot line, a buffer area not less than 8 feet in width shall be maintained abutting the S-HM side of the lot line. There shall be constructed and maintained in said buffer area, for its entire length, a high screen or high wall that conforms to the requirements of Section 29.403.

(3) **Zone Development Standards.** The zone development standards for the South Lincoln Sub Area Mixed Use District are set forth in Table 29.1003(3) below.

**Table 29.1003(3)
South Lincoln Sub Area (S-SMD) Mixed-Use District
Zone Development Standards**

Development Standards	S-SMD Zone
Floor Area Ratio (FAR)	Maximum - 0.75 No more than 15,000 sq. ft. of total commercial use per lot
Minimum Lot Area	
Single-Family Dwelling	6,000 sq. ft.
Two-Family Dwelling	7,000 sq. ft.
Single-Family Attached Dwelling	3,500 sq. ft. per unit for the two exterior units; 1,800 sq. ft. per unit for interior units
Apartment Dwelling	7,000 sq. ft. for the first two units and 1,000 sq. ft. for each additional unit

Development Standards	S-SMD Zone
Commercial	6,000 sq. ft.
Minimum Lot Frontage	40 ft. at the property line and at the building line
Minimum Building Setbacks	
Front Lot Line	25 ft. build-to-line - Open porches may project into the required setback 8 ft. - Minor projections (e.g. eaves) are allowed To extend into the required setback 3 ft.
Side Lot Line	6 ft. one story 8 ft. two story 10 ft. three story 12 ft. four or more stories
Rear Lot Line	25 ft.
Build-to-line along south side of South 3rd Street	15 ft. build-to-line - projections are not allowed to extend into the area between the build-to-line and the South 3 rd Street right-of-way line.
Build-to-line along north side of South 3 rd Street	10 ft. - Open porches may project into the area between the build-to-line and the South 3 rd Street right-of-way line a distance of 8 ft. - Minor projections (e.g. eaves) are allowed To extend into the area between the Build-to-line and the South 3 rd Street right-of-way line a distance of 3 ft.
Landscaping in Setbacks abutting an R Zoned Lot	High Screen. See Section 29.403
Minimum Landscaped Area	15%

Development Standards	S-SMD Zone
Minimum Landscaping - All Buildings	<p>At least one overstory tree shall be planted within the parking (space between public sidewalk and street curb) for every 60 ft. (or part thereof) of lot frontage. If the City of Ames planting standards cannot be met due to site-specific conditions, then the overstory tree shall be planted in the front yard, in addition to the other required plantings as noted above.</p> <p>Parking lot screening and landscaping as a residential site shall be required. See Section 29.403</p>
Building Heights	<p>Maximum 3 stories or 40 feet, whichever is lower. Can extend up to four stories if ground floor contains more than 5,000 sq. ft. of walk-in retail and/or service commercial uses.</p>
Parking allowed between the Buildings and Streets	No, except pre-existing
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage permitted	No
Trucks and Equipment over 19,500 lbs. permitted	No
Parking	<p>As per Section 29.406.</p> <p>Mixed-use buildings containing both commercial and residential uses can reduce required parking for the commercial uses of the building to one space per every 350 square feet.</p> <p>Shared parking can be provided subject to the Joint Use Parking provisions in Section 29.406(17).</p> <p>No parking shall be allowed within any setback area along a street, except on a driveway that leads to the side or rear yard. No paving shall be allowed in such setback area if it is likely that it will facilitate parking. No parking shall be permitted between the building and any street.</p>
Density	
Minimum	See Minimum Lot Area above.
Maximum	None

Development Standards	S-SMD Zone
Entrance Walks	Required from the principal pedestrian entrance to the front property line. Must be a minimum of 5 ft. in width. Must be physically separated from other pavement.
Vehicular Access	Any new driveways constructed from a public street for one and two family structures shall not exceed 16 feet in width. Any new driveway constructed from a public street for multifamily or commercial development shall not exceed 20 feet in width. Existing front yard driveways may be maintained and replaced, but shall not be widened to more than 16 feet in width for one and two family structures and 20 feet for multifamily and commercial developments. For lots accessed from South 3rd Street, driveways may exceed 16 and 20 feet in width but shall not exceed 30 feet in width.
Building Form	
Width	Width of a primary facade shall be no greater than 40 ft. Width of the secondary facade(s) closest to the street shall be no greater than 40 ft. Recessed facades must be set back at least 8 feet from the primary or secondary facade. A second primary facade or secondary facade is permitted, but must be separated from other primary or secondary facades along that building face by a recessed facade of at least 24 ft. in length.
Porches	If the width of the primary facade or the secondary facade closest to the street, is greater than 20 feet and two or more stories in height, it must have a porch, or alternatively a similar one-story, but enclosed, building element, of at least 8 ft. in width projecting at least 6 ft. from the facade.
Roofs	All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run. All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, facing a street.

Development Standards	S-SMD Zone
Pedestrian Entrance	There shall be at least one pedestrian entrance facing the street.
Building Materials	<p>The appearance of primary exterior siding shall be horizontally oriented overlap siding with 4 inches to 6 inches exposed between laps. Brick, stone, concrete block, other masonry or EIFS shall only be used as an exterior building material in combination with other exterior siding materials.</p> <p>The primary roof material shall be shingles.</p>
Permitted Signage	
Wall Signs	Affixed to the outside of a building which contains the business
Monument Signs	Located on the lot on which the business is located
Number	
Wall Signs	1 wall sign per street frontage
Monument Sign	1 per lot
Size	
Wall Signs	16 sq. ft., except that a wall sign may be up to 32 sq. ft. in size if it is affixed to a building on a lot which abuts an arterial street and the wall sign faces the arterial street.
Monument Signs	16 sq. ft., except that a monument sign may be up to 32 sq. ft. in size if the lot on which it is located abuts an arterial street, and the monument sign faces the arterial street.
Monument Sign Height	The maximum height of a monument sign is 8 ft., including the sign base; that is, the top of a monument sign shall be no more than eight feet above the grade of the site on which it is located.

Development Standards	S-SMD Zone
Lighting	The lighting of both wall signs and monument signs shall be projected downward, regardless of whether the lighting source is internal or external. If the sign faces an abutting residentially zoned lot, or a residentially zoned lot that is separated from the site of the illuminated sign by only one street, the face of the illuminated sign shall have a dark background.

(Ord. No. 3801, 09-20-04)

Section Six. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing the old and enacting new Chapter 29 Article 11 subsections as follows:

CHAPTER 29 ARTICLE 11

Sec. 29.1104. "O-G" GATEWAY OVERLAY

...
 (2) **Applicability.** The O-G Zone shall be designated on the Official Zoning Map by ordinance of the City. Some examples of such possible areas are:

...

- (d) University Blvd., U.S. Highway 30;

Sec. 29.1107 "O-GSE" SOUTHEAST ENTRYWAY GATEWAY OVERLAY DISTRICT

...

(4) Landscaping Standards.

(a) All parking areas shall be set back and screened pursuant to Section 29.403 of this Ordinance, except that native prairie wildflower and prairie grasses from the list of plant materials for the Southeast Entryway as prepared by City staff, shall be substituted for the required shrubs and trees not located within parking areas. The plantings shall be sufficient to form a continuous screen to meet the intent of Section 29.403. In addition, native tree species from the list of plant materials for the Southeast Entryway as approved by City staff, shall be planted in small groupings to compliment the wildflowers and prairie grasses and to provide shade within the parking areas.

(b) Landscape screening is required along all arterial streets.

(i) Landscape screening shall consist of a minimum of ten (10) feet on private property and, as space permits, within the public right-of-way.

...

Sec. 29.1110. “O-UIE” EAST UNIVERSITY IMPACTED DISTRICT

...

(5) Landscaping and Fences.

(a) Site materials. No rocks, brick fragments or other hard, loose material over ¾-inch in size shall be used.

(b) Fences. Any parking lot adjacent to a Low-Density Residential Zoning District requires type F-2 screen.

...

Sec. 29.1112 “O-GSW” SOUTHWEST GATEWAY OVERLAY DISTRICT

...

(6) Landscaping.

...

(f) Fencing shall be integral and consistent with the overall design of the building and the landscape and also shall include materials of the same type, quality and color as the principal materials of the building or landscape.

(g) Chain link fences and fences containing barbed wire, electric charges or sharp materials are prohibited.

...

(8) Service Areas.

...

(d) Landscaping shall be integral and consistent with the overall design of the building and the surrounding landscape. At a minimum, landscaping materials shall meet the High Screen or F2 standards set forth in Section 29.403 and shall include materials of the same type, quality and color as the principal materials of the building or landscape.

(9) Drive-through facilities.

...

(b) Integrated such site features with the building design and screened from off-site property with screening materials that meet at least the High Screen standard.

...

Section Seven. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing the old and enacting new Chapter 29 Article 12 subsections as follows:

CHAPTER 29 ARTICLE 12

(6) Suburban Residential Floating Zone Suburban Regulations. The Suburban Regulations for the F-S zone are provided for in Table 29.1202(6) below.

**Table 29.1202(6)
Suburban Residential Floating Zone Suburban Regulations**

SUBURBAN REGULATIONS	F-S ZONE
Minimum Density Suburban Residential Low Density (FS-RL)	The minimum average density for one and two-family dwelling units, two-family dwelling units, and single family attached dwelling units in areas zoned FS-RL shall be 3.75 dwelling units per net acre. Net acres shall be determined only by subtracting from the gross acreage of a subdivision the land area devoted to the following uses or containing the following characteristics: <ol style="list-style-type: none"> 1. Public or private right-of-way; 2. Common open space owned by the City of Ames or owned by property owners in common through a Homeowner’s Association or a similar private entity 3. Areas of severe slope where the topography exceeds 10% as determined by the Story County Soil Survey; 4. Areas containing natural resources as identified in the Natural Areas Inventory of the City of Ames dated 1994. 5. Areas reserved as an outlot or by easement to the city for planting as woodland, prairie, wetland or other native plant community. 6. Stormwater detention areas and stormwater retention ponds required by the Ames Municipal Code or as a condition of a permit or other City approval. 7. Areas reserved as an outlot or by easement to the city to protect natural archeological and/or historic features.
Minimum Density Suburban Residential Medium Density (FS-RM)	The minimum density for property developed in the FS-RM zone shall be 10 dwelling units per net acre.
Lot and Block Design Requirements	Block lengths that exceed 660 feet in length on a block face shall contain a mid-block cut through or cross walk to enable effective pedestrian movement through the block. From one street to another street on the opposite block face.
Open Space Requirement	A minimum of 10% of the gross area shall be devoted to common open space. A minimum of 15% of the gross area shall be devoted to common open space for back-to-back single family attached dwellings. Common open space shall be owned and maintained by the City of Ames or by a Homeowner’s Association or a similar private entity.
Landscape Buffer Requirement	A landscaped buffer of 10 feet in width shall be provided in the setback area of any lot zoned FS-RM where the lot is adjacent to any lot zoned FS-RL or RL. The landscaping shall adhere to the High Screen Standards as provided for in Section 29.403 of the ordinance.
Parking Requirements	Parking shall be provided to meet the requirement as set forth in Section 29.406 of this ordinance.

(Ord. No. 3579, 8-22-00; Ord. No. 3591, 10-10-00; Ord. No. 3640, 12-11-01; Ord. No. 3660, 4-23-02; Ord. No. 4021, 1-12-10; Ord. No. 4188, 7-22-14)

Section Eight. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing the old and enacting new Chapter 29 Article 13 subsections as follows:

CHAPTER 29 ARTICLE 13

Sec. 29.1303. DRIVE-THROUGH FACILITIES.

All Drive-Through Facilities, whether primary or accessory uses, must comply with the following conditions:

(1) **Setbacks and Landscaping.** Stacking lanes and driveways are parking lot areas for conformance to development standards. Stacking lanes for a Drive-Through Facility must be setback at least 5 feet from all lot lines. Where the setback abuts a Residential Zone, the setback must be landscaped to at least the High Screen Standard.

Section Nine. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

Section Ten. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Eleven. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor