



architecture specialty millwork virtual vision project management

118 E. 26th Street Suite 300 Mpls, MN 55404 P:612-879-8225 F:612-879-8152 www.tanek.com

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Ames City Council

Request to modify Section 29.809(3)

We are asking the City Council to consider a Text Amendment to Section 29.809(3) Opening between Buildings. The current language requires a 20' wide mid-block break. We would propose to remove the language regarding the need for a mid-block area or drive along Lincoln Way.

Our reasons for this request:

1. The original concept did not consider the current urban planning trends in design. New urban design concepts would typically consider a continuous active street front as a major improvement to the urban environment. A mid-block vacant gap in the street façade would not promote an active street front and in fact would leave a dark hole along the building street.
2. There is a concern that the mid-block gap will be an unoccupied section of the street with no commercial activity. The connectivity to the back alley is not a compelling passage way to any public way. Without a destination or connectivity to other areas the connection really leads to nowhere.
3. There is a concern that the area will have the potential to be an ongoing public safety concern as a place for unauthorized people to occupy.
4. There will be on-going maintenance and cleaning for an area with no apparent use
5. There will be an on-going financial burden to the site for the substantial loss of revenue due to the removal of usable building square footage.

We believe the higher and better use of the area which will contribute to the vitality of Lincoln Way would be to build an attractive and activated building. This would create a better urban street front and not leave a dark blank hole in what could be an attractive street scape.

Thank you for your consideration.

Sincerely,

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Nathaniel Shea
NCARB, A.I.A., *Principal*
Tanek, Inc.