

Housing and Community Development Block Grant Programs

TO: Mayor and City Council Members

FROM: Vanessa Baker-Latimer, Housing Coordinator

DATE: January 31, 2020

SUBJECT: Summary of Open House Meeting with the College Creek Old Ames Middle School Neighborhood Association and surrounding neighborhoods in the area.

Representatives from Planning and Housing, Public Works, Fire, and Parks & Recreation collaborated to reach out to the residents of the neighborhood concerning a number of City initiatives. Staff sent individual mailings to residents and property owners in the area, posted flyers in the apartment complexes and published a Press Release inviting and encouraging their attendance to an “Open House and Meeting” on January 23rd to learn more about the following four projects that will be started or potentially started in their neighborhood:

1. **Planning & Housing Department:** Progress update on the development of **321 State Avenue** including the potential to develop multi-family units on the site. Additionally, use of CDBG funds to acquire property on Franklin to collaborate with the Public Works Department to install a Shared Use Path from Franklin Park to Wilmoth Avenue.
2. **Public Works Department and Parks & Recreation:** Progress update on the installation of a **Shared Use Path** from Beedle Drive to the Intermodal Facility, including plans through Franklin Park.
3. **Fire Department:** Exploring the idea of **relocating Fire Station #2** somewhere along State Avenue, between Arbor Street and Mortensen Road. ISU previously agreed to consider options at Arbor/State.

For the neighborhood’s convenience the Open House and Meeting was held at the Ames Middle School on Mortensen Road from 5:00 pm to 7:00 pm. A short 10-minute presentation providing an overview of the three projects occurred at 6:00 pm. Additionally, a webpage was created for them to visit to receive additional information, www.cityofames.org/CCOAMSProjects. Approximately 20 residents attended the meeting.

During the Open House portion, residents were able to visit each Department’s area to ask questions. Each Department encouraged participation and feedback. The majority of the feedback was collected through comment cards

Attached are the comments that were received for each Department. Maps of the various projects and other information provided at the meeting are available at:
www.cityofames.org/CCOAMSProjects.

From this point, in that each Department is at various stages of implementation, each will utilize the feedback that was received to determine their next steps in proceeding with the individual projects.

It is anticipated that the Public Works and Parks & Recreation projects are the most likely to proceed first. Development of 321 State Avenue will also proceed later this year. Evaluation of and planning for the Fire Station relocation will continue this year with an undetermined timeline for a final decision.

Next Steps for 321 State Avenue

Development of 321 State will have the next component of neighborhood outreach. City Council on January 14th proceeded with the hiring of the Civil Design Advantage (CDA) engineering firm to help develop concepts for affordable single-family home lot layouts and reservation of area for future affordable multi-family development. The intent is to proceed with single-family subdivision this year and prepare for a Low Income Housing Tax Credit (LIHTC) application to be submitted in March 2021.

For Planning and Housing, the next steps are to meet with CDA and begin creating design concepts for single-family lot layouts with a multi-family housing area. The concepts will then be presented to the neighborhood to gain their input on design elements prior to reporting back to City Council. Staff anticipates presenting this information at the City Council meeting on February 25th for City Council's review and approval on a final design concept. Once a final design concept is selected CDA will continue with their scope of work that includes preparing a preliminary plat, final plat, and public improvement plans. The intent is for approved plans to be put out to bid in early Summer 2020 in order to have some available single-family lots in 2020. Staff will work in parallel for creating a multi-family development RFP in June 2020 for City Council.

NEIGHBORHOOD COMMENTS FOR THE PLANNING AND HOUSING
321 STATE AVENUE PROJECT:

- Dream: Owner occupied homes could be single family or attached townhomes.
- Multi-family to south; single to north; senior center to north also sounds great
- Single-family housing fits the existing neighborhood. I don't think it's a good location for apartments / townhouses, etc.
- I guess I am more leaning on having apartments on southern parcel.
- Please make sure the multi-family units have ample parking.
- I would like to see the LMI multi-family units be single family rent to own houses on 321 State St. Thanks!
- Incorporate housing that is \$150-250,000, I would advocate for more mixing of housing types & income levels. Drawing of LMI to the west / Middle income to the east on the north half and Middle income to the west and LMI to the east on the south half.
- My 1st choice is senior center/pool on one of the sections, but I understand that may not be financially feasible. I like the idea of single-family homes along Wilmoth & no driveways on to State Street. I would prefer no apartments. Condos & duplexes are ok or townhomes. Who will get to face the possible new fire station?
- I think either option will be good. I'd rather not see more apartments – I'd like people who want to buy a home to be able to afford one. I understand there will not be driveways on State – good!
- No more rental property in this area. 70% is more than enough. Single family homes in area works well.
- Please no more apartments! Single-family housing would be better for the area.
- I am very much against housing construction in the area. I would much prefer a simple park. I believe the existing community would benefit more and am confident that the housing/rental market will adjust accordingly to supply and demand. If housing was built I would prefer single-family middle-income market housing.
- For multi-site housing – two level townhomes only for family centered living; Single family south side
- Against multi-family dwelling; work every possible way to get break for “rent to buy”; Quality of life is key.
- Senior center on north section of the old middle school property; No apartment buildings!, there are already plenty in the area; No rental!
- Strongly object to rentals or apartments; Please single family homeowner housing; Townhomes ok. Strongly oppose any rental and any apartments, mixed income ok. After five years of meetings and attending council meetings, it is disturbing to hear the City is again considering rental. No means no. Suggest locating Fire Station on West side of State.
- Kathie Whathoff submitted a drawing. Between Wilmoth and State and the alley and Tripp Street she is proposing parking, a pool, a senior center, more parking and on the south side of Tripp she is proposing single-family housing. Her comments stated the she would like a salt-water pool, senior center or small work out center.
- I would like to have the pool and senior center at the northern parcel or maybe a library. A drawing is also included similar to the suggestion above.

NEIGHBORHOOD COMMENTS FOR THE PUBLIC WORKS SHARED USE PATH PROJECT:

Overall Residents concern: Residents were very concerned that building a shared use path along the south side of Arbor Street would result in the removal of many trees. They were relieved to hear that our initial plan is to sign Arbor Street as a 'Shared Street', and the residents hope this can be a long-term solution.

Additional Comments:

- Need to make sure to upgrade street/traffic control infrastructure appropriate to the increased concentration of population. When doing street infrastructure make sure you have adequate lane for through traffic and turning movements.
- Bike and car shared path on Arbor ok. Do not want street trees cut down.
- I agree with proposal to make Arbor St a dual use street to share street with bikers and traffic. Please save existing trees.
All new bus stops in this area need to have pullovers, including Lincoln Way and State and Lincoln Way and Wilmoth.

NEIGHBORHOOD COMMENTS FOR THE PARKS AND RECREATION IMPROVEMENT UPDATES TO FRANKLIN PARK PROJECT

- Light, water, shelter with electricity and some kind of restroom facility (anchored down)
- Like the park plans, thank you!

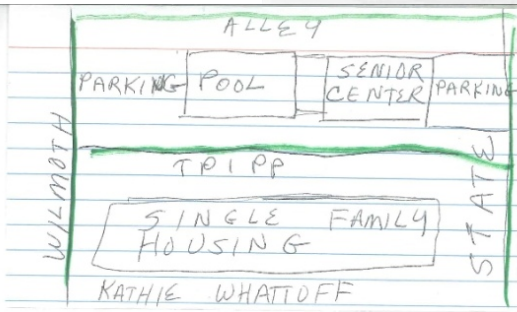
NEIGHBORHOOD COMMENTS FOR THE FIRE DEPARTMENT RELOCATION OF FIRE STATION #2 PROJECT

- Concerned about not having the open space opposite our house which is a natural landscape. Loss of greenfield and trees outlook. Prefer if possible minimum disturbance of above.
- Object to location proposed. Locating station on west side of State Ave. okay. The mature trees and natural landscape would be destroyed when soil is brought to the site to make the land flat. Planting new trees not acceptable solution.
- Welcome addition to the neighborhood.
- Understand the importance of moving the station, like the location.
- Works for our family.
- Insurance rates may fall because of proximity to the station.
- Would lights and sirens come on as soon as you leave the station?
- What does ISU say about use of the property?
- Current rationale to move the station?
- Potential response time savings from current location?
- Question was asked about how loud it will be?
- How will this be funded and the potential timeframe?
- How much space will be taken up by the building? What else would be on the land?
- Why there?
- How many trees would be removed? Want to preserve as much of the Arboretum as possible.
- Concern about removal of thicket and brush for wildlife and songbirds.
- How will the flow of traffic work with the vehicles?
- Will this be a single story?

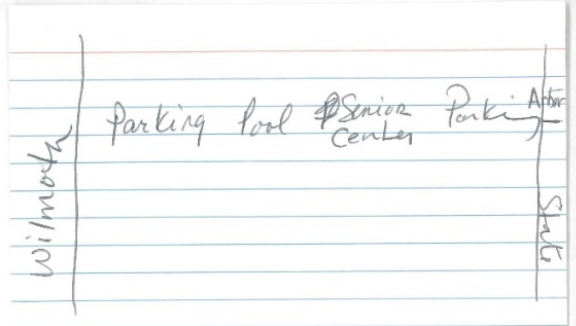
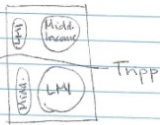
The following six responses were written on comment cards:

- Fire Station: Somewhat concerned about this being so close to current housing, but I know that's how it is on 13th. Concern because it is a low spot – often wet in that area. We love the arboretum and wouldn't want the natural area spoiled. Keep as much as you can!
- Because I live at 2917 Arbor I would be very sad if I can't enjoy my view of the Arboretum – the trees the big Spruces. I also have a neighbor at 2911 who sleeps days and would be very bothered by the sirens. I will be too. There will be a lot of disturbance in our quiet neighborhood where people and a lot of wildlife live. Can't it be where there aren't people and wildlife?
- I'm concerned about the noise and the view from my property on Arbor. I often use the Arboretum to walk/run. When I initially heard the proposal I thought it'd be better situated further down on State not in an existing residential neighborhood.
- Would like to preserve the trees in the area. It's a nice calming area to walk. Concerned about the sound and light. Understand it is a great location for speed vs. Welch.
- No to location of Fire Station. 1) I don't want anything encroaching on the Arboretum. Don't set a bad precedent. 2) I don't want the disturbance of the wildlife. 3) Neighborhood noise 4) I work nights and sleep days. Daytime activities would disturb my sleep greatly. 5) Should be located in business area where this won't disturb anyone.
- The proposed location could potentially block the Arboretum entrance for runners such as myself. Maybe consider building a path around the Station so this is not an issue.

Comment Drawings

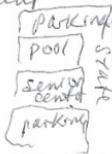


- Incorporate housing that is \$150-250,000
- I would advocate for more mixing of housing types & income levels



1. Multi-Family to South
2. Single to N.
3. Senior center to N. also sounds great

Wilmouth



Submitted by
2911
Arbor St

NO apts. and NO Rental!!!
 Agree

A park would be ideal