



TO: Mayor and City Council

FROM: Kelly Diekmann, Planning & Housing Director;

*Caring People
Quality Programs
Exceptional Service* **DATE:** February 14, 2020

SUBJECT: Planning & Zoning Commission Discussion of Ames Plan 2040

At the Ames Planning and Zoning Commission meeting held on February 5th, the Commission reviewed the progress on selecting scenario tiers and discussed upcoming policy issues related to housing. The Commission asked for me to prepare a memo to the Council describing the consensus of the Commission from its February 5th meeting on the direction of Ames Plan 2040. Because of the timing of the meeting with Council having already selected expansion areas, the meeting focused on discussing the expansion areas and upcoming issues related to housing and character.

The following are a summary of general statements supported by the Commission:

- ↯ Support for diverse housing options in all of the scenario areas, do not focus one housing type exclusively in one area.
- ↯ Housing choices need to be reflective of a broad spectrum, matching our socio-economic ranges, meaning providing for not only low income affordable housing, but also market rate housing at middle and higher income levels
- ↯ Housing choices needs to be supportive of our economic development goals and attractive to our workforce in price, quality, and location.
- ↯ Smaller housing options are desirable in a hope of being more affordable at a lower price point than recent for sale new home prices.
- ↯ Plan for housing options in the expansions areas to address specific goals and needs, be intentional. For example, plan for medium and high density housing corridors and nodes, plan for complete neighborhoods that have transitions of housing types and sizes, relate character to transportation network. *Transitions and design was frequently discussed during the conversation.*
- ↯ Support for infill housing concepts; consider smaller options that may fit a neighborhood along with larger redevelopment project ideas. However, there was concern about preserving the core and being compatible. They felt there was more to discuss regarding existing neighborhoods and infill, as there was not a specific proposal to evaluate.

