



**Mary Greeley**

MEDICAL CENTER

Doing what's right.

April 22, 2022

City of Ames City Council  
c/o: Kelly Diekmann  
515 Clark Ave  
Ames, IA 50010

RE: Request for Zoning Text Amendment on Medical Parking Requirement

Dear Ames City Council:

Mary Greeley Medical Center and McFarland Clinic are requesting a zoning text amendment be considered to reduce the current requirement of 1 space/143 SF or 7 stalls/1,000 SF of medical office to 5 stalls/1,000 SF. We are exploring a potential medical clinic project in Ames and have applied the current ratio to a site layout. The parking is unnecessarily large and a burden to the overall budget. Area communities, such as West Des Moines and Waukee, have medical office requirements of 3 or 5 spaces/1,000 SF for medical office/clinic use. 7 stalls/1,000 SF would equate to 238 parking stalls for a 34,000 SF clinic that will average 50 staff and 34 patients maximum. The parking that is currently being required is almost triple what is needed from a building use.

As we navigate uncertain times with increasing construction pricing and low availability of materials, the challenge to meet a project budget and still meet project goals are monumental. The cost burden of this parking requirement impacts many areas like soils, granular base material, concrete, storm sewer and landscape screening, which all impact the bottom line. Mary Greeley Medical Center and McFarland Clinic would prefer to concentrate budget dollars on medical equipment and space that assists in improving the quality of life for our community members.

We request that you amend the current zoning requirement of 7 stalls/1,000 SF of medical office to 5 stalls/1,000 SF or lower. We appreciate your consideration of this request for upcoming and future development.

Sincerely,

MGMC in partnership with McFarland Clinic

Amber Deardoff  
MGMC Vice President/Clinical and Support Services