

**From:** [Kurt Friedrich](#)  
**To:** [City Council and Mayor](#)  
**Cc:** [Chris Gunnare](#); [Luke Jensen](#); [Greg Broussard](#)  
**Subject:** LUPP Map Change for Lutheran Church of Hope  
**Date:** Friday, February 10, 2023 2:02:28 PM

---

[External Email]

Honorable Mayor and City Council;

As many of you know, we have been working with Lutheran Church of Hope to establish a permanent home for their growing ministry here in Ames. Hope currently meets in the community auditorium adjacent to City Hall for worship services and has added multiple services on the weekends to accommodate members and guests. To continue its growth and commitment to enriching lives in our community through Christ's love and service to others, they plan to build their ministry campus on the 20 acres at the NE corner of our Bluff's Subdivision (formerly Dankbar/Muench).

Back in 2017 we had requested that the Council consider the corner 5 acres be identified as a future commercial node. Council approved this request and more recently in the 2040 plan, Council maintained the node at this location on its land use map. Because Hope plans to utilize the area identified as commercial on the site for future expansion of their own facilities, and to avoid any potential roadblocks to that, they wish to have the commercial node removed from the map now. We are supportive of Hope's preference to remove the node as it is consistent with their long term plans for use of the site. Additionally, there is a much larger commercial node that has been identified on the Borgmeyer property to the east, so only a small portion of the potential commercial land in this area will be eliminated by the removal of this node.

Staff has indicated its support of the removal of this node in our meetings and communications. We ask for your support of this change to allow Hope to move ahead with clarity of purpose and vision. Please advance this map change request for us.

Thank you,

Kurt W. Friedrich  
President, R. Friedrich & Sons, Inc.  
100 6th Street, Ames, IA 50010  
(O) 515-232-6175; (C) 515-231-2554  
FriedrichRealty.com

"Our priority is to move you. Delivering value and enriching lives through better real estate solutions. That's the Friedrich Way."