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Memo

Department of Planning & Housing

TO: Planning & Zoning Commission

FROM: Steve Osguthorpe, Planning & Housing Director

DATE: May 1, 2009

SUBJECT: Broad Overview of LUPP

At your last Planning & Zoning Commission meeting, you agreed to meet together as a group to come up with a consensus on the goals and objectives in the LUPP before the joint meeting with the City Council is scheduled. It was decided that staff and the Commission would take time during the next few P&Z meetings to go through the goals and objectives of the LUPP in order to gain a better understanding of them. It was agreed that this would be a broad overview; not a detailed analysis of the LUPP.

In preparation for this meeting, I put together the attached information from the LUPP that includes both the population and employment projections in the LUPP, and also the general goals of the LUPP. I will be prepared to share with you generally how these are implemented. Implementation measures are more clearly developed for some goals than for others. We can talk more about that.

Also, the information provided reflects only the first portion of the LUPP. I have not included information on the Policy Options sections that follow the Goal Statement sections. I thought it would be best to first determine if you understand and agree with the general precepts in the goal statements, and then take up discussion of the Policy Options at the next meeting..

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Attachment

Broad Overview of LUPP

Projections

Pg. 7 – Population projections

Growth in Story County – by 2030 94,000 – 96,000.

Growth in City of Ames – by 2030 65,000 – 67,000

Growth rate of 0.7 to 0.8 percent (rate between 1980 & 1990 in Story County)

Pg. 8 – Employment projections

City of Ames and its fringe – by 2030 33,700 – 35,050

Annual growth rate of 0.8 percent

Pg. 10 – Housing projections

Units in City of Ames – by 2030, 25,000 - 25,800 units

Annual growth rate of 0.8 percent

Goals & Objectives

Pg. 12 - A New Vision

Precepts

1. Targeting Growth.
 - a. Based on provision of public infrastructure in coordination with release of land and support by development community
2. Seeking more expansion areas while limiting intensification of existing areas
 - a. Anticipates provision of additional areas for development to lessen reliance on intensification of existing developed areas
3. Addressing existing and new development areas differently
 - a. Anticipates different planning objectives and implementation techniques in different areas including urban core, university-impacted area, and new lands
4. Providing connections for people, places, and activities
 - a. Provide provisions for public spaces designed to encourage social interaction
Encourage mixing of uses in new development to create “village” concept and to create an integrated community and sense of place

Pg. 14 – Goals for a New Vision

1. Planning and management of growth
2. Developable area provisions
 - a. 3,000 – 3,500 acres of additional developable land by 2030
 - b. Limited intensification and also annexation
 - c. Greater compatibility among new and existing development
 - d. Greater conservation of natural resources and compatibility between development and environment
 - e. Integrate planning with Story and surrounding Counties

3. Environmental-friendliness
 - a. Conservation management, protection, replacement, etc.
 - b. Maintain value of street corridors for drainage, flood management, habitat, recreation, scenery, and pathways
 - c. Protect and conserve water resources
 - d. Energy conservation
 - e. Protect air quality and sky access/visibility
4. Sense of place and connectivity
 - a. Integrated living and pedestrian amenities
 - b. Link areas neighborhoods through intermodal transportation
 - c. Psychologically connect areas through
 - i. Proximity
 - ii. Common design elements
 - iii. Inclusion of community amenities (e.g., parks)
5. Cost-effectiveness and efficient growth pattern
 - a. Establish priority growth areas
 - b. Implement concurrency in priority areas
 - c. Continue development in areas with existing infrastructure and capacity
 - d. Have real costs borne by developer if outside of priority areas or areas of existing infrastructure
6. Housing opportunities expansion
 - a. Increase supply of low and moderate-income housing
 - b. Establish net densities of 5.6 units per acre to maximize housing units in new areas.
 - c. Establish higher densities in designated areas, with an emphasis on appearance compatibility among existing and new development
7. Mobility and alternative transportation
 - a. Establish comprehensive and integrated transportation system- multi-modal
 - b. Link transportation system with desired development pattern
 - c. Plan new transportation corridors to minimize impacts on significant natural resources
 - d. Reduce air pollutants by increasing traffic movement efficiency
 - e. Ensure development patterns protect airport and flight approach zones
8. Downtown as a central place – community focal point
 - a. Intensification for visitor attractions, residential, offices and business support services
 - b. Apply design standards and preserve historic structures
 - c. Expand parking in downtown
9. Economic expansion and diversification
 - a. Diversify regional employment opportunities
 - b. Attract small/medium business that utilize local workforce
 - c. Expand research and technology – public/private/university coordination
10. Cultural heritage preservation
 - a. Provide record of earlier development through preservation
 - b. Ensure historic structures are integrated with new in a compatible way
 - c. Protect archaeologically resources