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Memo

Department of Planning & Housing

TO: Planning & Zoning Commission

FROM: Jeffrey Benson, Planner

DATE: May 15, 2009

SUBJECT: LUPP Goals Discussion

At your last Planning & Zoning Commission meeting, you agreed to send to staff individual lists of what goals, objectives, or assumptions in the Land Use Policy Plan you would like to discuss with the Council. We were to compile these individual comments to form the basis for the upcoming discussion with City Council.

We received comments from Keith Barnes, Chuck Jons and Elizabeth Beck. The attached "Planning and Zoning Comments on LUPP Goals" is our compilation of all of these comments. It does provide a list of issues to discuss with Council that is more specific than the overall recommendation to Council earlier this year to review the current planning data, future projections, and the City's current goals in comparison to the assumptions and projections that the current LUPP and Zoning ordinance were based upon.

Contact us if you need to review any of the original comments made by each of the three Commissioners.

JB\elh
Attachment

PLANNING & ZONING COMMENTS ON LUPP GOALS

MAY 20, 2009

GOAL # 1: Planning and Management of Growth

Suggested revision to goal statement: Recognizing that additional population and economic growth is desirable ~~likely~~, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Do the Chamber of Commerce and Ames Economic Development commission share this vision and goal? Do the decisions of the City and the activities of City departments reflect these objectives?

Objective 1 A: Is it our objective to have growth in retail and industry, which is what "a more regional employment and market base" means, doesn't it?

Objective 1 C: This is a very important objective. Therefore, we need current estimates to determine if we are on track to meet target population and employment by 2030, as this has a significant impact on the amount of residential, commercial and industrial land needed.

GOAL #2 Developable Area Provisions

To ensure that the amount of land made available for various uses adequately meets the needs created by population and jobs growth, the following types of analysis is needed:

- realistic correlation between anticipated jobs and development acres
- amount of developable land available
- uses, density and other zoning provisions tied to specific sites
- appropriate infill areas for intensification

GOAL #3: Environmental Friendliness

Objective 3 C: Add specific reference to protecting the Ada Hayden area?

Objective 3 D. Add specific reference to use of alternative energy options?

GOAL #4: Sense of Place and Connectivity

Objective 4 A – Suggested revision: "Ames seeks to establish more integrated ~~and compact~~ living/activity areas (i.e. neighborhoods, villages) wherein daily living requirements and amenities are provided in a readily identifiable and accessible area. Greater emphasis is placed on the pedestrian and related activities."

Is this the place we might add increasing connectivity through more bike trails?

GOAL #5: Cost Effective and Efficient Growth Pattern

Objective 5 B: Clarify that concurrency means having infrastructure available at time of development approval.

GOAL #6: Housing Opportunities Expansion

Objective 6 A. Commissioners had various comments:

The supply of low income housing is lacking in Ames. Could we get more specific data about this? Have we progressed in this sector in the last decade? Statistics as data?

Need to increase housing opportunities of all levels in order to meet the need of the people seeking new housing. Suggested sentence: "Ames seeks to increase the overall supply of housing which will include low and moderate income housing as well as market driven housing."

Increase all housing based on market needs.

Objective 6 B: Suggest deleting this density objective

Objective 6 C: Suggest deleting this intensification and compatibility objective

GOAL #7: Mobility and Alternative Transportation

Include increasing bike and walking paths and linkages to nearby towns.

Reintroduce a trolley from north, south, east and west the crosses a central drop off at the Memorial Union.

GOAL #8 Downtown as a Central Place – Community Focal Point

Need similar goal for Campustown

Objective 8 A: How do we make the downtown the focal point of interest? Adequate space seems to be the first issue to tackle.

Objective 8 B: Suggested revision: Ames seeks to improve and integrate the appearance of Downtown through thematic design, preservation of historically and architecturally significant structures and reuse of structures involving economically marginal activities when appropriate.

Objective 8 C. Encourage alternative transportation and consider addition of plug-ins for electric vehicles.

GOAL #9: Economic Expansion and Diversification

Objective 9 A: Attract non-polluting businesses that utilize the regional workforce.

Objective 9 B – Suggested Revision: "Ames seeks to attract and support a ~~small and medium-size~~ business center that utilizes the skills and products of the area's trained workforce.

GOAL #10: Cultural Heritage Preservation

(No revisions)