

ITEM #: 6
DATE: 10-21-15

COMMISSION ACTION FORM

REQUEST: REZONE PROPERTY LOCATED AT 101, 105, AND 107 SOUTH WILMOTH AVENUE FROM RESIDENTIAL HIGH DENSITY (RH) WITH THE UNIVERSITY WEST IMPACT OVERLAY TO RESIDENTIAL HIGH DENSITY (RH) AND TO REZONE THE PROPERTY LOCATED AT 205 SOUTH WILMOTH AVENUE FROM RESIDENTIAL LOW DENSITY (RL) TO RESIDENTIAL HIGH DENSITY (RH).

BACKGROUND INFORMATION:

Breckenridge Group Ames Iowa, LLC is requesting rezoning for property located at 101, 105, 107, and 205 S. Wilmoth Avenue. The four lots proposed for rezoning contain 8.91 acres and are currently zoning Residential Low Density (205 S. Wilmoth) and Residential High Density with the University West Impact Overlay (101, 105, and 107 S. Wilmoth). (See *Attachment A, Location and Current Zoning Map.*) The developer of the sites proposes the development of a mixed residential and commercial development and is requesting a rezoning from RL to RH for 205 Wilmoth and from RH with the West University Impact overlay to the base RH zoning. (See *Attachment C, Proposed Zoning Map*)

Total development of the properties will be required to be consistent with the approved Settlement Agreement from July 28, 2015 between the City of Ames and Breckenridge Group that would allow for future development of a residential use of up to 422 beds and the development of between 15,000 and 40,000 square feet of commercial development as mixed use. The property owner has also agreed to a three-story height limit for development of the sites. A contract rezoning will be needed with these conditions to ensure development consistent with these provisions of the settlement agreement.

City Council recently approved a minor Land Use Policy Plan Amendment for the subject properties to allow for such development. See Attachment B, Existing LUPP Map. The Amendment placed a commercial designation along Lincoln Way for the purpose of having mixed- use commercial buildings and had high density residential on the remainder of the site to allow for apartment development. The LUPP map shows the general boundaries of land use designation for these two uses and are not meant to be a precise delineation for future development of the sites.

The site abuts low density zoned development to south, a majority of the land to the west is low density with one commercial site along Lincoln Way, to the north is split zoning of low density residential and commercial, and properties to the east are mostly low density residential with RH West University Impact zoning along Lincoln Way.

Under the regulations for RH zoning, commercial uses such as office, retail sales, and restaurants are permitted through approval of a Major Site Development plan if the area of such use exceeds 5,000 square feet. In this case a Major Site Development Plan

would be required after rezoning of the property due to the requirement of the settlement agreement for development of at least 15,000 square feet of commercial.

The RH zone for residential uses has a limit of 38.56 units per acre. A wide variety of multiple family housing types are principally allowed with RH zoned areas under the High Density designation. To provide context to the size of the site and the proposed rezoning with the 422 bed limitation agreed upon by the applicant, staff estimates an average of three bedrooms per unit for a total of 141 units split between 3 acres of commercial and 5.5 acres of residential. This would yield approximately 15-30 mixed use apartments above commercial and 110 to 125 stand alone apartment units. The average density for such a configuration would be 17 units per acre with a residential density of approximately 22 units per acre. However, this is only one example of how development could occur under the proposed designations; there are many alternative configurations to this example that are not actually known at this time.

The applicant is also requesting removal of the existing West University Impact Overlay zone on the three parcels (.55 acres) fronting on Wilmoth (101, 105, and 107 S. Wilmoth). The overlay does not extend across the remainder of the site. Buildings developed within the Overlay are subject to a 4-story height limit, additional front yard landscaping, architecturally design front entrances, and a 25% higher parking rate.

The attached addendum includes additional information and analysis of the rezoning proposal.

ALTERNATIVES:

1. The Planning and Zoning Commission can recommend that the City Council approve the request for rezoning for the properties at 101, 105, and 107 South Wilmoth Avenue from Residential High Density (RH) with the University West Impact Overlay to Residential High Density (RH) and rezoning of the property located at 205 South Wilmoth Avenue from Residential Low Density (RL) to Residential High Density (RH), based upon the applicant's project description and staff's analysis, as found in the addendum, and subject to the following items to be included in a as conditions of approval of the rezoning request:
 - A. Breckenridge develop not more than 422 beds of housing for no more than 422 residents spread across the "Enlarged North Parcel";
 - B. Breckenridge develop a minimum of 15,000 square feet of commercial space up to a maximum of 40,000 square feet on the first floor of those buildings that have frontage on Lincoln Way;
 - C. None of the buildings on the lot may exceed three stories in height.
2. The Planning and Zoning Commission can recommend that the City Council split zone the site to approximately 3 acres of Highway Oriented Commercial and 6 acres of Residential High Density with a proper legal description prepared prior to adopting the ordinance.
3. The Planning and Zoning Commission can recommend that the City Council approve the requested rezoning of property with modified conditions of rezoning.

4. The Planning and Zoning Commission can defer action on this request and refer it back to City staff and/or the applicant for additional information.

RECOMMENDED ACTION:

The subject site was recently the subject of an LUPP Amendment to provide for mixed use commercial development and apartment development. Review of the RH Checklist indicates the site scored high with the tool due to its proximity to a variety of services and access to transit. The site scores high on the tool because of its proximity to a variety of daily services (commercial, parks, etc.) and employment centers including ISU campus. Although project design details are not available at this time, the limits on intensity of use and height along with tax abatement incentives for design features are an approach to help ensure compatible and desirable future development of the site. Individual site layout and design issues will have to be considered in more depth when a site plan is available for review.

The designation of the LUPP amendment to HOC for the frontage of the property along Lincoln Way was intended to allow for the future development of a mixed residential and commercial development type on the property either through the recently approved mixed use overlay, or as requested through the use of the commercial opportunities allowed under the RH zone. With the completion of the development contract in combination with the proposed zoning request for the site, staff feels the intent of the land use designation for a commercial function on the Lincoln Way frontage is being provided and therefore can be found to conform to the LUPP. It will be important at the site plan stage of the development to confirm that the commercial component does in fact meet commercial development interests and that the site overall includes suitable transitions between the proposed uses on the site as well as with the surrounding commercial and residential uses abutting the property.

Prior to the development of the site infrastructure adequacy will be verified in connection with the Major Site Development Plan criteria. Sanitary Sewer service will be verified by the Public Works Department based upon a precise project description. Additionally, evaluation of the traffic generated by the project and their access points will be required.

Therefore, it is the recommendation of the Department of Planning and Housing that the Planning and Zoning Commission act in accordance with Alternative #1, which is to recommend that the City Council approve the rezone request for the properties at 101, 105, and 107 South Wilmoth Avenue from Residential High Density (RH) with the University West Impact Overlay to Residential High Density (RH) and rezoning of the property located at 205 South Wilmoth Avenue from Residential Low Density (RL) to Residential High Density (RH), subject to the noted terms of a development contract.

ADDENDUM

REZONING BACKGROUND:

Existing Land Use Policy Plan. The LUPP designation of the subject area is Highway Oriented Commercial on the Lincoln Way frontage with High Density Residential on the remaining area of the site. This revision to the LUPP was recently approved by the City Council. An existing LUPP map of the immediate area can be found in Attachment B.

The intent of the Highway Oriented Land Use designation is for commercial uses that are appropriate for strip developments along the frontage of major thoroughfares such as Lincoln Way in this case. While the Highway Oriented Land use designation does not strictly allow for a mixed commercial/residential land use, the commercial uses typical of this type of strip development is compatible with a mixed use development and can be seen to be appropriate for this area of Lincoln Way. With the requirements of the settlement agreement for mixed use development, and the use of a zoning contract to effectuate the terms for commercial uses the proposed request, while even under residential zoning, can be seen to be compatible with the intended land use of the Highway Oriented Commercial designation of the LUPP.

The area of the property not fronting on Lincoln Way has been designated at High Density Residential in the LUPP. The High Density Residential Designation is described in the LUPP as a development density exceeding 11.22 units per acre. The LUPP does not include a stated maximum density, but the corresponding zoning of RH has a limit of 38.56 units per acre. A wide variety of multiple family housing types are principally allowed with RH zoned areas under the High Density Land Use Designation. Due to the size of the site, appropriate transitions appear to be able to be incorporated into the design of the site in a manner that is consistent with other commercial areas to the west of the subject site that will interface with the proposed residential properties.

The applicant has provided support materials (found in Attachment E) regarding the proposed rezoning and its conformance with the Land Use Policy Plan.

Zoning. The subject parcels are currently zoned Residential Low Density (RL) on the 205 Wilmoth parcel (previously the school track property) and High Density Residential (RH) on the three acquired parcels fronting on South Wilmoth Avenue. The three properties zoned RH also are encompassed within the West University Impact Overlay zone. The applicant is requesting rezoning for a mixed residential and commercial development in the Residential High Density (RL) zone. The applicant is also requesting removal of the existing West University Impact Overlay zone on the three parcel fronting on Wilmoth (101, 105, and 107 S. Wilmoth). The properties to the north and northeast of the subject sites are zoned HOC and RL and properties to the west, south, and east are zoned RL with some RH zoned properties west of the site.

With the required use of the property as a mixed use development, the split in the LUPP designation of the site could allow for both HOC and RH zoning districts to be compatible with the existing LUPP designation. As requested, the RH zone permits commercial uses and can comply with the commercial requirement of the development while also allowing for a range of residential uses. Based on the minimum 15,000

square feet of commercial area required for the development within the settlement, the approval of a Major Site Plan will be required after approval of the zoning prior to development of the properties.

The RH zone does not have any specific site layout or design requirements other than the base zone bulk/density development standards. General parking and landscape requirement will apply. However, the Major Site Plan criteria triggered by the amount of commercial space will allow for site design and layout review including such elements as building scale and placement, drainage, landscaping, vehicular and pedestrian access, parking and circulation as well as safety requirements.

The HOC zone could also be requested to meet the commercial requirements, however, would not permit the residential uses above the commercial space as a base zone. The mixed use overlay would have to be applied to a HOC zoning request to address an allowance for mixed use buildings with residential uses above the first floor commercial space. This designation would require the submittal of a Major Site Plan at the time of the rezoning request to show compliance with the standards and guidelines of the mixed use overlay including such elements and building orientation, parking, access, FAR, minimum commercial area, interior building heights, etc. **Staff believes these Mixed Use guidelines will still be appropriate to be considered and applied to any mixed use development along Lincoln Way, regardless of the base zoning.** Base HOC zoning has other slight differences in its development standards compared to RH. Differences could include landscaping open space percentage of 15%, reduced setbacks, and other minor differences.

The West University Impact Overlay area is intended to allow for increased housing diversity and density in and around the University, while regulating uses by addressing such items as location, height, landscaping and fencing, parking, and exterior façade materials. The overlay's most significant regulations compared to RH base zone standards are the 4-story height limit, parking at a rate of 1.25 spaces per bedroom, and enhanced landscaping. The removal of the overlay zone, as requested by the application, does remove such regulations from the affected sites, however, the requirements of the Major Site Plan for the overall project for the commercial uses on the property will be able to address many of the same elements of the site regarding site layout, landscaping and buffering. Additionally, the contract rezoning with a three story height limit and bedroom limitation are more restrictive than the Overlay.

Existing Uses of Land. Land uses that occupy the subject property and other surrounding properties are described in the following table:

Direction from Subject Property	Existing Land Uses
Subject Property	Vacant, Single and Multi Family Residential
North	Commercial and Single Family Residential
East	Single Family Residential
South	Single Family Residential Uses
West	Commercial, Single Family and Two Family Residential

Access. The properties have frontage on both Lincoln Way and S. Wilmoth Avenue. Hilltop Avenue also dead ends along the south property line of the subject property. It is anticipated that commercial access from Lincoln Way will be desired for the commercial component of the project; however, residential access for the remainder of the site should be designed off of the S. Wilmoth frontage.

Staff believes that reviewing localized effects of operations near the site and accessing the site is the highest priority for understanding the potential traffic impacts of development. A traffic study is usually triggered when at least 100 peak hour trips are added to the transportation network. The scope of evaluation then depends on the specific types of trips, nearby operations, and potential for project specific impacts. The proposed development of the site within the limits of the development agreement would likely exceed that 100 trip threshold and the Public Works Department would request a specific evaluation based on the potential for significant impacts from a particular project. Although we have existing traffic counts and projections for Lincoln Way operations at key intersections, we do not have specific information at Wilmoth. This means dealing with access from Lincoln Way and use of Wilmoth as a concentrated point of access for the apartments will at a minimum necessitate a traffic evaluation at the time of site plan review.

Additionally, it is noted that while there is existing transit service to the area by way of existing routes and stops on Lincoln Way, the current CyRide service in the area is at capacity. This site would have immediate access to the system along Lincoln Way.

Infrastructure. Access to existing sewer and water infrastructure is available to the site from both Lincoln Way and S. Wilmoth Avenue. Staff finds that the capacities of sanitary sewer, water, and traffic access are acceptable to plan for the more intense development on this site. Verification of sewer capacity is required in this area as part of a sewer master planning and modeling efforts that are underway. Any specific improvements needed for a particular development type or configuration can be identified and addressed Major site development plan review stage. Easements needed for the site utilities can be addressed through the future consolidation of the lots as part of the Plat or at the time of Site Plan review of the property.

Urban Revitalization. The City Council has a separate issue from the rezoning request that directed establishment of an Urban Revitalization Area with an incentive of tax abatement for a project includes specific features relating to site design. A number of the items related to commercial standards and minimum compatibility features for apartment development, such as brick facades, architectural entrances, roof types, parking, minimum fencing and buffer standards. It should be noted the tax abatement incentives are not mandatory conditions of development unless the property owner seeks the property tax abatement incentive. A list of the draft tax abatement prerequisites is included as Attachment F.

Applicant's Statements. The applicant has provided an explanation of the reasons for the rezoning. See Attachment E.

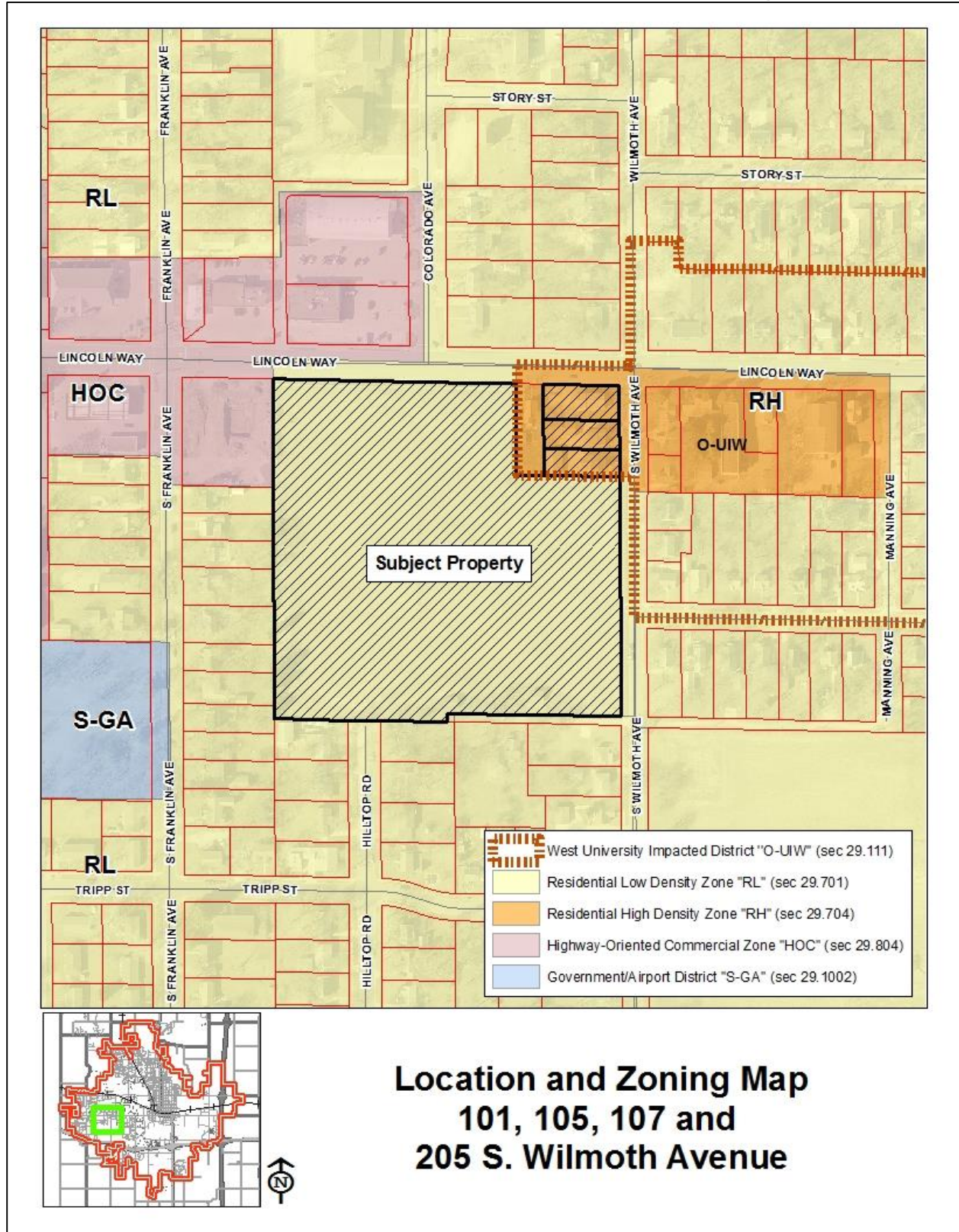
Findings of Fact. Based upon an analysis of the proposed rezoning and laws pertinent to the applicant's request, staff makes the following findings of fact:

1. Ames *Municipal Code Section 29.1507(2)* allows owners of fifty percent (50%) or more of the area of the lots in any district desired for rezoning to file an application requesting that the City Council rezone the property.
2. The subject property has been designated on the Land Use Policy Plan (LUPP) Future Land Use Map as "Highway Oriented Commercial" and "Residential High Density".
3. The "Residential High Density" and the "Highway Oriented Commercial" land use designation of the LUPP can be determined to support the "RH" (Residential High Density) zoning designation. Multiple-family residential uses as well as commercial land uses can be developed in the RH, provided a contract obligates the zone to a minimum area of commercial space, the RH zoning request can be determined to meet the goals of the Highway Oriented Land Use designation.
4. Infrastructure is generally available for development of the properties. Verification of capacity for a specific project will occur prior to project approval. Necessary easements for service line connections will be determined at the Site Plan review stage.
5. Access to this site is from Lincoln Way and South Wilmoth Avenue both being public street rights-of-way.

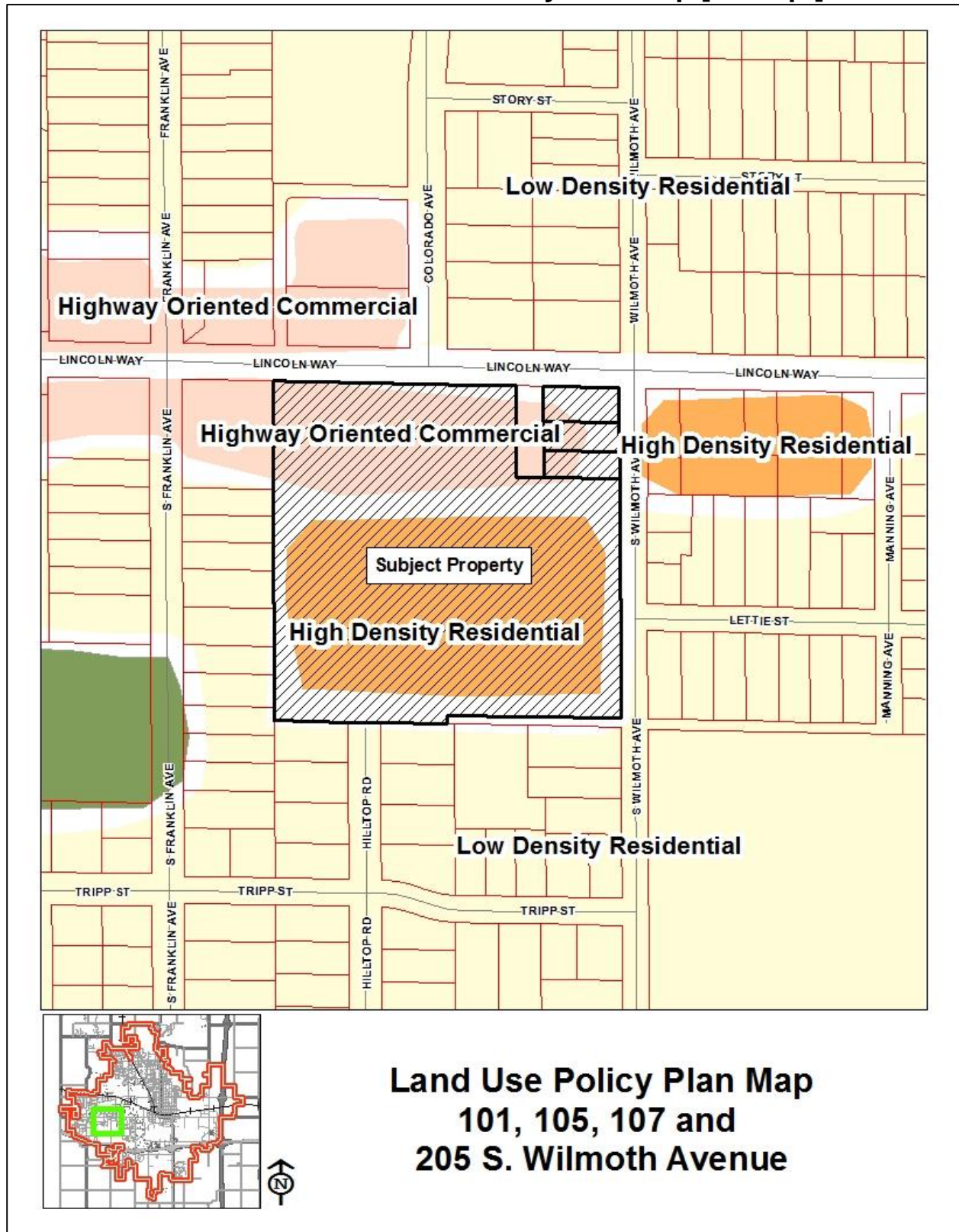
Public Notice. Notice was mailed to property owners within 200 feet of the subject sites and a sign was posted on the subject property.

Representatives of the local neighborhood have submitted a petition with 23% of the owners within 200 feet of site objecting to the rezoning of the site. This means that at the time of a City Council consideration of the request, it would require an affirmative vote by 5 of the 6 City Council members for the rezoning to be approved.

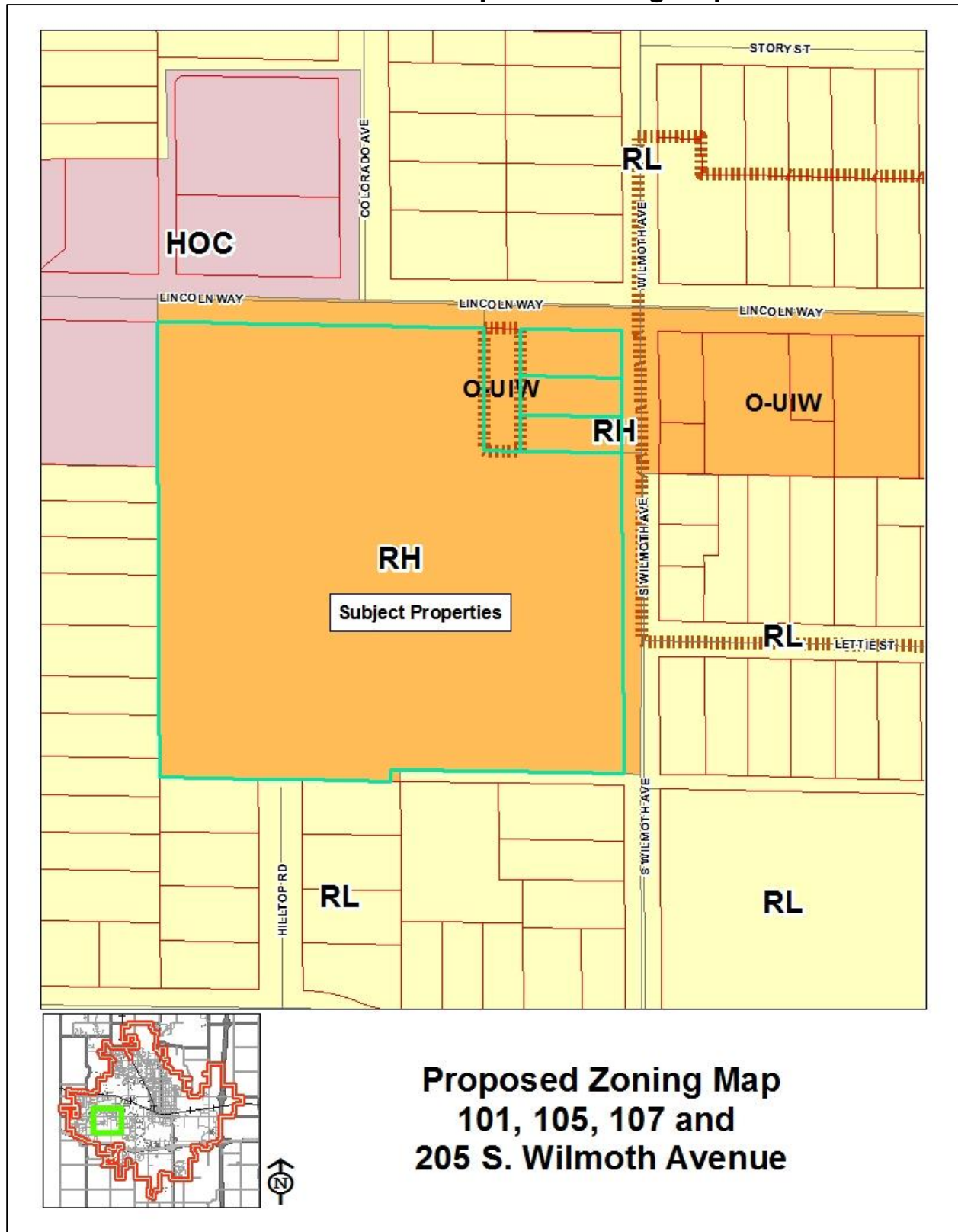
Attachment A: Location and Current Zoning



Attachment B: Land Use Policy Plan Map [Excerpt]



Attachment C: Proposed Zoning Map



Attachment D: Applicable Regulations

- Land Use Policy Plan (LUPP) Goals, Policies and the Future Land Use Map:

The Land Use Policy Plan (LUPP) Future Land Use Map identifies the land use designations for the property proposed for rezoning.

Goal No. 1. Recognizing that additional population and economic growth is 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.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

- Ames *Municipal Code* Chapter 29, Section 1507, Zoning Text and Map Amendments, includes requirements for owners of land to submit a petition for amendment, a provision to allow the City Council to impose conditions on map amendments, provisions for notice to the public, and time limits for the processing of rezoning proposals.
- Ames *Municipal Code* Chapter 29, Section 704, Residential High Density, includes a list of uses that are permitted in the RH zoning district and the zone development standards that apply to properties in that zone.

Attachment E: Applicant Statement

Aspen Heights Development Rezoning Application

Applicant Statement

1. A written explanation of the reasons for the requested rezoning.

The subject property is currently made up of two different zonings as described below in item 3. It is the intent of the applicant to rezone the property, as described in item 4, to allow for a mixed use development made up primarily of apartment style housing with a limited amount of commercial area along Lincoln Way.

2. A written explanation of the consistency of this rezoning with the Land Use Policy Plan (LUPP).

The requested rezoning is consistent with the goals described in Chapter One, "Planning Base" of the LUPP in the following ways:

- a. Planning and management of growth

Additional land is needed to allow for residential growth. Rezoning this property would help the Ames community in achieve their goals.

- b. Developable area provisions

This rezoning will convert the property to a use conforming to the City's long range plan and goals, while also conserving land resources at the peripheral of Ames for future growth and development.

- c. Environmental-friendliness

As the property exists today, the community is seeing little to no benefit to the natural and visual environment. As a grass field void of existing trees and landscaping, the property is not inviting from a visual or habitat perspective. As required by the development criteria of Ames, development of this property will include trees, landscaping, and water quality features, that will enhance not only the visual appearance of the property and a sense of place for those living there, but also provide additional animal habitat within the urban core of the community.

- d. Sense of place and connectivity

As proposed, this rezoning will create a mixed use development. Mixing uses of residential and commercial/retail will develop a sense of place where residents may be able to live and shop without leaving the overall development. Reducing the need for residents to travel on the existing transportation system.

- e. Cost-effectiveness and efficient growth pattern

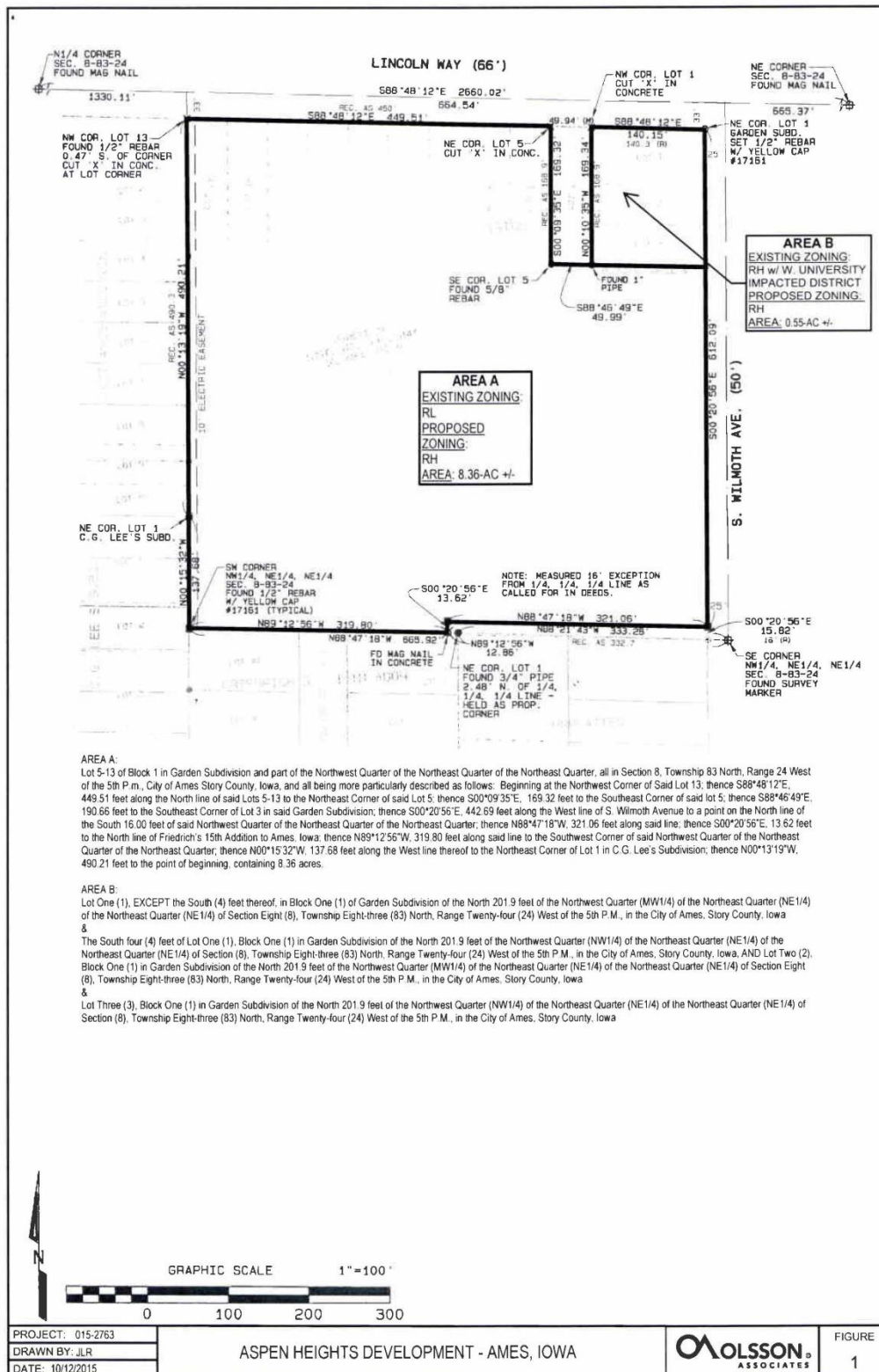
By rezoning a property within the urban core, this development will be able to use existing utilities and other City infrastructure systems already in place. This inherently reduces the cost of development, along with immediate and long term costs to the City.

Attachment E: Applicant Statement, Cont.

- f. Housing opportunities expansion
The major use as proposed by this zoning is residential. Goal No. 6 states, "It is the goal of Ames to increase the Supply of housing..." By rezoning this property from Low Density to High Density, the rezoning will do just that. Additional housing will be added to the community providing for more choice among the Ames residents.
 - g. Mobility and alternative transportation
When planning and locating multi-family developments, it is important that they are located on or in close proximity to major transportation thoroughfares. The property is located along Lincoln Way, a major corridor through the City of Ames.
 - h. Downtown as a central place
This zoning does not propose any activities that would duplicate those offered by Downtown, or in anyway, diminish the role of Downtown as a community focal point.
 - i. Economic expansion and diversification
With the inclusion of a commercial/retail uses within the development as a whole, this will provide the opportunity for small business growth with a defined consumer base within walking distance.
 - j. Cultural heritage preservation
The limits of the property included in the rezoning does not impact any known historical or architecturally significant structures or areas.
- 3. Current Zoning of the subject property.
Refer to attached Figure 1:
Area A: Residential Low Density "RL"
Area B: Residential High Density "RH" w/ W. University Impacted District
 - 4. Proposed Zoning of the subject property.
Refer to attached Figure 1:
Area A: Residential High Density "RH"
Area B: Residential High Density "RH"
 - 5. Proposed use of the property in sufficient detail to determine code compliance.

The development, as currently proposed, is to re-develop the property from an institutional use to and multi-family apartment style complex along with a small amount of retail/commercial space to be located along Lincoln Way. The development shall be designed to meet current City codes, for not only building construction, but landscaping and buffering, parking, stormwater management, and traffic distribution.

Attachment E: Applicant Statement, Cont.



Attachment F: URA DRAFT Qualifying Criteria

1. All buildings shall use clay brick as the principal building material for 80% of the front facades, excluding openings. The remaining facades shall incorporate clay brick or cut stone into 50% of the façade materials.
2. Buildings used solely for residential and accessory uses shall utilize hipped or gabled roofs. Mixed-use buildings are exempt from this standard.
3. The project shall provide additional commercial parking in excess of the retail/office parking rate of 3.3 spaces per 1,000 square feet of gross commercial floor area. A minimum of 20% of the commercial floor area shall provide parking at a rate of 9 spaces per 1,000 square feet of gross commercial floor area for the first 30,000 square feet of gross floor area.
4. A clubhouse, as defined in the Zoning Ordinance, shall not be permitted on the ground floor of a commercial mixed use building.
5. Ground floor commercial uses of mixed use buildings must be a permitted use of the HOC base zone for Office Uses; Retail Sales and Services Uses; Entertainment, Restaurant, and Recreation; and miscellaneous use of childcare.
6. Typical commercial tenant footprint shall have a minimum depth of 40 feet.
7. Commercial areas shall have a floor to ceiling height of a minimum of 12 feet.
8. Primary entrances to residential buildings shall include covered entries with architectural enhancements.
9. The residential project shall receive and maintain certification for the Iowa Crime Free Multi-Housing Program administered by the Ames Police Department.
10. The project shall utilize a Sign Program for commercial tenants that provide a cohesive design and lighting style to the site. Sign Program will allow for wall signage per the Sign Code. If a commercial ground sign is constructed, it is restricted to a single monument sign along Lincoln Way and shall include a decorative base compatible with the commercial buildings finishes and have an opaque sign face background. The Sign Program must be approved by the Planning Director.
11. The project shall provide landscape buffering with the L3 and F2 standards in a minimum of a 10-foot-wide planter along the perimeter property lines of the site.
12. The project shall provide street trees, per City specifications, along Wilmoth Avenue.
13. No balconies shall face the perimeter of the site.

RH Site Evaluation Matrix

RH Site Evaluation Matrix	Project Consistency		
	High	Average	Low
Location/Surroundings			
Integrates into an existing neighborhood with appropriate interfaces and transitions High=part of a neighborhood, no significant physical barriers, includes transitions; Average=adjacent to neighborhood, some physical barriers, minor transitions; Low=separated from an residential existing area, physical barriers, no transitions available		X	
Located near daily services and amenities (school, park ,variety of commercial) High=Walk 10 minutes to range of service; Average=10 to 20 minutes to range of service; Low= Walk in excess of 20 minutes to range of service. *Parks and Recreation has specific service objectives for park proximity to residential	X		
Creates new neighborhood, not an isolated project (If not part of neighborhood, Does it create a critical mass or identifiable place, support to provide more services?)		X	
Located near employment centers or ISU Campus (High=10 minute bike/walk or 5 minute drive; Average is 20 minute walk or 15 minute drive; Low= exceeds 15 minute drive or no walkability)	X		
Site			
Contains no substantial natural features on the site (woodlands, wetlands, waterways)	X		
Located outside of the Floodway Fringe	X		
Separated adequately from adjacent noise, business operations, air quality (trains, highways, industrial uses, airport approach)		X	
Ability to preserve or sustain natural features		X	
Housing Types and Design			
Needed housing or building type or variety of housing types		X	
Architectural interest and character		X	
Site design for landscape buffering		X	
Includes affordable housing (Low and Moderate Income))			X
Continued next page...			
Transportation			

Adjacent to CyRide line to employment/campus High=majority of site is 1/8 miles walk from bus stop; Average= majority of site 1/4 mile walk from bus stop; Low= majority of site exceeds 1/4 miles walk from bus stop.	X		
CyRide service has adequate schedule and capacity High=seating capacity at peak times with schedule for full service Average=seating capacity at peak times with limited schedule Low=either no capacity for peak trips or schedule does not provide reliable service		X	
Pedestrian and Bike path or lanes with connectivity to neighborhood or commute	X		
Roadway capacity and intersection operations (existing and planned at LOS C)		X	
Site access and safety		X	
Public Utilities/Services			
Adequate storm, water, sewer capacity for intensification High=infrastructure in place with high capacity Average=infrastructure located nearby, developer obligation to extend and serve Low=system capacity is low, major extension needed or requires unplanned city participation in cost.		X	
Consistent with emergency response goals High=Fire average response time less than 3 minutes Average=Fire average response time within 3-5 minutes Low=Fire average response time exceeds 5 minutes, or projected substantial increase in service calls		X	
Investment/Catalyst			
Support prior City sponsored neighborhood/district investments or sub-area planning			X
Creates character/identity/sense of place			X
Encourages economic development or diversification of retail commercial (Mixed Use Development)		X	