



July 27, 2022

Amelia Schoeneman
Director, Planning and Development
Story County
900 6th Street
Nevada, IA, 50201

Re: Background on Ames Plan 2040 Scenario Evaluation and Growth Tiers for Fringe Update

Ames Plan 2040 was a multi-year project to write a new Comprehensive Plan for the City of Ames to replace its 1997 Land Use Policy Plan. The process included visioning of the future and a technical evaluation of growth options for the City to serve an additional 15,000 residents over the next 20 years. Ames Plan 2040 was adopted by the Ames City Council in December 2021 with the designated areas planned for growth of the community as well as policies to manage future growth and expansion areas of the City related to the “Fringe.” The adopted plan is the basis for all of the City’s land use and growth planning. Background materials and the adopted Plan can be found on our website at www.cityofames.org/amesplan2040.

Development of Plan 2040 included modeling four individual growth scenarios serving 15,000 people in each scenario. Ames City Council evaluated these findings and directed our consultant team to break down the larger scenarios into “tiers” representing ease and likelihood of development over the next 20 years. Tier 1 areas were considered the most readily developable with minimal infrastructure investment, while Tier 4 was determined to require intensive infrastructure investment to support.

Ames City Council ultimately selected a compilation of growth options as the basis for the Plan and its growth and land use policies. The Plan did not focus on any one area for growth, but allowed for growth to the north, south, east and west. Additionally, the scenario work informed additional future growth policies that could serve the City beyond the 2040 planning horizon of the Plan. Ames City Council included Urban Reserve Designations within Plan 2040 to account for the scenario and tier analysis work that could help inform future decisions of the City for growth. The growth planning policies of Ames Plan 2040 allow for flexibly to meet future needs of the City.

Ames City Council on February 15, 2022, in response to the request from the Board of Supervisors to work on a Fringe Plan Update, gave direction to City staff to work with Story County staff on an update. City Council identified at that meeting priority issues for the City and to use Ames Plan 2040, including its Fringe Area policies, as a policy basis for City interests related to creating a draft Fringe Plan Update. City Council also concurred with the priorities outlined by the Board of Supervisors as issues to be addressed within the Fringe Plan Update process.

I hope this provides some clarity on how the City went through multiple steps to create Ames Plan 2040 and that the adopted Plan reflects the current growth and land use policies of the City. The original scenario evaluations were informative to development of Plan 2040, but they themselves are not the current policy of the City.

Sincerely,

A handwritten signature in blue ink that reads "Kelly Diekmann". The signature is written in a cursive, flowing style.

Kelly Diekmann, Planning and Housing Director