The City of Ames Planning & Housing Department conducted an outreach meeting among interested stakeholders in the Ames development process on January 28, 2016, at the direction of the City Council. Input and ideas were presented at the meeting. Various comments and their general categories are presented below, along with suggestions for code priorities.

Site Design
- Establish minimum percent of green space
- No definition of what is a buffer (only between logical spaces) + required signed LA plans
- Standards increase with increased open space areas
- Allow for creativity with a landscape plan/hardscape
- Utility easement conflicts
- Parking lot light poles and trees in islands
- Still need a quantitative measure but with flexibility
- Planting areas need to be wide enough to support plants
- Give credit for grasses
- Plant clustering allowance
- Quantitative code encourages using cheapest landscape
- Trees hide signs and businesses need to be seen from street
- Do not like ringing the site with landscaping
- Large sites lend to rings of landscaping plus open space leaves large planting requirements
- Do not like landscaping requirements against fence requirements—use these dollars elsewhere
- Sewer and manhole conflicts with landscape requirements
- PED circulation conflicts with landscape and screening standards
- Invest in the design process
- Lighting and hardscape
- Promote hardscapes such as planters

Screening
- Parking lot and PBD interconnectivity between like uses
- Mechanical screening—draws attention to them
- Hate shrubs—collect trash—safety—allow evergreen trees—too much maintenance—vary in growth
- Standards screen the boundary and crowd with age
- Need some headlight and car screening along major corridors
- Landscape code limits parking area; must compact soils for paving
- Quantitative standards for screening versus specific details/standards “promote headlight screening”
- Why is headlight screening needed in retail areas?
- Why is screening required between commercial/industrial parking lots? This is a doubling up of sites
- Low shrubs catch trash
- Cannot plant on scopes, i.e., screen standards
- Utility transformers and screening
- Screening opacity standards (80%)—what does that mean?
**Maintenance**
- Difficult to maintain all required landscaping
- No plan for street maintenance—hard to grow trees in row and conflicts with utilities
- Long-term maintenance—crowding doubling up of plants
- Post-planting care required—part with storm ordinance
- Long-term operations and maintenance costs

**Soil**
- Long-term success requires money upfront to address soil preparation—maybe reduce plant numbers
- Tree grates and parking lot islands—surrounded by paving
- Still hard to grow trees, impact from snow and salt in winter

**Sustainability**
- MS4 permit (rain/bio swales) standards

**Miscellaneous**
- Lake Forest, IL example
- Sign code should be examined
- Approval process for site changes
- Start over with new landscape ordinance
- Simplify code
- Current code does not add value—let us come up with a plan
- Next steps: (1) Send out options for review at another workshop; and (2) Create draft and test on recent/existing sites

**Code Priorities**
1. Flexibility (simplify Chapters 5A and 5B and Cons. Sub. Ordinance)
2. Aesthetics
3. Quality maintenance
4. Define sustain via storm water example
5. Occupancy timing and requirements
   a. Weather and timing—options?
   b. Temporary occupancy and bonding?
- How receptive is City Council to a new code? Need examples
- Flexible but still need uniform, clear interpretation and implementation
- Check with IDOT on US 69 (Grand/Lincoln/Duff)
- Administrative review committees
- Have an either/or ordinance—if do not like correlative plan then require current ordinance