

Agenda
City Council Economic/Community Development & Land Use Committee
City Hall, Second Floor Conference Room
Thursday, June 26, 2014

Members:

The Hon. Jonathan L. Way, Chairman
The Hon. Andrew L. Harrover
The Hon. Mark D. Wolfe

Staff Liaison:

Elizabeth S. Via-Gossman, AICP

5:30 pm

CALL TO ORDER

ROLL CALL

1. Adoption of Minutes of May 22, 2014 1 minute
2. Presentation by developer on rezoning proposal for 9009 Church Street (former News and Messenger building) to be known as old Town Heights (Staff: Matthew Arcieri, Planning and Zoning Services Manager) 30 minutes
3. General Discussion on the City's Ordinances regarding Chickens (Staff: Matthew Arcieri, Planning and Zoning Services Manager) 15 minutes
4. General Discussion on the City's Economic Opportunity Fund (Staff: Liz Via-Gossman, Director, Community Development) 15 minutes
5. Consideration of a resolution authorizing a closed meeting on subjects in accordance with the amended Freedom of Information Act. Sec. 2.2-3711 A (5) concerning a prospective business or industry or the expansion of an existing business or industry, since no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the City. (Staff: Liz Via-Gossman, Director, Community Development) 30 minutes
6. Land Use Committee Work Program and Pending Land Use Cases (Staff: Elizabeth S. Via-Gossman, Director) Information Only

ALL COUNCIL MEMBERS ARE ENCOURAGED TO REVIEW THE AGENDA AND ATTEND IF THEY HAVE AN INTEREST IN ANY OF THE ITEMS. THERE WILL NOT BE A CITY COUNCIL WORKSESSION ON THESE ITEMS PRIOR TO BEING PLACED ON A CITY COUNCIL AGENDA FOR ACTION IF APPROPRIATE.

LAND USE COMMITTEE

REGULAR MEETING MINUTES

Thursday, May 22, 2014
City Hall, 2nd Fl, 5:30 pm

DETERMINATION OF QUORUM

MEMBERS PRESENT: Councilmember Jonathan L. Way, Chair
Councilmember Mark D. Wolfe
Vice Mayor Andrew L. Harrover

MEMBERS ABSENT: None.

STAFF PRESENT: Elizabeth S. Via-Gossman, AICP, Liaison
W. Patrick Pate, City Manager
Matt Arcieri, Planning and Zoning Services Manager
Morgan Brim, Senior Planner

GUESTS PRESENT: Bruce Gross, Planning Commission
Ken Johnson, Planning Commission
Len Forkas, Milestone Communication
Kristen Stelzer, Milestone Communication

CALL MEETING TO ORDER

The meeting was called to order at 5:30 pm. A quorum was established.

Adoption of Minutes of January 23, 2014

Vice Mayor Harrover, seconded by Council Member Mark Wolfe, motion to approve the minutes of April 24, 2014. Motion Carried.

Presentation on Milestone Communication's request for an SUP for a telecommunications tower at Liberia Plantation on Mathis Avenue

The presentation was made by Mr. Forkas and Ms. Stelzer. Councilmember Wolfe asked if the tower could be a stealth pole. Mr. Forkas replied that a stealth pole would only carry one carrier and this pole was being designed for multiple carriers. Mr. Pate asked if towers were required to have a fall zone and setbacks. Mr. Forkas replied that modern towers are designed to collapse in on themselves. Councilmember Way requested that the applicant revisit a site at the City's public works facility and requested that the City Manager meet with the Director. Mr. Wolfe noted that increased cell and data service requires more poles and that the location on Mathis was "least bad". He stated that a Public Works site would have more impact on residents than the tower at Liberia that did not appear to be able to be seen from the historic house. Vice Mayor Harrover suggested pushing it as far from the house as possible but that public works would be better.

Zoning Ordinance Review Committee update on Phase 1 of the Comprehensive Zoning Ordinance Update

Mr. Arcieri introduced Mr. Gross to provide the update. Mr. Gross noted that the committee was meeting every two weeks and moving expeditiously through their task. He noted that his goal was to work out all non-confrontational issues and maintain a "bucket list" of items to revisit that require additional discussion. Mr. Arcieri handed out the current draft of the updated definitions. Vice Mayor Harrover asked if the Council should be discussing Phase 2 of the update. Ms. Via-Gossman suggested that per the schedule that Phase 1 needed to be completed in order to identify fully Phase 2 but that the City's consultant was doing some preliminary analysis. Councilmember Way commended Mr. Gross on his methodical approach. Vice Mayor Harrover stated he was very comfortable with the progress being made.

Land Use Committee Work Program and Pending Land Use Cases

There was a general discussion of the work program with no changes or action.

Mr. Arcieri was asked about the County's "Pyramid Rezoning" at the intersection of Liberia and the Prince William Parkway. Mr. Arcieri explained that the landowner had submitted a comprehensive plan amendment and thus far the County had declined to initiate that amendment. Since it had not been initiated it had not yet been forwarded to the City for formal review. However, the Director of Public Works/Utilities had met with the applicant and voiced traffic and transportation concerns that had been forwarded to the County's Director of Transportation. Staff would continue to monitor the project.

There was a general discussion of the pending land use cases and that the applicant for REZ 2014-01 for the old Scotty's Texaco site had not resubmitted his application. Staff noted that the schools application was moving forward and would be heard by the Council in July and that the Manassas Muslim Association had requested expedited processing.

ADJOURNMENT

Chairman Way moved to adjourn. **Seconded** by Councilmember Mark Wolfe. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 7:54 p.m.

AGENDA STATEMENT

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ITEM NO. 2

MEETING DATE: June 26, 2014 – Land Use Committee

TIME ESTIMATE: 30 Minutes

AGENDA ITEM TITLE: Presentation by developer on a rezoning proposal for the property at 9009 Church Street to be known as Old Town Heights.

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL:

SUMMARY OF ISSUE/TOPIC: The applicant has filed a request to rezone 9009 Church Street from B-3 to B-3.5, City-Center Transitional, with proffers, to develop the site for a mixed use multi-family residential (94 units) and retail (3,500 square feet) project. The property is also located in the Historic Overlay District and is designated for City Center Retail in the Old Town Sector Plan. The developer is seeking feedback from the Committee on his proposal and will provide a presentation at the meeting.

STAFF RECOMMENDATION: Information Only

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: Approve Disapprove Reviewed See Comments

CITY MANAGER: Approve Disapprove Reviewed See Comments

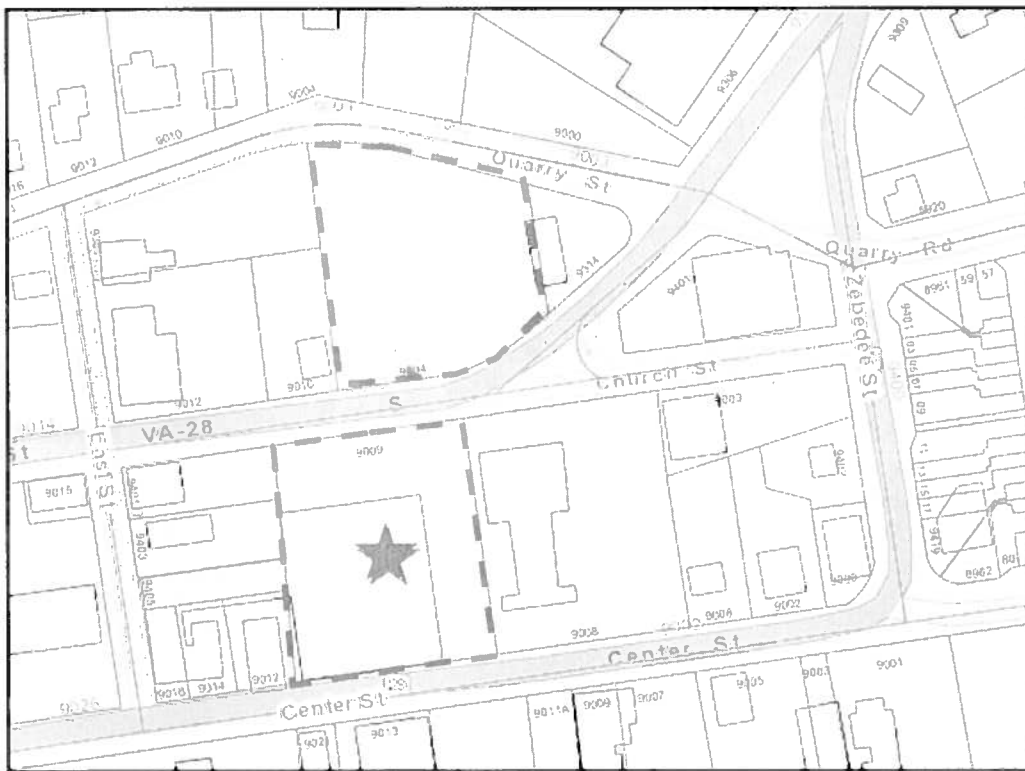
COMMENTS:

DISCUSSION (IF NECESSARY):

BUDGET/FISCAL IMPACT:

STAFF: Matthew Arcieri, Planning and Zoning Services Manager

Case Name: REZ-14-05, Old Town Heights
Site Location: 9009 Church Street
Current Zoning: B-3, City Center Commercial and HOD, Historic Overlay District
Parcel Size: ±0.85 Acres
Comprehensive Plan Designation: Old Town Sector Plan, Designated for City Center Retail
Proposed Use: Rezone 9009 Church Street to B-3.5 with proffers for a mixed use multifamily residential (94 units) and retail (3,500 square feet) development. Parking lot at 9004 Church Street not subject to rezoning but will provide off-site parking for development.



MEETING DATE: June 26, 2014 (Land Use Committee)

TIME ESTIMATE: 15 Minutes

AGENDA ITEM TITLE: Discussion on the City's Ordinances regarding Chickens

**DATE THIS ITEM WAS
LAST CONSIDERED
BY COUNCIL:**

**SUMMARY OF
ISSUE/TOPIC:** The City Manager has asked that the Staff review the City's current ordinances regarding the keeping of chickens for egg laying purposes and consider whether or not the allowance or prohibition should be enforced by zoning as opposed to the police

**STAFF
RECOMMENDATION:** The keeping of typical farm animals such as chickens is more appropriately addressed in the zoning ordinance instead of the police code. This issue can be addressed as part of the current comprehensive update.

**BOARD/COMMISSION/
COMMITTEE:**

Approve Disapprove Reviewed See Comments

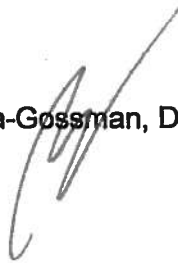
CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

**DISCUSSION
(IF NECESSARY):** See attached memorandum

**BUDGET/FISCAL
IMPACT:**

STAFF: Elizabeth S. Via-Gossman, Director, Community Development





MEMORANDUM

CITY OF MANASSAS

Department of Community Development
Phone: 703-257-8223 Fax: 703-257-5117

TO: The Hon. Jonathan Way, Councilmember
Chairman, Economic/Community Development and Land Use
The Hon. Andrew L. Harrover, Vice Mayor
The Hon. Mark Wolfe, Councilmember

FROM: Elizabeth S. Via, AICP, Director, Community Development

DATE: June 20, 2014

COPIES: City Manager
Chief of Police

RE: Chickens

The matter of chickens, primarily laying hens for eggs, has come up in discussions recently and the City Manager has asked that Staff review the City's current ordinances regarding the allowance of chickens. The City currently allows chickens and other domesticated farm animals at the discretion of the Chief of Police if certain conditions are met. Section 18-112 of the City Code provides for the keeping of livestock outside an agricultural zoning district as follows:

Sec. 18-112. Permit for keeping livestock outside A-1 zoning district.

- (a) Except in areas zoned agriculture A-1 under the chapter 130, it shall be unlawful for any person to keep or maintain any live horse, mule, cow, swine, domesticated fowl, sheep or goat within the corporate limits of the city without having first secured a permit there for from the chief of police.
- (b) The chief of police shall issue a permit required by this section only upon satisfying himself that the following conditions and restrictions will be met:
 - (1) The stable, stable yard, pen or other enclosure in which any animal referred to in subsection (a) of this section is to be kept shall be at least 250 feet from the nearest dwelling, other than that of the owner of such animal.
 - (2) The stable, stable yard, pen or other enclosure will be maintained free from flies and in a sanitary condition.

(3) The stable, stable yard, pen or other enclosure shall be adequately fenced so as to prevent the animals enumerated in subsection (a) of this section from running at large in violation of section 18-114.

(c) If 50 percent of the property owners within 500 feet of the property upon which an animal is kept pursuant to a permit issued under this section shall file a petition with the city council alleging that the animal is causing a nuisance, the permit in question shall be revoked.

(Code 1978, § 5-1)

Specifically, the City Manager has asked if it is typical in Virginia that the Chief of Police to be the official that determines if chickens or other animals are allowed. The short answer is no. Police are typically involved through their animal control divisions when it comes to animal cruelty and conditions of permitted animals. The issue of whether an animal can be there to begin with is often a matter addressed in a locality's zoning ordinance. The Staff is bringing this issue to the attention of the Land Use Committee for direction on whether or not to address **either the allowance or prohibition** of farm animals, particularly chickens, as part of the current ongoing work on updating the zoning ordinance. While more and more cities comparable to the City of Manassas are allowing a limited number of laying hens only as part of a growing local food movement, the Staff is making no recommendation at this time on whether or not they should be permitted. Staff is recommending that the code section move into the zoning ordinance to relieve the Chief of Police of this responsibility.

If you have any questions please do not hesitate to contact me at x8224 or evia@ci.manassas.va.us

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AGENDA STATEMENT

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ITEM NO. 4.

MEETING DATE: June 26, 2014 (Land Use Committee)

TIME ESTIMATE: 15 Minutes

AGENDA ITEM TITLE: Discussion on the City's Economic Opportunity Fund

**DATE THIS ITEM WAS
LAST CONSIDERED
BY COUNCIL:**

**SUMMARY OF
ISSUE/TOPIC:**

With the new Economic Development Director starting in August, Staff felt it would be useful to begin to debrief on the current strategies being employed so that the new staff will have a history on current efforts and some thoughts on moving forward. Attached is a memorandum regarding the City's Economic Opportunity Fund.

**STAFF
RECOMMENDATION:** Information Only

**BOARD/COMMISSION/
COMMITTEE:**

Approve Disapprove Reviewed See Comments

CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

**DISCUSSION
(IF NECESSARY):** See attached memorandum

**BUDGET/FISCAL
IMPACT:**

STAFF: Elizabeth S. Via-Gossman, Director, Community Development





MEMORANDUM

CITY OF MANASSAS

Department of Community Development
Phone: 703-257-8223 Fax: 703-257-5117

TO: The Hon. Jonathan Way, Councilmember
Chairman, Economic/Community Development and Land Use
The Hon. Andrew L. Harrover, Vice Mayor
The Hon. Mark Wolfe, Councilmember

FROM: Elizabeth S. Via, AICP, Director, Community Development

DATE: June 20, 2014

COPIES: Mayor and Council
City Manager
Economic Development Director

RE: Economic Development Incentives

The purpose of this agenda item and memorandum is to offer a “debrief” of the City’s use of financial incentives for economic development in anticipation of the new Economic Development Director starting in August of this year. I have not requested additional funding for the program in anticipation that the new Director will review our pilot program and offer a recommendation on continuation, refunding, and or changes. There is currently just under \$20,000 left in the fund and one more project commitment for FY15. This project will be discussed in closed session at the upcoming meeting on June 26th.

Background

The City of Manassas Economic Development Strategic Plan 2009-2012 was adopted by the Manassas City Council on May 12, 2008. That plan included a goal regarding identifying incentives to attract new companies and encourage the expansion of existing businesses in order to assist companies in creating new jobs and investment in the City. That plan also encouraged City incentives in targeted areas such as the downtown and Mathis Avenue sector plan areas. On June 5, 2008 the City Council Economic/Community Development and Land Use Committee approved a set of incentives for economic development consistent with the strategic plan and instructed staff to finalize each incentive and bring it forward to the appropriate body for approval. In October, 2008 the Staff brought to the full City Council the Economic Opportunity Fund Policy which was adopted. The fiscal goal of these incentives is to “keep the City whole” and not waive or defer any existing taxes. For example, if tap fees are offered as an incentive, the fees would be paid to the Utility Fund from the Economic Opportunity Fund. If a sales tax rebate is offered it would be from an increase of sales tax, not from sales tax already owed.

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The City's economic development incentive program includes the following three elements:

1. Tax code incentives in the form of a City-Wide Technology Zone and an Arts and Tourism District for the Downtown
2. Financial incentives through the Economic Development Opportunity Fund
3. Fast Track Permitting and Plan Review

The purpose of this "debrief" is to review the success and lessons learned on Item #2 – Financial Incentives through the Economic Development Opportunity Fund.

Economic Opportunity Fund (EOF)

The City's EOF was initially funded in FY09 though the first projects were not until FY10. Since FY10 there have been 12 projects. The total public investment to date from the EOF is \$165,842 with an additional \$40,000 provided from the EDA for grants. Therefore the total amount spent to date for the pilot program is **\$205,842**. The total private capital investment in the 12 projects is estimated at **\$4,227,000**.

The following are some other related facts regarding the program.

- 7 out of the 12 projects were in the Arts and Tourism District (Downtown)
- 4 of those 7 were restaurants and the other 3 were retail
- 1 project was a small manufacturing company
- 3 projects were technology companies
- 1 project is no longer in business
- 1 business is in default of their performance agreement and are paying back their incentives as required by the performance agreement

The following are some lessons learned regarding the program should the new Economic Development Director recommend it be continued and refunded.

- The performance agreement is extremely important
- There should be a monetary cap on the total for plan review and permit fees and/or fixture fees and the difference between permit fees and fixture fees should be explicit
- There should be expectations explicit in the performance agreement that the applicant will follow the plan review and permit process (i.e. no doing work without the proper permits) or they will be in default of the agreement
- Each phase of a project shall be separately negotiated and be an addendum to the original performance agreement so there is clearly an "end point"

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Conclusion

Please note that this is strictly public investment versus private capital investment and does not include funds the city spent on the Battle and Main Street improvements or increase in the tax base due to the projects. There is additional analysis that should be done on the whole program including the benefits and issues with fast track permitting and the tax zones. In general the EOF was successful in that it generated \$4.2 million in private investment from just over \$200,000 in public investment. However, if the program is continued there are definite improvements to be made such as more stringent criteria and more explicit performance agreements.

If you have any questions please do not hesitate to contact me at x8224 or evia@ci.manassas.va.us

MEETING DATE: June 26, 2014 – Land Use Committee

TIME ESTIMATE: 30 Minutes

AGENDA ITEM TITLE: Consideration of a resolution authorizing a closed session on subjects in accordance with the amended Freedom of Information Act.

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL:

SUMMARY OF ISSUE/TOPIC: Consideration of a resolution authorizing a closed meeting on subjects in accordance with the amended Freedom of Information Act. Sec. 2.2-3711 A (5) concerning a prospective business or industry or the expansion of an existing business or industry, since no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the City

STAFF RECOMMENDATION: For Discussion Only

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: Approve Disapprove Reviewed See Comments

CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

DISCUSSION (IF NECESSARY):

BUDGET/FISCAL IMPACT:

STAFF: Elizabeth S. Via, AICP, Director, Community Development (703) 257-8224 or (571) 259-4405.

MOTION FOR CONVENING CLOSED MEETING

(requires recorded roll call vote)

I (Chairman) move that the Land Use Committee of the City Council convene in closed session concerning a prospective business or businesses since no previous announcement has been made of the business' interest in locating or expanding in the City as permitted by Virginia Code 2.2-3711 Paragraph A (5) for which the Virginia Freedom of Information Act permits discussion in closed session.

Roll Call	
Chairperson Way	
Vice Mayor Harrover	
Councilmember Wolfe	

CERTIFICATION MOTION AFTER RECONVENING IN PUBLIC SESSION

(requires recorded roll call vote)

I (Chairman) move that the Land Use Committee of the City Council certify that, in the closed session just concluded, nothing was discussed except the matter (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information act cited in the motion.

Roll Call	
Chairperson Way	
Vice Mayor Harrover	
Councilmember Wolfe	

AGENDA STATEMENT

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ITEM NO. 6

MEETING DATE: June 26, 2014 – Land Use Committee

TIME ESTIMATE: Information Only

AGENDA ITEM TITLE: Land Use Committee Work Program and Pending Land Use Cases

**DATE THIS ITEM WAS
LAST CONSIDERED
BY COUNCIL:** Provided regularly.

**SUMMARY OF
ISSUE/TOPIC:** The Staff maintains an ongoing status report of committee projects, inquires, and other items. A second report has been added showing land use development application cases that have been submitted and are in the process of review.

**STAFF
RECOMMENDATION:** Information Only

**BOARD/COMMISSION/
COMMITTEE:**

RECOMMENDATION: Approve Disapprove Reviewed See Comments

CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

**DISCUSSION
(IF NECESSARY):** See Attached.

**BUDGET/FISCAL
IMPACT:** To be determined

STAFF: Elizabeth S. Via-Gossman, AICP, Director, Community Development (703) 257-8224 and (571) 259-4405

City Council Land Use Committee (LUC) – Project Status FY14

June 20, 2014

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Issue/Project/ Priority	Date Initiated/ Key Dates	Date Due	Staff Assigned	Description	Status
HIGH PRIORITY					
Comprehensive Zoning Update (Phase 1) ZTA 2014-02	3/10/2014	12/31/2014	M. Arcieri, M. Brim	Update of ZO definitions and what uses are in what districts.	ZTA initiation by CC proposed for 3/10/2014 – Project Underway – update LUC 5/22/14
Regulating Parking	1/13		Wilson- Sogunro to work with PD and DPW	Request by Harrover to identify tools to regulate over parking in neighborhoods	Underway with DPW and PD lead -
Downtown Small Area Plan incl. School, Museum, Library	7/1/13 (CC PIP)	5/31/14	Via-Gossman	Identify development opportunities, costs for public facilities, traffic impacts and demographics for downtown area south of Prince William to Wellington Road	In-progress.
Housing and Redevelopment Strategies	7/1/13 (CC PIP)	4/24/14	Via-Gossman, Wilson- Sogunro	Identify opportunities for residential redev; recommendations for strengthening HOA's and encouraging reinvestment – including reviewing code enforcement.	On-Hold – pull out code enforcement as separate memorandum (underway).

City Council Land Use Committee (LUC) – Project Status FY14

June 20, 2014

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Issue/Project/ Priority	Date Initiated/ Key Dates	Date Due	Staff Assigned	Description	Status
MEDIUM PRIORITY					
Hospital Sector Plan	5/23/2013	TBD	Brim	Bring back Hospital Sector Plan with changes.	On-hold pending action by LUC to bring back the plan.
City/School Partnership Survey	7/1/13 (CC PIP)	January, 2014	Wilson- Sogunro	Outline of existing and proposed partnerships to assist the schools with achieving their mission of successful performance.	Draft underway
Evaluation of the City's internal business practices.	7/1/13 (CC PIP)	TBD	Collins	Review for "ease of doing business"	On-hold pending resolution of staff resource issues (new hires in Development Services) and new economic development hire.

City Council Land Use Committee (LUC) – Project Status FY14

June 20, 2014

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Issue/Project/ Priority	Date Initiated/ Key Dates	Date Due	Staff Assigned	Description	Status
LOW PRIORITY					
Airport Zoning District	N/A	N/A	TBD	Creation of a specific zoning district for the Airport.	Draft submitted and being phased in with zoning ordinance comprehensive update.
Gateway Enhancements and Signage	7/1/13 (CC PIP)		Via-Gossman	Recommendations for low cost gateway and signage enhancements	\$50,000 appropriated by CC, Staff developing plan.
Lake Manassas	7/30/13 J. Way	N/A	Utilities Staff	Open Lake M to recreational uses	This is being staffed through Utilities and the Utilities Commission.

City Council Land Use Committee (LUC) – Project Status FY14June 20, 2014

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COMPLETED

Issue/Project/ Priority	Staff Assigned	Description/Disposition
Worksession on Comprehensive Overhaul of City Zoning Ordinance; Proffers and Koontz Decision	Arcieri	Staff presentation 2/3/14 on process, issues and possible costs – include issues such as tents and temp structures, uses, window signs, food trucks, reorganization impacts, performance standards, waterfall, design controls, etc.; CC action directed Staff to proceed with Phase 1 to update definitions and uses. See ZTA 2014-02
Downtown Sector Plan Update and Review of Strategies	Russell	Staff presentation on status of downtown section plan, next project potentially the survey and conceptual design of Grant Ave from Lee Avenue to Wellington Road, incorporated into the CIP; also small planning study of development opportunities south of Prince William Street.
Site Location Study for Public Safety Facility	Via-Gossman	Study completed and provided to CM for CIP.

City Council Land Use Committee (LUC) – Pending Land Use Cases

June 26, 2014

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Planning Commission:

Case Name	Date Submitted	Staff Assigned	Address/ Description	Status
REZ-14-02; Manassas Station	1/15/14	Brim	9002/9004 Prince William Street; Rezone ±3.5 acres from I-1/HOD to B-3.5/HOD with proffers for 140 multifamily residential units	LUC Presentation: 2/27/14 Application accepted: 3/26/14 PC Hearing: 7/2/14
REZ-14-04 & SUP-14-05; New Baldwin Elementary/ Intermediate School	3/28/14	Brim	Prince William Street and Tudor Lane; SUP for new elementary and intermediate school; and rezone a portion of the site from R-2-S to B-3.5 with proffers	Application accepted 3/31/14 PC deferred: 6/4/14 PC meeting: 7/2/14 City Council hearing: 7/23/14
REZ-14-03 & SUP-14-06; Manassas Muslim Assoc.	4/11/14	Brim	9059 Euclid Avenue; Rezone ±10 acres from I-2 to I-1, with proffers & SUP for place of worship and school	Application accepted: 4/15/14 PC recommended approval: 6/4/14 City Council hearing: 7/23/14
SUP-14-05; Telecom Tower at Liberia House	4/18/14	Brim	8800 Mathis Avenue; SUP for 108 foot telecommunications structure; zoned B-4, HOD	Application accepted: 4/23/14 Applicant requested deferral: 5/27/14
REZ-14-05; Old Town Heights	6/12/14	Brim	9009 Church Street; Rezone ±0.85 acres from B-3/HOD to B-3.5/HOD with proffers for 94 multifamily residential units & 3,500 sq. ft. retail	Application accepted: 6/16/14

Board of Zoning Appeals:

No Pending Cases