



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

**OFFICE OF THE CITY MANAGER
CITY OF DES MOINES, IOWA**

99-043

SYNOPSIS -

AGENDA:

Approval of a Supplemental Agreement with RDG Crose Gardner Shukert, Inc. to revise the Grays Lake Park Master Plan in accordance with City Council's action to accept a donation of Grays Lake property from the Neighborhood Development Corporation.

FEBRUARY 1, 1999

SUBJECT:

SUPPLEMENTAL
AGREEMENT FOR
GRAYS LAKE PARK
MASTER PLAN

FISCAL IMPACT -

The fiscal impact to develop the Grays Lake Park Master Plan is unknown at this time due to changes that have occurred in the ownership of property. The requested master plan revision is necessary to determine what fiscal impact there is on the entire project.

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

RECOMMENDATION -

Approval of a Supplemental Agreement with RDG Crose Gardener Shukert, Inc.

SUBMITTED BY:

DONALD M. TRIPP
PARKS AND
RECREATION
DIRECTOR

BACKGROUND -

On July 21, 1997, by Roll Call No. 97-2581, City Council awarded a contract to RDG Crose Gardner Shukert, Inc. (RDG) for master plan and market feasibility services for Grays Lake. On December 22, 1997, by Roll Call No. 97-4060, the City Council received and filed a communication on the Master Plan and a series of actions related to this project. On September 14, 1998, by Roll Call No. 98-2900, City Council approved a Master Plan and Implementation Plan for Grays Lake.

On December 21, by Roll Call No. 98-3951, City Council accepted a donation of Grays Lake property from the

Neighborhood Development Corporation, which was previously owned by the Capital Resources Group. The adopted Grays Lake Park Master Plan recognized the private ownership of the former Holiday Inn site by the Weitz Corporation, and redevelopment of the site as a hotel/conference center was essential to the Grays Lake Implementation Plan for financing the Master Plan project. Now that the private development alternatives have been altered, the Grays Lake Master Plan and Implementation Plan must also be changed to recognize the existing conditions and development potential.

The Weitz Corporation is still required to complete the demolition and restoration of the Holiday Inn tract on the southwest corner of Grays Lake. However, the restoration plans, which includes leveling the concrete rubble and distributing soil over the top of the rubble to plant grass seed, may not be the best approach to restoring the site.

A significant amount of public input, review, and approval by City appointed Boards and Commissions has been involved in the development of the Grays Lake Park Master Plan. A revision of the master plan will require similar support and approval from the various groups.