

**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**99-365**

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

**AGENDA:**

**SYNOPSIS -**

AUGUST 16, 1999

Members of the Grays Lake Focus Team have dedicated many hours of time to assure the success of the future of Grays Lake. Their efforts are recognized and greatly appreciated. Three actions are requested by City Council:

**SUBJECT:**

GRAYS LAKE PARK  
REVISED MASTER  
PLAN

- Approval of the revised Grays Lake Master Plan.
- Award a design contract to RDG Crose, Gardner, Shukert, Inc. (Jon Crose, Principal, 414 - 61st Street, Des Moines, Iowa 50312) in the amount of \$218,975 for Phase I design.
- Authorize the Focus Team Co-Chairs, Frank Cownie and Jim Nahas, under the direction of the City Manager, to appoint volunteers to serve on sub-committees for either fund raising, or design and management operations for future development of Grays Lake.

**TYPE:**

**RESOLUTION**  
ORDINANCE  
RECEIVE/FILE

**FISCAL IMPACT -**

**SUBMITTED BY:**

DONALD M. TRIPP  
PARK AND  
RECREATION  
DIRECTOR

The cost to implement Grays Lake Park Master Plan is estimated in a range from \$10 million to \$15 million. The first phase of construction, which includes a lighted trail and related site improvements, is estimated at \$2.4 million. Funds are available from the David Kruidenier (\$1.5 million) gift and the Capital Improvement Program for Phase I expenses.

**RECOMMENDATION -**

**Approval.**

**BACKGROUND -**

On July 21, 1997, by Roll Call No. 97-2581, the City approved a contract with RDG Crose, Gardner, Shukert, Inc. to develop a

master plan for Grays Lake Park. The Master Plan was presented and approved by various City boards and commissions, other community organizations, and by the City Council on September 14, 1998, by Roll Call No. 98-2900. On October 26, 1998, by Roll Call No. 98-3380, City Council accepted a contribution of \$1.5 million from Mr. David Kruidenier with two conditions:

- Demolition of the former Holiday Inn facility; and
- Construction of a multipurpose trail around Grays Lake started by September 1, 1999 and completed by September 1, 2000.

On December 21, 1998, by Roll Call No. 98-3951, City Council accepted a donation of land located at the southwest portion of Grays Lake from the Neighborhood Development Corporation. There were certain contingencies with the land gift that were not compatible with the adopted park master plan. On February 1, 1999, by Roll Call No. 99-343, City Council approved a Supplemental Agreement with RDG Crose, Gardner, Shukert, Inc. to revise the Grays Lake Park Master Plan. The Master Plan calls for significant changes along the southern shore of Grays Lake, specifically at the southwest and southeast portions of the lake, due to the contingencies of the land donation. Because the revised master plan process has taken several months to develop, the construction of the trail project cannot start by September 1, 1999. Even though the project will not start as scheduled, it will be completed on time.

On Thursday, June 24, 1999, the Grays Lake Focus Team met to make final recommendations of the Grays Lake Master Plan to the Park and Recreation Board, Planning and Zoning Commission, and City Council. The Focus Team unanimously approved two motions:

1. Accept the conditions of the land and cash gifts and begin debate on how to develop the site within the guidelines of the gift.
2. Acceptance of the revised Grays Lake Park Master Plan and form two new committees to work on design development and fund raising. In addition, incorporate agreed upon larger commercial uses such as a restaurant, education complex, visitor's complex, and additional uses as deemed desirable that would benefit the citizens of Des Moines.

The Focus Team then guided their attention to establishing priorities toward the development of the project based on available funds, and recommended phased priorities of specific site improvements. A proposed phasing and budget plan was distributed and the Focus Team recognized the need to begin development of the trail around the lake due to guidelines associated with the cash gift, and necessary site improvements associated with the trail. The cost for this portion of development is estimated at \$2.4 million.

The Focus Team also prioritized additional site improvements based on the Master Plan as follows:

1. Completion of demolition and grading;
2. Development of adventure/recreation area;
3. Completion of park road to the southeast side of the lake and a 50 car parking lot facility;
4. Development of the southwest area of the park which includes the rental facility, docks, access drives and walks, parking, and utilities;
5. Security management outpost.

The revised Grays Lake Park Master Plan was approved by the Park and Recreation Board on July 27, 1999, and by the Planning and Zoning Commission on August 5, 1999. The work of the Focus Team is now complete and their efforts are to be commended. Focus Team members will be given the opportunity to serve on one of two sub-committees to continue with development of the Grays Lake project. While Phase I is under design, the design and management committee will provide input into the management and operations process and will assist with future phasing and site improvements to the Master Plan. The proposed fund-raising committee would seek donation opportunities from private sources and grants to supplement budgeted funds to allow for a more expeditious process for future park development.

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