

Meeting Agendas/Info

CITY COUNCIL
COMMUNICATION:

ITEM _____

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

01-327

SYNOPSIS -

AGENDA:

JUNE 18, 2001

SUBJECT:

GRAY'S LAKE
MASTER PLAN

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

DONALD M. TRIPP
PARK AND
RECREATION
DIRECTOR

The Gray's Lake Park Advisory Committee (GLPAC) of the Greater Des Moines Community Foundation has presented a resolution to City Legal. The Resolution asks for a revision to the Gray's Lake Master Plan, dated April 12, 2000, limiting development of Gray's Lake Park, and establishing the GLPAC as an approving body to the City on any new changes to the master plan.

Park and Recreation and Legal staff recommend that the City Council direct staff to delay the review of the Gray's Lake Master Plan until after April 2, 2002. This is consistent with and honors a previous agreement between City staff and the GLPAC members. This discussion was summarized in writing and distributed to the Design Committee on April 5, 2001.

FISCAL IMPACT -

NA.

RECOMMENDATION -

Staff recommends that the City Council direct staff to work toward completion of the proposed Phase I improvements for Gray's Lake as outlined herein, and to delay further review or modification of the Gray's Lake Master Plan until after April 2, 2002.

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 Gray's Lake Park. After consideration by City boards and commissions, the City Council approved a master plan on September 14, 1998, by Roll Call No. 98-2900. On October 26, 1998, by Roll

Call No. 98-3380, the City Council accepted a contribution of \$1.5 million from David Kruidenier with two conditions:

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

On December 21, 1998, by Roll Call No. 98-3951, the City Council accepted a donation of land located at the southwest portion of Gray's 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 Gray's Lake Master Plan. This delayed the start date of the trail construction. However, the trail was completed by September 1, 2000.

On July 21, 1999, the Park and Recreation Board approved the revised Gray's Lake Master Plan, dated June 24, 1999 (Exhibit A). The Planning and Zoning Commission on August 5, 1999 approved the master plan. The City Council approved the master plan on August 16, 1999, by Roll Call 99-365. The Council also awarded a design contract to RDG Crose, Gardner, Shukert, Inc. (Jon Crose, Principal, 414-61st Street, Des Moines, Iowa 50312) for Phase 1 design. As directed by Council, the City Manager appointed volunteers to serve on a Design Committee to implement development of Gray's Lake.

Sue Ryan, 3307 S.W. 24th Street, Des Moines, Iowa 50321, assumed the Chair position for the Gray's Lake Design Committee. In this capacity, Sue convenes meetings of the Design Committee.

Council member Christine Hensley assumed the Chair position for the Gray's Lake Finance Committee. On February 28, 2000, by Roll Call 00-591, the City Council approved a Memorandum of Understanding with the Greater Des Moines Community Foundation to accept the private gifts for a \$3.1 million capital campaign.

To advance the project by overseeing the expenditure of private contributions, a "Gray's Lake Foundation" was formed on July 18, 2000, with City Manager approval. Sue Ryan serves as staff support to the Gray's Lake Foundation and founding trustees include David Kruidenier, Dwayne McAninch, and Rick Neumann. Expenditures for Gray's Lake Phase I with Greater Des Moines Community Foundation funds require a request for payment from Sue Ryan.

In follow-up to a meeting with David Kruidenier, Sue Ryan, Chris Hensley, Johnny Danos, and Don Tripp, a letter from the City

Manager, dated April 5, 2001, (Exhibit B) further identified roles and responsibilities of the Design Committee as follows: (Exhibit B)

- City Council will not be asked to act upon any matter that relates to Gray's Lake development without a recommendation from the Design Committee accompanying the staff recommendations.

- The City and the Greater Des Moines Community Foundation will reconcile financial records and report those records to the City Manager, Eric Anderson; Johnny Danos, Greater Des Moines Community Foundation; and Sue Ryan, Chair of the Design Committee.

- No further consideration of the master plan will be undertaken until after April 2, 2002. The Design Committee, as it is constituted on April 5, 2001, shall remain in place and participate in all development designs of Gray's Lake until that time.

- Subsequent to April 2, 2002, the current Design Committee shall constitute the nucleus of a larger group of committee representatives to review the master plan of Gray's Lake.

The communication in the form of a resolution from the GLPAC of the Greater Des Moines Community Foundation, (originally composed as the "Gray's Lake Foundation" of the Greater Des Moines Community Foundation) with GLPAC member Rick Neumann, author of the communication in representation for the GLPAC was received on June 6, 2001, by Bruce Bergman, City Legal, with copy to Eric Anderson, City Manager. (Exhibit C)

The content of this resolution asks for action different than was outlined in the April 5, 2001, communication to the Park and Recreation Director and the Design Committee, which sets the date of April 2, 2002, as the date to begin the review of the Gray's Lake Master Plan.

City staff has been proceeding with the development of Phase 1 according to the master plan approved by the Council on August 16, 1999.

Park Features proposed on the approved master plan and included in Phase I include:

- Shoreline and stormwater improvements

- Park Road to the southeast corner of the lake and a 50 car parking lot facility

- Completion of the 1/4 mile pedestrian bridge on June 1, 2001, which connects the two-mile multi-purpose trail and adds lights and emergency phones for security measures

- Storm Sewer improvements

- New parking area on the southwest corner

- “ Park Resource Center to include equipment storage and rental, concessions, restrooms, and terrace overlook
- “ Overlook Area
- “ Entrance focal point
- “ Entrance from Valley Drive
- “ Landscaping
- “ Park signage and furniture at rest stations along the trail
- “ Boat dock

City staff intends to revisit the vision statement as a function of reviewing the Gray's Lake Master Plan, after April 2, 2002. City staff does not recommend that the Council adopt a Gray's Lake Master Plan at this time as proposed by the GLPAC.

Master plans are reviewed by the Park and Recreation Board, and other City boards and commissions. The boards and commissions make their recommendations to the City Council. None of the boards and commissions has reviewed the master plan as proposed in resolution form to the City of Des Moines.

Staff recommends that we continue to work toward completion of Phase 1. This includes design, fundraising, and construction of the features listed above for Phase 1. User preferences and patterns of use will come to the attention of staff as valuable information for consideration in review of a Gray's Lake Master Plan.

Advancing the decisions on any future park elements and limiting use of Gray's Lake Park at this time is premature.
