

## Meeting Agendas/Info

CITY COUNCIL COMMUNICATION:	ITEM _____
01-385	<b>OFFICE OF THE CITY MANAGER CITY OF DES MOINES, IOWA</b>
<b>AGENDA:</b>	<b>SYNOPSIS -</b>
JULY 23, 2001	The Gray's Lake Park Advisory Committee of the Greater Des Moines Community Foundation (GLPAC) has presented a resolution to City staff. The resolution asks for a revision to the Master Plan, dated April 12, 2000, limits development of Gray's Lake Park, and establishes the GLPAC as an approving body to the City on any new changes to the Master Plan.
<b>SUBJECT:</b>  GRAY'S LAKE MASTER PLAN	Staff recommends 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 GLPAC leadership. This discussion was summarized in writing and distributed on April 5, 2001.
<b>TYPE:</b>	
<b><u>RESOLUTION</u></b> ORDINANCE RECEIVE/FILE	<b>FISCAL IMPACT -</b>
<b>SUBMITTED BY:</b>	N/A
DONALD TRIPP PARK AND RECREATION DIRECTOR	<b>RECOMMENDATION -</b>  <b>Staff recommends that the City Council direct staff to delay the review of the Gray's Lake Master Plan until after April 2, 2002.</b>
	<b>BACKGROUND -</b>  On July 21, 1997, by Roll Call No. 97-2581, the City Council approved a contract with RDG Crose, Gardner, Shukert, Inc. (Jon Crose, Principal, 414 - 61st Street, Des Moines, Iowa 50312) 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, 2001.

On July 21, 1999, the Park and Recreation Board approved the revised Gray's Lake Master Plan, dated June 24, 1999 (Exhibit A). The master plan was approved by the Planning and Zoning Commission on August 5, 1999. The City Council approved the master plan on August 16, 1999, by Roll Call No. 99-365. The City Council also awarded a design contract to RDG Crose, Gardner, Shukert, Inc. for Phase 1 design. As directed by City Council, the City Manager appointed volunteers to serve on a Design Committee to implement development of Gray's Lake.

Sue Ryan (3307 SW 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 No. 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.

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, 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 Eric Anderson, City Manager; 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 committee with additional members as approved by the City. This committee will review the master plan of Gray's Lake.

The communication, in the form of a resolution from GLPAC (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 GLPAC, was received on June 6, 2001, by Bruce Bergman, City Attorney, 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 multipurpose 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 City Council adopt a Gray's Lake Master Plan at this time as proposed by GLPAC.

City process for approval of park master plans, by ordinance in Article II, Section 74-26 duties of the park and recreation board, assign oversight to the Park and Recreation Board for the planning, coordination, and execution of the City's park and recreation programs and facilities by the Park and Recreation Director and his or her staff.

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.

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 and Committee and can be 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.

## Attachments

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