

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	November 17, 2014
	Agenda Item No.	10
	Roll Call No.	<u>14-1761</u>
	Communication No.	<u>14-542</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for the Gray’s Lake Office Park Hotel project located at 333 SW 11th Street.

SYNOPSIS:

Recommend acceptance and approval of surety for restoration bond no. GRIA37470A from Granite RE, Inc. in the amount of \$28,143, for the Gray’s Lake Office Park Hotel project located within the River Point West PUD. The restoration security must be provided and accepted by the City Council, pursuant to Section 134-706 of the City Code, before the Grading Permit can be issued. The purpose of the restoration security is to assure that the required grading and ground surface restoration within the project is completed in a timely fashion.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

When a property is zoned PUD, a PUD restoration security must be approved by the City Council before the grading permit can be issued. This is done to ensure that the required grading and ground surface restoration are completed in a timely manner. The Engineering Department has determined that a restoration security in the amount of \$28,143 is required for this project for grading, filter socks/silt fence, seeding, mulching, silt basin outlets, and Engineering Department administrative and inspection costs. The bond will be released once the grading and ground surface restoration of the project is completed.

The Gray’s Lake Office Park Hotel project is a proposed development that will consist of a 57,000 square foot hotel with 102 rooms, on approximately 1.91 acres. The project is located at 333 SW 11th Street and is to be developed by Sherman Associates Development LLC (Tony Kuechle, 233 Park Avenue South, Suite #201, Minneapolis, MN, 55415).

PREVIOUS COUNCIL ACTION(S):

Date: September 22, 2014

Roll Call Number: [14-1521](#)

Action: [First](#) Amendment to the Amended and Restated Urban Renewal Development Agreement with River Point West LLC, a Parcel Development Agreement with Sherman Gray's Landing Hotel Development, LLC for construction of a 102-room hotel and a Parcel Development Agreement with Gray's Landing Office Development, LLC for construction of a 72,000 square foot office building in the River Point West Redevelopment area. ([Council Communication No. 14-471](#)) Moved by Hensley to adopt. Motion Carried 7-0.

Date: August 26, 2013

Roll Call Number: [13-1324](#)

Action: [On](#) request from Quest Development and Construction and Lamont Companies to rezone 205 SW 11th Street from "C-3B" (Central Business Mixed-Use District) to "PUD" (Planned Unit Development) and an amendment to the Riverpoint West PUD Conceptual Plan to add 4.09 acres of land for future development of a four-story hotel with 102 guest rooms at the southwestern portion of the site while designating the southeastern portion of the site for future development, subject to conditions, (9-9-13). Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: October 8, 2007

Roll Call Number: [07-1991](#)

Action: [Amended](#) and Restated Urban Renewal Development Agreement with River Point West LLC and a Loan Agreement with River Point West Investment Fund LLC for the River Point West Redevelopment Project. ([Council Communication No. 07-612](#)) Moved by Hensley to adopt. City Manager will provide periodic status reports to Council. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: September 16, 2014

Resolution Number: N/A

Action: Final Design Review for Limited Service Hotel in the Gray's Lake Office Park Development Area (MLK and SW 11th Street) Motion to approve per staff recommendation by Clark. Seconded by Rypma. (Yes-9, No-0, Abstain-0 Absent-1).

Board: Urban Design Review Board

Date: September 16, 2014

Resolution Number: N/A

Action: Preliminary Design Review for Office Building in the Gray's Lake Office Park Development Area (MLK & SW 9th-11th Streets). Motion by Hielkema to approve the preliminary design with the following adjustments: move the office building closer to MLK and make the MLK entrances/exits

more prominent and accessible to the pedestrian way. Seconded by Dietz-Kilen. (Yes-6, No-0, Abstain-1, Absent-3).

Board: Plan and Zoning Commission

Date: August 26, 2013

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of a request from Quest Development and Construction and Lamont Companies (developer), represented by Kevin Weisbeck (officer), to rezone property at 205 Southwest 11th Street. Approval for the rezoning and PUD Conceptual Plan was in conformance with the Des Moines' 2020 Community Character Plan. The PUD Conceptual Plan was granted conditional approval subject to modifications.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of required PUD Restoration Bond upon project completion.

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