 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	September 18, 2017
	Agenda Item No.	3
	Roll Call No.	<u>17-1619</u>
	Communication No.	<u>17-665</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Acceptance of Planned Unit Development (PUD) Restoration Bond for Gray’s Station.

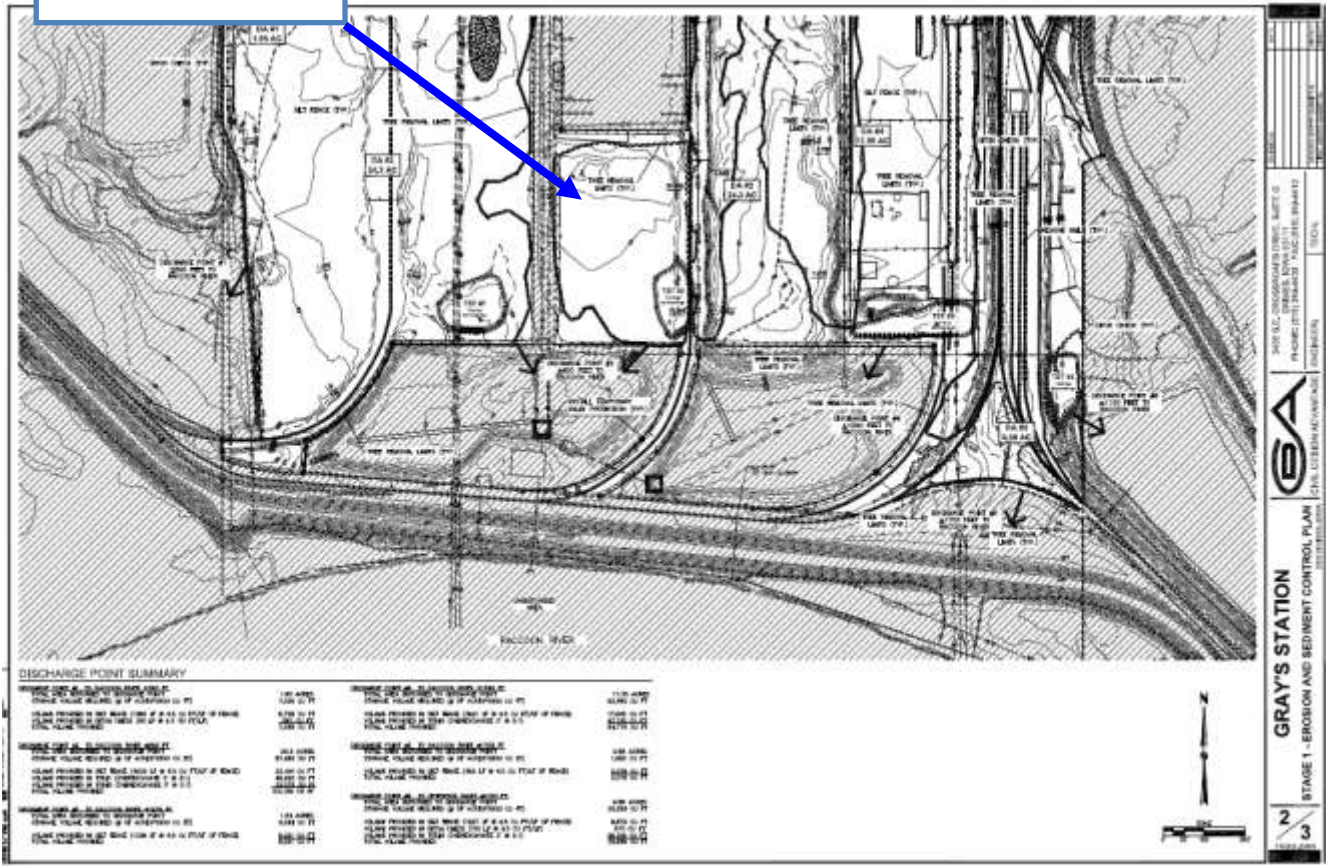
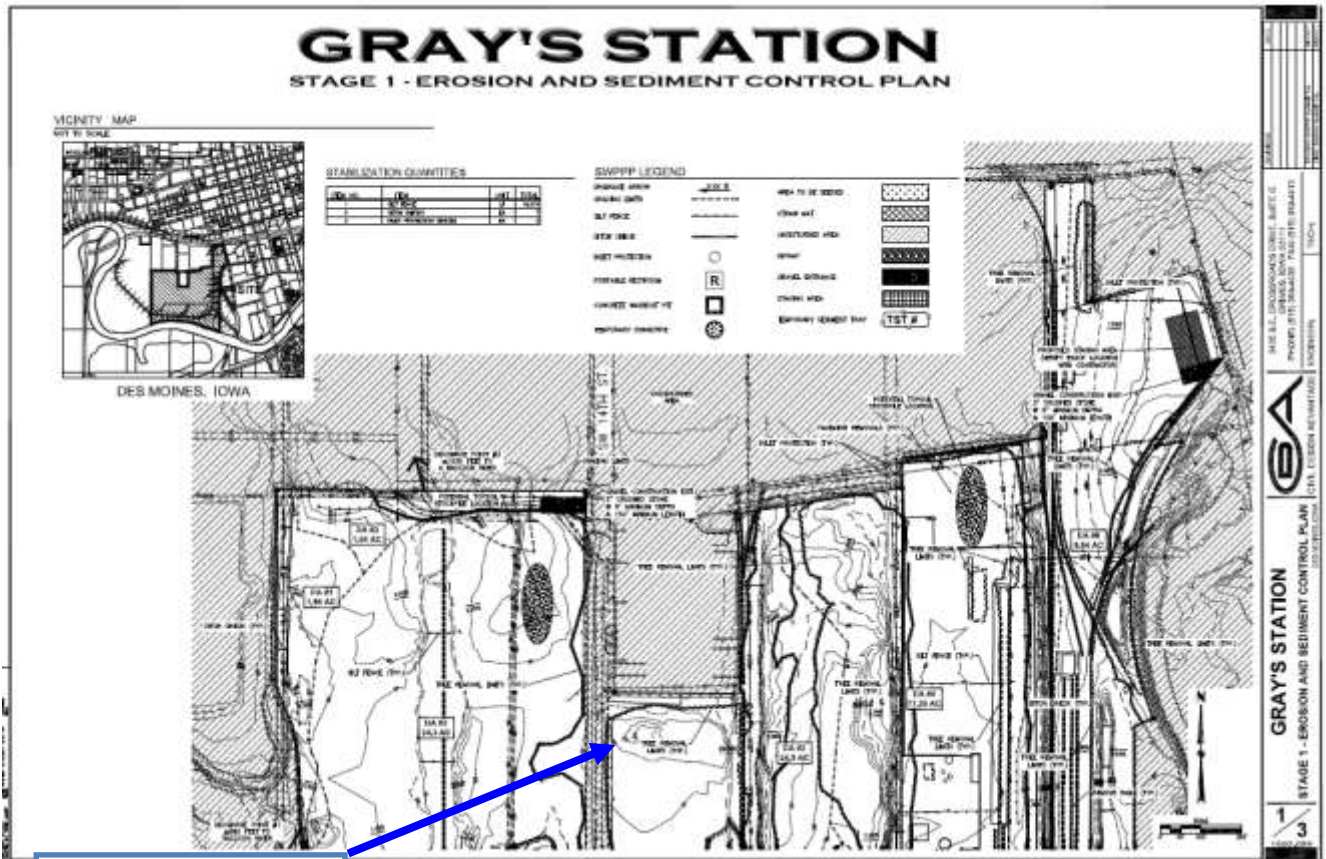
SYNOPSIS:

Recommend acceptance and approval of PUD Restoration Bond No. IAC 586976 from Merchant’s Bonding Company, in the amount of \$386,900 for Gray’s Station. 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 \$386,900 is required for this project for grading, filter socks/silt fence, seeding, mulching, silt basin outlets and Engineering Department administrative and inspection costs. The bonds will be released once the grading and ground surface restoration of the project is completed.
- The Gray’s Station PUD is a multiphase redevelopment of a former industrial area on approximately 83.73-acres, containing residential and mixed-use development. A total of six (6) phases are proposed that would have a combined total of at least 1,100 dwelling units. This equates to 13 dwelling units per gross acre (83.73-acres) or 28 dwelling units per net acre (39.2-acres). The project is located in the vicinity of the 1300 Tuttle Street and is to be developed by HRC NFS I, LLC, (6900 Westown Parkway, West Des Moines, IA, 50265, Joe Pietruzynski, Authorized Agent).



PREVIOUS COUNCIL ACTION(S):

Date: August 14, 2017

Roll Call Number: [17-1407](#), [17-1408](#), & [17-1409](#)

Action: Items regarding Gray's Station in the vicinity of 1300 Tuttle Street:
([Council Communication No. 17-603](#))

- (A) Final consideration of ordinance to rezone property from "C-3B" (Central Business Mixed Use) and "FW" (Floodway) to "PUD" (Planned Unit Development) to allow redevelopment of 83.73 acres with mixed use, low-medium density residential, high density residential, and open space areas. Moved by Hensley that this ordinance do now pass, [#15,600](#). Motion Carried 6-1.
Nays: Cownie.
- (B) Urban Renewal Development Agreement with HRC NFS I, LLC and Hubbell Realty Company. Moved by Hensley to adopt. Motion Carried 6-1. Nays: Cownie.
- (C) Setting date of hearing on approval of documents and conveyance of excess City property, south of and adjoining W. Martin Luther King Jr. Pkwy. and west of and adjoining SW 11th Street, to HRC NFS I, LLC, \$970,000, (8-28-17). Moved by Hensley to adopt. Motion Carried 6-1. Nays: Cownie.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: August 8, 2017

Resolution Number: N/A

Action: A consensus of the members present supports the appropriateness of the financial assistance as proposed.

Board: Plan and Zoning Commission

Date: July 20, 2017

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of request to rezone property from "C-3B" (Central Business Mixed Use) and "FW" (Floodway) to "PUD" (Planned Unit Development) to allow redevelopment of 83.73-acres with mixed-use, low-medium density residential, high density residential, and open space areas.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Reduction or release of required PUD Restoration Bond.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Administration Building, 400 E. Court Avenue Ste.116. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.