 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: May 7, 2018
	Agenda Item No. 42 Roll Call No. <u>18-797</u> Communication No. <u>18-240</u> Submitted by: Erin Olson-Douglas, Economic Development Director; Ben Page, Park & Recreation Director; Phillip Delafield, Community Development Director, Steven L. Naber, P.E., City Engineer; Jonathan Gano, P.E., Public Works Director

AGENDA HEADING:

Approving items related to the Gray’s Station Development in the vicinity of Martin Luther King, Jr. Parkway, SW 11th Street, Tuttle Street and the Raccoon River.

SYNOPSIS:

On August 14, 2017, by Roll Call Nos. 17-1407 and 17-1408, City Council approved final terms of an Urban Renewal Development Agreement and Master Conceptual Development Plan with Hubbell Realty Company (Rick Tollakson, President and CEO, 6900 Westown Parkway, West Des Moines, Iowa 50266) for the Gray's Station Development, a new mixed-use urban neighborhood south of Martin Luther King Jr. Parkway and north of the Raccoon River. Additional actions included approving rezoning from Central Business Mixed Use (C-3B) to Planned Unit Development (PUD) and to direct that future phases of the project, as well as planned public amenities, would undergo review by the Urban Design Review Board, Plan & Zoning (P&Z) Commission and the Park and Recreation Board.

City Council is being asked to consider and take the following actions:

- Approving Conceptual Development Plans for the Linc Apartments, Gray’s Station Townhomes, Raccoon River Bridge and Regional Wetland Amenity/Reconstructed Basin as recommended by the Urban Design Review Board.
- Receive and note Conceptual Development Plan recommendations for the Raccoon River Bridge and request future Board review of Regional Wetland Amenity/Reconstructed Basin and two (2) neighborhood parks and neighborhood trail system as recommended by the Park and Recreation Board.
- Receive and file the Preliminary Plat for Gray’s Station Plat I, the PUD Development Plan for Gray’s Station Plat I and the Major Preliminary Plat for the Linc Apartments as recommended by the P&Z Commission.

The current master plan is provided below.

FISCAL IMPACT:

Amount: \$2,300,000 for City-led construction of the Regional Wetland Amenity/Reconstructed Basin

Funding Source: 2018-19 CIP Page Storm Water-8, Gray's Station Detention Basins, SM087, and \$500,000 anticipated in Sponsored Project Funds from Iowa Department of Natural Resources/Iowa Finance Authority

ADDITIONAL INFORMATION:

- Following approval of the Urban Renewal Development Agreement in August 2017, Hubbell Realty Company proceeded to undertake significant clearing, environmental remediation, rail remnant removal and building demolition to prepare approximately 75-acres of land for development. This activity was immediately followed by preparation of conceptual plans and designs for the simultaneous projects to be initiated in 2018.
- The company's 2018 plan of work will add 200 apartment units, 79 for-sale housing units, the long-planned pedestrian bridge across the Raccoon River to Gray's Lake, providing a key point of connectivity in the City's trail system, a bike trail from Martin Luther King Jr. Parkway to the north bridge landing, and the provision of design plans for the City-led reconstruction of the existing regional storm water management basin into a functioning wetland, incorporating water quality benefits. Two (2) neighborhood parks and additional bike tracks and trail connections will be provided in future phases.

Summary of the actions of the Urban Design Review Board

The Board reviewed the conceptual design plans for the Linc Apartments, Gray's Station Townhomes, the Regional Wetland Amenity/Reconstructed Wetland and the Raccoon River Bridge as amendments to the Master Conceptual Development Plan approved in 2017. The reviews occurred over a series of five (5) meetings between December 12, 2017 and April 17, 2018.

- Linc Apartments – The Board reviewed the project with specific attention to the building architecture, the project's presentation on Martin Luther King, Jr. Parkway and SW 11th, provision of first floor commercial space and activation of the Martin Luther King Jr. Parkway/SW 11th corner, provision of outdoor public plaza space along Tuttle Street at the south side of the project, and the proposed provision of pedestrian and bicycle access.
- Gray's Station Townhomes – The Board reviewed multiple townhome product types at varying price points, the planned 10-foot public access trail and paseo to be constructed from Tuttle Street to the north landing of the Raccoon River Bridge, the materials and building architecture for each product type and the relationship of the units to the broader new neighborhood, the bridge and the regional wetland amenity/reconstructed basin.
- Regional Wetland Amenity/Reconstructed Basin and Bicycle Pedestrian Bridge – The Board reviewed the initial concepts for both projects, individually and in the context of how they will relate to the neighborhood. The wetland amenity was noted for the ability to provide for improved water quality and public education on storm water management. As the construction plans advance, the Board will provide future review comments; areas of interest will be additional detail of the boardwalk and public gathering spaces and exploring the possibility of trails in and through the basin.

- The Board provided comments for the proposed bridge including support for the proposed location and width and will provide future comments as the construction plans advance.

Actions and conditions provided by the Urban Design Review Board on these items are included in the Boards and Commissions Actions section below.

Summary of the actions of the Park and Recreation Board

The board considered the following public park and trail amenities that are proposed to be constructed as part of the development at its meeting on March 27, 2018:

- Neighborhood Parks two (2) – The two (2) parks will serve the recreation needs for people living within a one-half mile of the park. These parks will be funded and constructed by the Developer and given to the City upon completion. The designs for the two (2) neighborhood parks will come before the Board for approval prior to final design and construction, per Park and Recreation staff recommendation and terms of the development agreement.
- Regional Wetland Amenity/Reconstructed Basin – This facility will handle all storm water for the development as well as additional land to the north of the development. The goal of the facility is to handle large quantities of storm water and improve the quality of the water before it reaches the Raccoon River. Although this facility will not be dedicated parkland, it will be landscaped with native plants and have a park like appeal, which represents a new direction for how the City will handle storm water facilities. Additionally, the main trail through the development will wind along the north side of the facility. The storm water facility will be constructed by the City and managed by the Public Works Department with the trail being managed by the Parks and Recreation Department.
- Bicycle and Pedestrian Trails – A series of trails will wind throughout the development. A portion will be public trails and a portion will be private trails that will have public use easements. The trails will be funded and constructed by the Developer and jointly managed by the City and the Developer through public use easements.
- Bicycle and Pedestrian Bridge across Raccoon River – The bridge will connect Gray’s Lake Park to Gray’s Station. Key elements of the bridge are proposed to include:
 - Three (3) prefabricated bridge sections
 - Width of 12-feet
 - Lighting and materials to match the existing Gray’s Lake Park bridge design

Actions and conditions provided by the Park and Recreation Board on these items are included in the Boards and Commissions Actions section below.

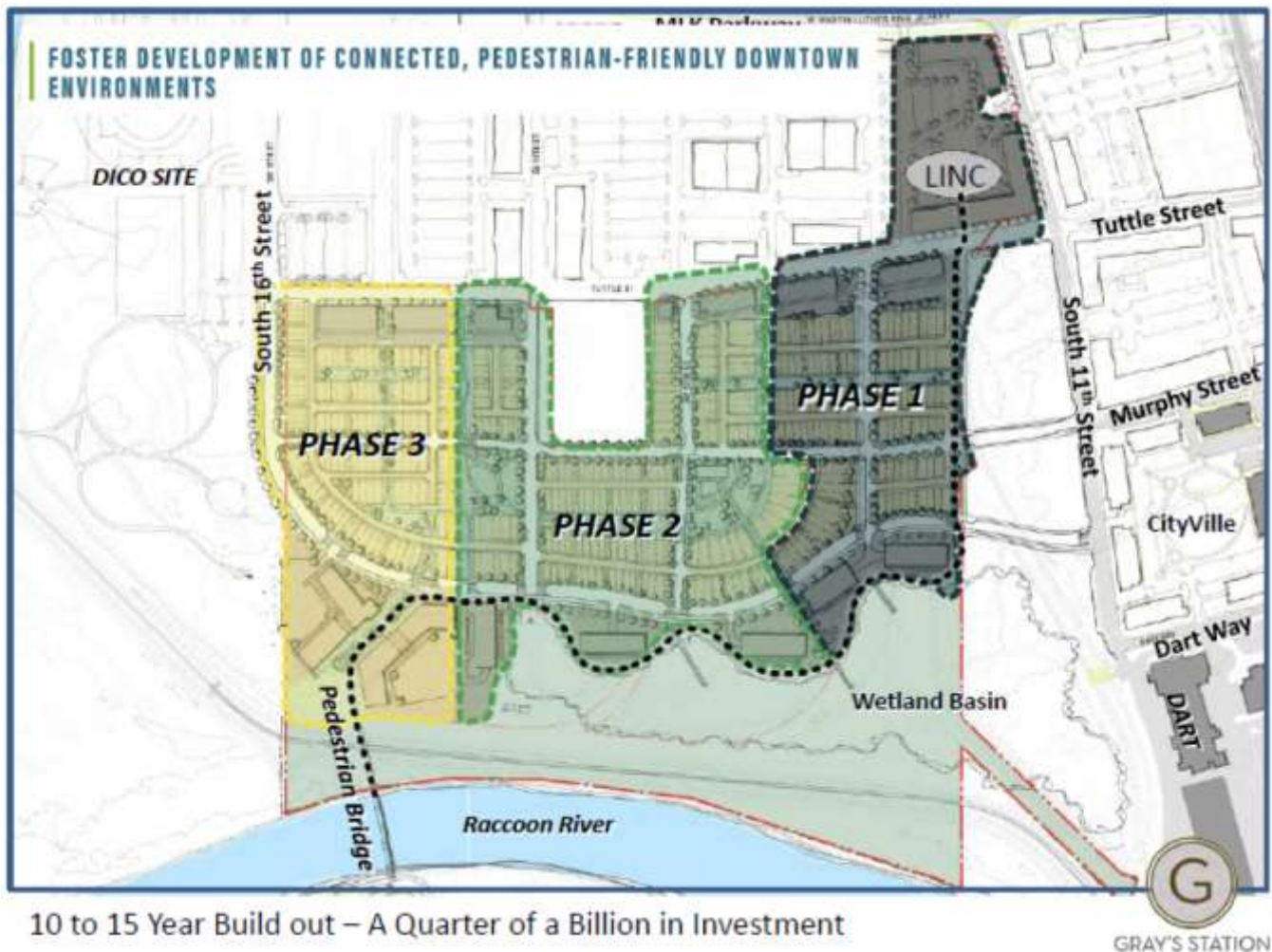
Summary of the actions of the P&Z Commission

Request from Hubbell Realty Company HRC NFS I, LLC, owner on April 19, 2018, represented by Joe Pietruszynski (officer) for the following actions related to property in the vicinity of 1300 Tuttle Street.

- Receive and file communication from P&Z staff regarding approval of a Preliminary Plat “Gray’s Station Plat 1” to allow the property to be divided for two (2) multiple family residential lots, two (2) mixed-use lots, and 76 rowhouse or detached single-family dwelling lots.

- Review and approval of a PUD Development Plan for “Gray’s Station Phase I” to allow development of 79 dwelling units as required by the Gray’s Station PUD Conceptual Plan.
- Receive and file communication from P&Z staff regarding approval of a request from Hubbell Development Services (Developer) represented by Kris Saddoris (officer) for a major Preliminary Plat “Linc” on property located at 210 Southwest 11th Street and 310 Southwest 11th Street, to allow the property to be subdivided for two (2) development parcels and two (2) parcels to be dedicated for public street Right-Of-Way.

Actions and conditions provided by the P&Z Commission on these items are included in the Boards and Commissions Actions section below.



PREVIOUS COUNCIL ACTION(S):

Date: August 14, 2017

Roll Call Number: [17-1407](#), [17-1408](#), and [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: March 6, 2018

Resolution Number: N/A

Action: Motion to recommend approval of the final design as presented noting the following comments: Recommend a variety of more robust canopy trees for shade and heat relief and plantings on the interior of the site that address view, shade, and sustainability. Request the developer to work with Staff on the critical details of the balconies (flashing, covering, decking, etc.) by Hielkema. Seconded by Dietz-Kilen. Motion carried. Yes = 7, No = 1, Abstain = 0, Absent = 2.

Board: Plan & Zoning Commission

Date: April 19, 2018

Resolution Number: N/A

Action:

- 1.) P&Z approved the Preliminary Plat by a vote of 10-0 subject to the following conditions:
 - Compliance with all administrative review comments of the Permit and Development Center.
 - All necessary storm water management facilities, on- and off-site, shall be operational to the satisfaction of the City Engineer before a Temporary Certificate of Occupancy (C.O.) may be issued and must be fully construction before a final C.O. may be issued.
 - The plat name shall be revised to “Gray’s Station Plat 2.
- 2.) P&Z recommended approval of the PUD Development Plan by a vote of 10-0 subject to the following conditions:
 - Compliance with all administrative comments of the Permit and Development Center.
 - All site lighting shall be directed downward and shielded from adjoining properties. Any pole mounted lighting along private walkways shall not exceed 15 feet in height and any pole mounted lighting in a parking area shall not exceed 20 feet in height. These standards do not apply to light art installations that are determined to be in compliance with the PUD Conceptual Plan by the Planning Administrator.

- All necessary external mechanical equipment shall be roof-mounted and screened on any side that fronts a public street, trail, or green space with an architectural extension (e.g., parapet wall) of the building. Equipment may be ground mounted along alley and internal side facades if the unit does not have a flat or low-sloped roof.
 - All utility meters, transformers, and other utilities shall be placed along internal side or rear facades of the buildings.
 - Review and approval of finalized building elevations and materials by the Planning Administrator.
- 3.) P&Z approved the major preliminary plat Linc by a vote of 9-0-1 (Wattier abstained) subject to the following conditions:
- Compliance with all administrative review comments of the Permit and Development Center.
 - All necessary storm water management facilities, on- and off-site, shall be operational to the satisfaction of the City Engineer before a Temporary Certificate of Occupancy (C.O.) may be issued and must be fully construction before a Final C.O. may be issued.
 - The plat name shall be revised to “Gray’s Station Plat 1”.

Board: Urban Design Review Board

Date: March 20, 2018

Resolution Number: N/A

Action: A consensus of the members present recommend approval of the preliminary bridge design as presented noting the Board’s comments on working on the south landing; be sure it is a welcoming place for all users to get on and off the bridge and experience the riverfront.

Board: Park & Recreation Board

Date: March 27, 2018

Resolution Number: 18-024

Action: Motion by Ogle that the Park and Recreation Board supports the construction of a bridge with the same design that connects Gray’s Lake to Gray’s Station with the width of at least 14 feet wide at the minimum and that the site to be finalized with a discussion with the City Manager and other parties. Second by Potter. Yes: Davis, Ogle, Nassif, Potter, Godwin, Vilmain, Pugh, and Fanter. No: Facto, Boggus, Thompson, Feltner, and Anderson. Motion carried 8-5-2.

Board: Urban Design Review Board

Date: April 17, 2018

Resolution Number: N/A

Action: A consensus of the members present recommend approval of the townhome proposal subject to the applicant continuing work with staff. Then staff and applicant provide the Board with any updates as any significant modifications occur. Modifications would include the following concerns:

- How the material wraps at corners
- How the masonry is not above a lighter material
- Continue to complete the color materials so the canopy, metal, and other components have definition to them
- Have articulation of the individual panels (in the drawings) to understand if it is a division of lap siding or if there are other panel configurations.
- Detail at the brick base on products 5 and 6 to avoid an intersection of material (three {3} materials collide on different planes).

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Final construction plans for the Raccoon River Bridge as part of a private construction contract.
- Ordering construction, fixing date for receiving bids and public hearing on the Regional Wetland Amenity/Reconstructed Basin.
- Private construction contracts for public improvements, including the Raccoon River Bridge, streets, sewers, parks and trails.
- Certificates of Completion for the Linc Apartments, Gray's Station Townhomes, Raccoon River Bridge and Regional Wetland Amenity/Reconstructed Basin.
- Acceptance of all completed public improvements as recommended by the Engineering Department.

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