


## COUNCIL COMMUNICATION

	Number:	<b>19-255</b>	Meeting:	<b>June 3, 2019</b>
	Agenda Item:	<b>34</b>	Roll Call:	<b>19-0894</b>
	Submitted by:	<b>Erin Olson-Douglas, Economic Development Director</b>		

### AGENDA HEADING:

Approving final design for Fusion Townhomes at Gray's Station.

### SYNOPSIS:

On August 14, 2017, by Roll Call No. 17-1407, 17-1408 and 17-1409, City Council approved final terms of an Urban Renewal Development Agreement and Master Conceptual Development Plan with HRC NFS1, LLC (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, bounded generally by Fleur Drive and SW 9<sup>th</sup> Street.

The 45-unit Fusion project in four (4) three (3) story buildings with tuck under garages is proposed for two (2) lots located on the south side of Tuttle Street, south of the Linc Apartments project and north of the Gray's Station for-sale residential project, both approved by City Council in 2018. The planned walk-up Fusion units further encourage activity along Tuttle Street, adjacent greenspace and the paseo/recreational trail from Tuttle Street to the shared use bridge currently under construction to Gray's Lake. Urban Design Review Board and Plan & Zoning Commission have both conducted review of the project per the terms of the Urban Renewal Development Agreement with HRC NFS1, LLC.

### FISCAL IMPACT: NONE

### ADDITIONAL INFORMATION:

- The Office of Economic Development (OED), Community Development staff, and the development and design team for the project have conducted design work sessions prior to and in between Urban Design Review Board and Plan & Zoning Commission meeting reviews to advance the design. This collaborative process has been productive time and has allowed for clear evaluation of key variables, including materiality, detailing, context and building relationships.
- In addition, OED is conducting bi-monthly meetings with the design and development team for Gray's Station and Gray's Landing to discuss active public improvement projects, work on the regional basin and wetland amenity, bridge and the individual development projects. Included in these meetings are Community Development, Engineering, Parks & Recreation, and Public Works staff.

- These processes, along with the board and commission reviews, have provided a continuous environment for building out this new urban neighborhood. Attention is able to be given to ensuring that each individual project is consistent with and compatible with the Master Conceptual Development Plan and the Planned Unit Development (PUD) plan.
- Urban Design Review Board and Plan & Zoning Commission comments and actions are below.

**PREVIOUS COUNCIL ACTION(S): NONE****BOARD/COMMISSION ACTION(S):**

Board: Urban Design Review Board

Date: May 21, 2019

Resolution Number: N/A

Action: A consensus of the members present recommended final approval of the proposed project noting Board comments including: consideration of placement of condenser units, integration of the landscape and architectural moves, alignment of planter beds and stoops, consideration of landscape lining up better with building rigidity; buildings are straight and clear while landscape is wild and lacking edges.

Board: Plan & Zoning Commission

Date: May 16, 2019

Resolution Number: N/A

Action: Conditional approval of PUD development plan for Fusion East and conditional approval of PUD development plan for Fusion West with required compliance with all administrative review comments of the City's Permit and Development Center, Plan & Zoning Commission comments and review and approval of the finalized building elevations and materials by the City's Planning Administrator. Motions passed 8-0-1.

Board: Urban Design Review Board

Date: March 26, 2019

Resolution Number: N/A

Action: A consensus of the members present recommended preliminary design approval with comments to better demonstrate the relationships between the buildings, advance materiality, architectural detailing (particularly at entrances, corners and material transitions. Finalize color palette and provide additional detail on site plan and landscaping for final review.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Issuance of Certificate of Completion for the Fusion project.

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 Hall, 400 Robert D Ray Drive. 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](mailto:cityclerk@dmgov.org).