



Roll Call Number

18-0801

Agenda Item Number

42D

Date May 7, 2018

APPROVING CONCEPTUAL DEVELOPMENT PLANS FOR THE LINC, THE TOWNHOMES IN GRAY'S STATION PLAT 2 AND THE RELATED RACCOON RIVER BRIDGE; AND CONDITIONAL APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN FOR THE GRAY'S STATION REGIONAL WETLAND AMENITY/RECONSTRUCTED STORMWATER BASIN.

WHEREAS, on January 23, 2017, by Roll Call No. 17-0136, the City Council approved preliminary terms of agreement with Hubbell Realty Company to construct an approximately 75 Acre mixed density residential neighborhood; and,

WHEREAS, on August 14, 2017, by Roll Call No. 17-1408, the City Council approved a development agreement ("the Existing Urban Renewal Development Agreement") with HRC NFS I, LLC and Hubbell Realty Company (collectively, the "Developer"); and,

WHEREAS, the terms of the Existing Development Agreement state that aspects of the project will be reviewed by Plan and Zoning Commission, Urban Design Review Board and Parks and Recreation Board as appropriate and within each board's or commission's jurisdiction; and,

WHEREAS, on March 6, 2018, the Urban Design Review Board held a meeting to discuss the Linc project, the townhomes in Gray's Station Plat 2, the basin and the bridge and approved the projects subject to comments relating to plantings and details regarding the balconies of the townhomes by a vote of 7 in favor, 1 against and 2 absent; and,

WHEREAS, on March 27, 2018, the Park and Recreation Board held a meeting to discuss the neighborhood parks, the basin, the bicycle and pedestrian trails and the bridge across the Raccoon River and voted to support the construction of a bridge with the proposed design of a width of 14 feet at the minimum and that the site be finalized with a discussion with the City Manager and other parties by a vote of 8 in favor and 5 against.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the conditional support of the Parks and Recreation Board is received and noted; the relevant Plan and Zoning Commission meetings are discussed in separate resolutions.
2. That the Conceptual Development Plans for the Linc, Gray's Station Townhomes in Gray's Station Plat 2 and the Raccoon River Bridge are approved and shall constitute an amendment to the Existing Urban Renewal Development Agreement, identified as B-6. The City Manager or his designee is directed to work with the Developer to resolve the conditions to approval of the Linc raised by the Urban Design Review Board.



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3. That the Conceptual Development Plan for the Regional Wetland Amenity/Reconstructed Stormwater Basin is approved if the property necessary for its construction can be acquired. The plan shall constitute an amendment to the Existing Urban Renewal Development Agreement. If the necessary property is not acquired, Developer must comply with laws and regulations relating to stormwater runoff, and shall constitute an amendment to the Existing Urban Renewal Development Agreement, identified as B-6.

4. That these approvals are subject to compliance with federal and state law and with City ordinances, rules, and practices regarding development and construction.

(Council Communication No. 18-240)

MOVED by Mandelbaum to adopt, and receive and file 2 documents presented at the meeting.

FORM APPROVED:

Thomas G. Fisher Jr.

Thomas G. Fisher Jr. Assistant City Attorney

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE		✓		
BOESEN	✓			
COLEMAN	✓			
GATTO				✓
GRAY	✓			
MANDELBAUM	✓			
WESTERGAARD	✓			
TOTAL	5	1		1

MOTION CARRIED

APPROVED

T. M. Franklin Council Mayor

CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Diane Rauh

City Clerk