GRAY'S STATION

LEGEND

- Master Plan Area
- Downtown Mixed Use
- Medium – High Density Residential
- Medium Density Residential
- Open Space / Stormwater

GRAY'S STATION

CONCEPTUAL MASTER PLAN
APRIL 7, 2017

0' 150' 300' 600'

NORTH

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GRAY'S STATION

LEGEND

- Master Plan Area
- Downtown Mixed Use
- Medium – High Density Residential
- Medium Density Residential
- Open Space / Stormwater

GRAY'S STATION

CONCEPTUAL LAND USE DIAGRAM
APRIL 7, 2017

0' 150' 300' 600'

NORTH

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GRAY'S STATION

LEGEND

- Master Plan Area
- Proposed Collector Street
  Anticipated 2 lanes travel, 2 lanes parking, bicycle facilities
- Proposed Local Street
  Anticipated 2 lanes travel, 1 lane parking
- Proposed Bicycle/Pedestrian Route – Primary
- Proposed Green Downtown Connections

NOTE: Block lengths between streets and greenways are approximate.

GRAY'S STATION

CONCEPTUAL TRANSPORTATION NETWORK: STREETS
APRIL 7, 2017

0' 150' 300' 600' NORTH

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GRAY'S STATION

LEGEND

- Master Plan Area
- Proposed Collector Street
  - *Anticipated 2 lanes travel, 2 lanes parking, bicycle facilities*
- Proposed Local Street
  - *Anticipated 2 lanes travel, 1 lane parking*
- Proposed Alley
- Proposed Bicycle/Pedestrian Route – Primary
- Proposed Green Downtown Connections
- Proposed On–Street Bike Facility
- Existing Regional Trail
- Existing Local Trail

GRAY'S STATION

CONCEPTUAL TRANSPORTATION NETWORK: STREETS, ALLEYS, BIKE & PEDESTRIAN
APRIL 7, 2017

0' 150' 300' 600'
NORTH

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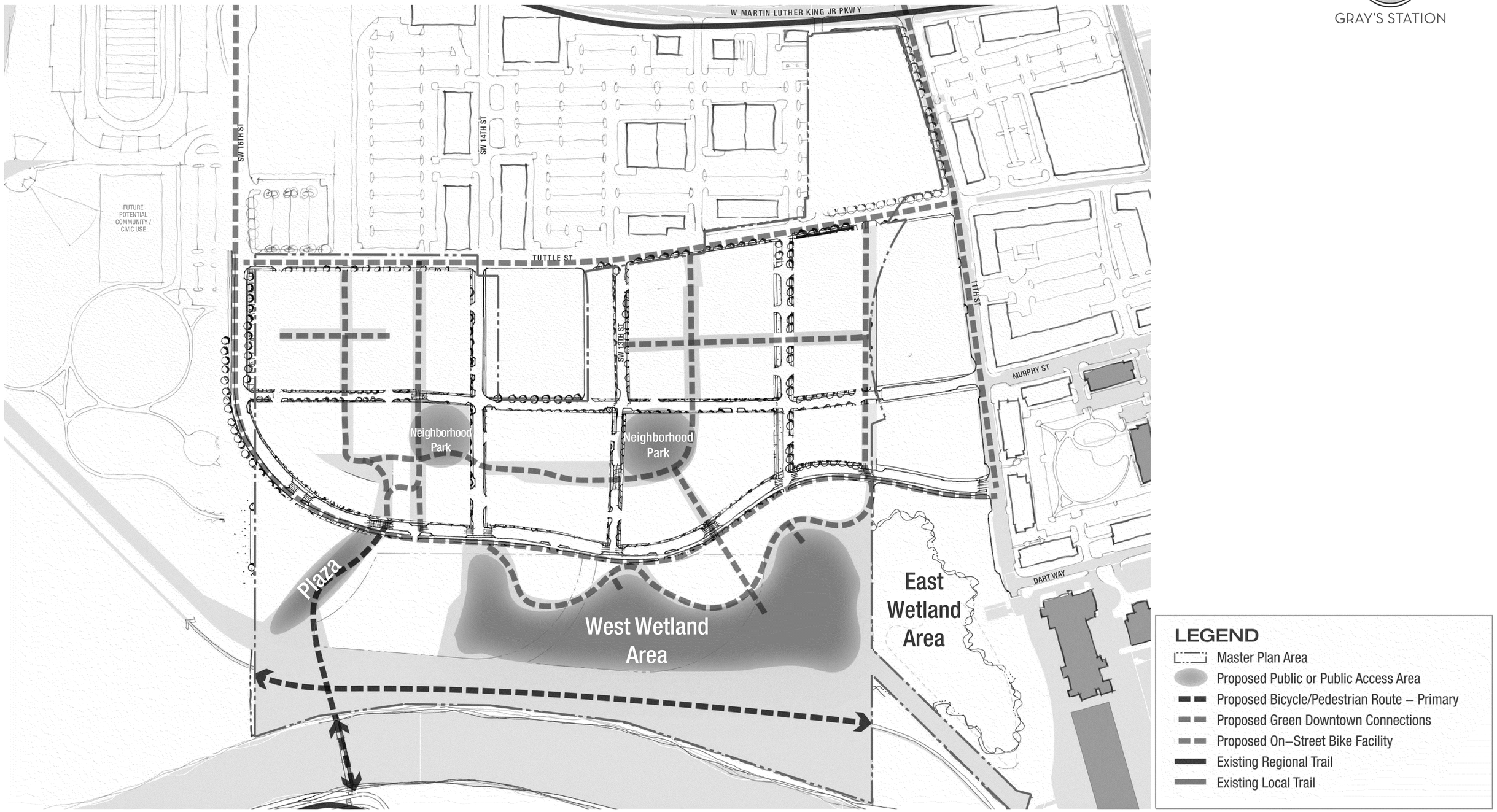
GRAY'S STATION



GRAY'S STATION

CONCEPTUAL PUBLIC ACCESS & OPEN SPACE DIAGRAM
APRIL 7, 2017

0' 150' 300' 600'
NORTH

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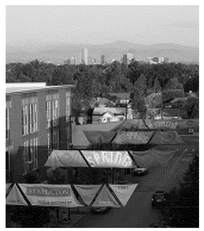
OPEN SPACE CHARACTER

The open space system at Gray's Station is intended to support a diverse, urban population with a focus on wellness; opportunities for social and physical connections; and areas for connections to nature and solitude.

PLAZA

The following images and conceptual programming represent the intended character and feel of the plaza area anticipated in the Gray's Station neighborhood, but detailed programming and design of the park systems will be completed during later phases of the development.

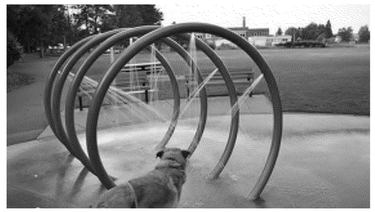
Gathering • People–Watching • Outdoor Dining • Festival Space • Bike Connectivity



NEIGHBORHOOD PARKS

The following images and conceptual programming represent the intended character and feel of the neighborhood parks anticipated in the Gray's Station neighborhood, but detailed programming and design of the park systems will be completed during later phases of the development.

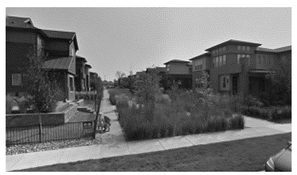
Dog Walking • Playing • Learning • Picnicking • Gathering • Community Gardening • Community Space



GREENWAYS

The following images and conceptual programming represent the intended character and feel of the greenways anticipated in the Gray's Station neighborhood, but detailed programming and design of the park systems will be completed during later phases of the development.

Connecting • Dog Walking • Playing • Biking • Neighborhood Gatherings



REGIONAL DETENTION / CONSTRUCTED WETLANDS

The following images and conceptual programming represent the intended character and feel of the regional detention/constructed wetlands anticipated in the Gray's Station neighborhood, but detailed programming and design of the park systems will be completed during later phases of the development.

Restoring • Connecting • Learning • Unpaved Trails • Signage • Seating

The proposed constructed wetlands will provide an attractive, educational water feature with public access and improved water quality within the Raccoon River. It is proposed to have sufficient volume to meet the water quality volume (WQv) requirements for the proposed Gray's Station development and have enough volume to address nearly all WQv requirements for the upstream watershed areas under full buildout conditions.

- The East Wetland area, formerly known as DART pond, is off–site, but is being planned for improvements concurrently with this redevelopment area. The proposed East Wetland area has sufficient volume in the pool and marsh zones to meet the WQv requirements for its entire 80.8 acre watershed. (6.3 acre–feet provided / 6.1 acre–feet required)
- The West Wetland has sufficient volume in the pool and marsh zones to exceed the WQv requirements for that part of the watershed located south of Martin Luther King, Jr. Parkway (8.2 acre–feet provided / 7.5 acre–feet required). Through extended detention, this stormwater wetland can meet 95% of the WQv requirements for the entirety of its 256 acre watershed (15.8 acre–feet provided / 16.6 acre–feet required).
- It is anticipated that the West Wetland area will have pool, shallow marsh, high marsh and extended detention areas.

Though its primary purpose is to improve water quality, the constructed wetlands also serve as a place to enhance the health of the community and to offer educational opportunities for the larger community. At a Master Plan level, the area features paved and unpaved trails, wetland overlook areas, and seating areas. The proposed inclusion of interpretive signage and art would allow people of all ages to understand the role of the area for the region. The use of micro–grading for the wetlands allows the area to be carefully shaped. This shaping breaks down the scale of the regional detention, creates places that are enjoyable, and removes the utilitarian feel of the existing basins.

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GRAY'S STATION

NOTE: BUILDINGS SHOWN FOR GENERAL MASSING ONLY. ARCHITECTURAL DESIGN IS YET TO BE DETERMINED.

GRAY'S STATION

CONCEPTUAL STREET SECTIONS: SOUTHERN ROAD / 16TH STREET (COLLECTOR STREET)
APRIL 7, 2017

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GRAY'S STATION

NOTE: BUILDINGS SHOWN FOR GENERAL MASSING ONLY. ARCHITECTURAL DESIGN IS YET TO BE DETERMINED.

GRAY'S STATION

CONCEPTUAL STREET SECTIONS: TUTTLE STREET - CYCLE TRACK (COLLECTOR STREET)
APRIL 7, 2017

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GRAY'S STATION

NOTE: BUILDINGS SHOWN FOR GENERAL MASSING ONLY. ARCHITECTURAL DESIGN IS YET TO BE DETERMINED.

GRAY'S STATION

CONCEPTUAL STREET SECTIONS: LOCAL STREET AT 14TH STREET
APRIL 7, 2017

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GRAY'S STATION

NOTE: BUILDINGS SHOWN FOR GENERAL MASSING ONLY. ARCHITECTURAL DESIGN IS YET TO BE DETERMINED.

GRAY'S STATION

CONCEPTUAL STREET SECTIONS: LOCAL STREETS (EXCLUDING 14TH STREET)
APRIL 7, 2017

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GRAY'S STATION

NOTE: BUILDINGS SHOWN FOR GENERAL MASSING ONLY. ARCHITECTURAL DESIGN IS YET TO BE DETERMINED.

GRAY'S STATION

CONCEPTUAL STREET SECTIONS: ALLEYS
APRIL 7, 2017

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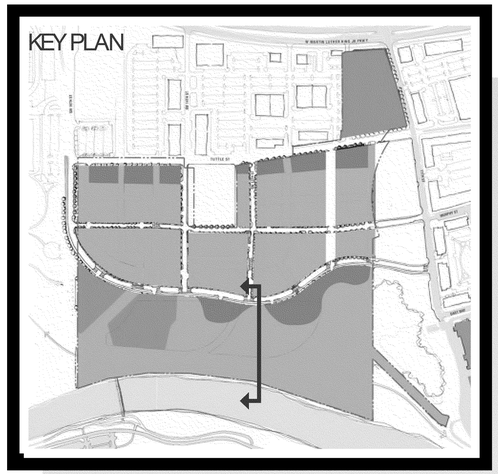
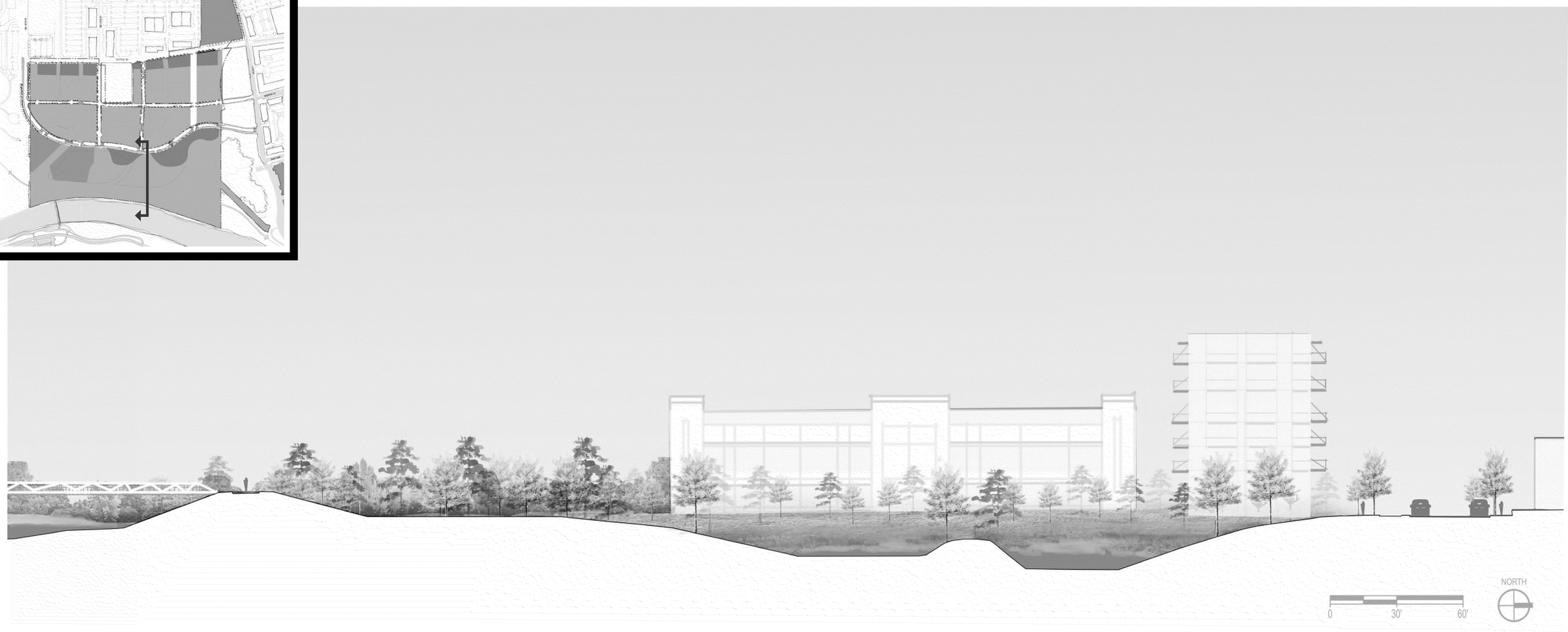
GRAY'S STATION





NOTE: BUILDINGS SHOWN FOR GENERAL MASSING ONLY. ARCHITECTURAL DESIGN IS YET TO BE DETERMINED.

GRAY'S STATION

CONCEPTUAL SECTION ELEVATION: RIVER TO GRAY'S STATION
APRIL 7, 2017

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GRAY'S STATION

Hubbell Riverpoint West / Gray's Landing

Master Plan Concept
Conceptual Land Use Summary & Estimated Residential Units

AREA NAME	LAND USE	ACRES	MINIMUM DENSITY (DU/AC)	MAXIMUM DENSITY (DU/AC)	MINIMUM UNITS	MAXIMUM UNITS
A	Mixed Use	5.3	30	50	158	264
B	HDR	1.9	30	50	58	96
C	MDR	2.0	8	35	16	71
D	MDR	1.9	8	35	15	66
E	MDR	1.0	8	35	8	34
F	MDR	0.7	8	35	6	25
G	MDR	0.7	8	35	6	24
H	HDR	0.1	18	30	2	4
I	MDR	0.8	8	35	6	27
J	MDR	1.2	7	22	8	26
K	MDR	1.7	7	22	12	37
L	MDR	1.6	8	35	13	57
M	MDR	1.6	8	35	13	56
N	HDR	0.4	18	30	8	13
O	HDR	1.2	40	55	49	67
P	MDR	1.0	8	35	8	35
Q	MDR	1.2	8	35	10	42
R	MDR	1.1	8	35	9	40
S	MDR	0.7	8	35	6	26
T	MDR	0.7	8	35	6	24
U	MDR	1.1	8	35	9	39
V	MDR	2.0	8	35	16	70
W	Mixed Use	2.0	30	50	61	102
X	Mixed Use	3.5	30	50	104	173
Y	HDR	1.0	50	70	50	70
Z	HDR	2.7	50	70	135	190
TOTAL		39.2			791	1678
NET DENSITY (EXCLUDING SIGNIFICANT OPEN SPACE, ROADS)					23	49

KEY / NOTES

MDR Moderate Density Residential
HDR High Density Residential

GRAY'S STATION

CONCEPTUAL LAND USE DIAGRAM WITH DENSITY ESTIMATE
APRIL 7, 2017

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GRAY'S STATION

PRECEDENT HOUSING CHARACTER IMAGERY

As a large neighborhood, the proposed housing character for Gray's Station is intended to be diverse, yet urban in form and character. The following images represent the intended character and feel of the multi–family, mixed–use residential and medium density housing types. The design of the buildings including architectural details, materials, final massing/heights, and colors will completed during later phases of the development.

MIXED USE

MULTI–FAMILY

MEDIUM DENSITY

MEDIUM DENSITY (CONT.)

GRAY'S STATION

PRECEDENT HOUSING CHARACTER IMAGERY
APRIL 7, 2017

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GRAY'S STATION

LEGEND

Master Plan Area

Anticipated Phasing:

Early Phase

Mid–Term Phase

Long–Term Phase

GRAY'S STATION

CONCEPTUAL PHASING DIAGRAM
APRIL 7, 2017

0' 150' 300' 600' NORTH

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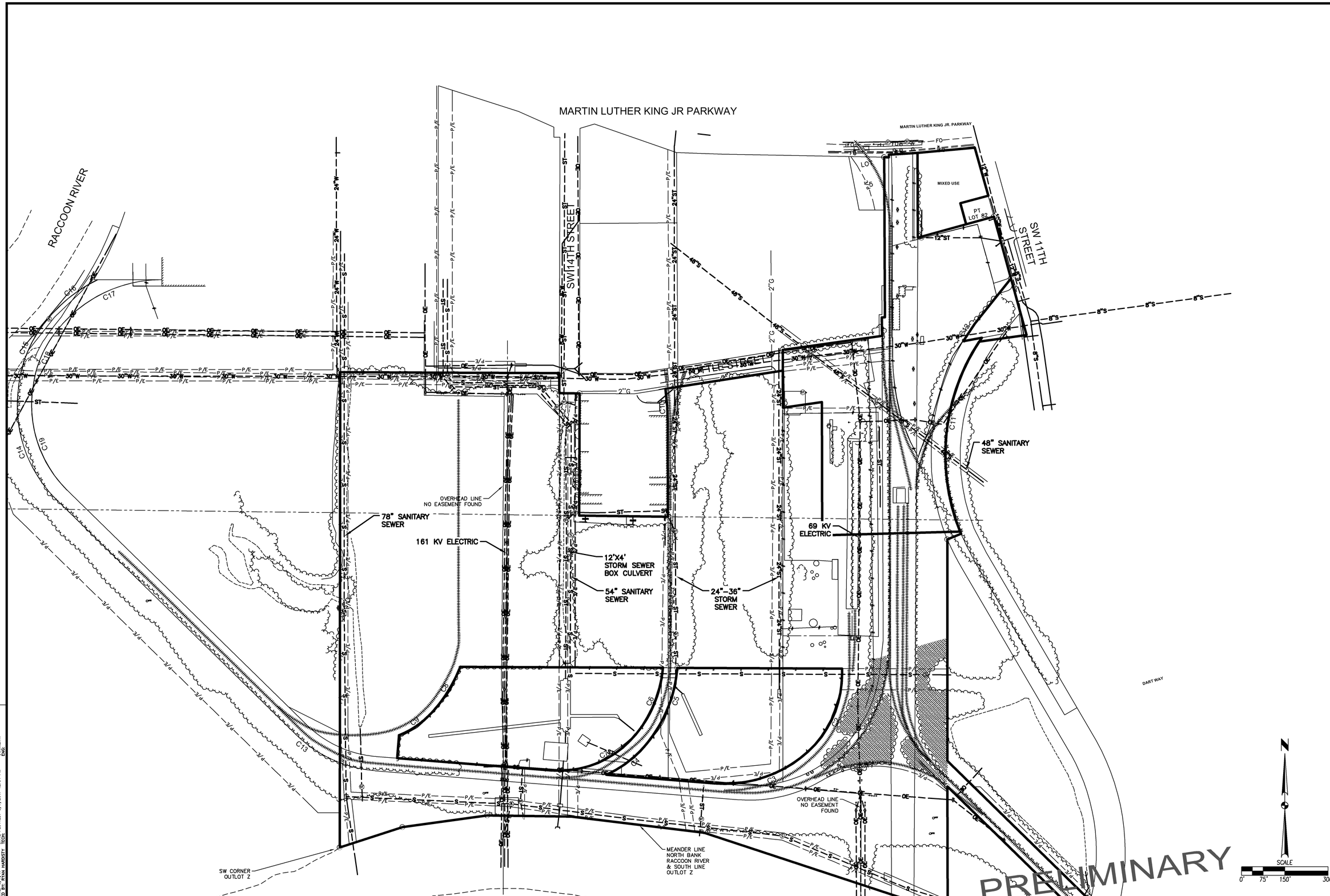

REVISIONS	DATE
PREPARED	03/07/2017

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DES MOINES, IOWA

GRAY'S STATION
UTILITY CONFLICT EXHIBIT

1/1

1603.086

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PLOTTED BY: RYAN HARDISTY TECH: ENG: