

.....
Date..... February 26, 2007

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on February 15, 2007, its members considered an application from Rice Development Partners, LLC (purchaser) represented by Adam Van Dyke (Agent) to rezone property in the vicinity of 3001 Beaver Avenue from the "R1-60" One-Family Low-Density Residential District to the "PUD" Planned Unit Development District and to approve a "PUD" Planned Unit Development District Conceptual Plan for the redevelopment of the property for a mix of residential and commercial uses, and made a series of recommendations as set forth in the accompanying communication regarding the proposal.

The subject property is owned by the Des Moines Public Schools and is more specifically described as follows:

The West 5 Acres of Lot 5 of the Official Plat of the South ½ of the Northwest ¼ of Section 29, Township 79 North, Range 24 West of the 5th P.M., Des Moines, Polk County, Iowa; and Lot C, Ashby Manor, An Official Plat, Des Moines, Polk County, Iowa.

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

1. That the meeting of the City Council at which the proposed rezoning is to be considered shall be held in the Council Chambers, City Hall, Des Moines, Iowa at 5:00 p.m. on March 26, 2007, at which time the City Council will hear both those who oppose and those who favor the proposal.
2. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

(Continued)

★ **Roll Call Number**

Agenda Item Number

27

.....
Date February 26, 2007

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown
Assistant City Attorney

(ZON2006-00190)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

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.

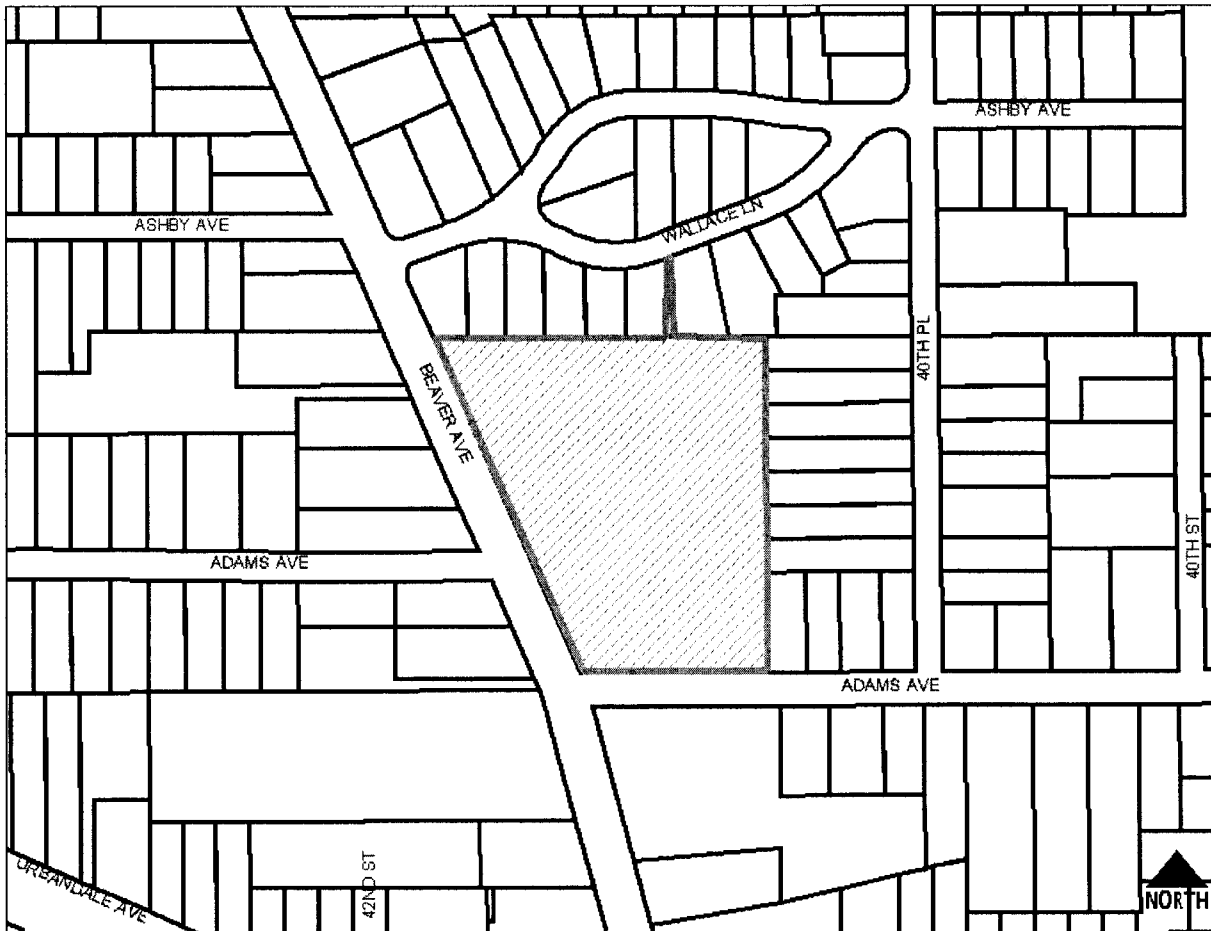
Mayor

City Clerk

Request from Rice Development Partners, LLC (purchaser) represented by Adam Van Dyke (Agent) regarding property located at 3001 Beaver Avenue. Subject property is owned by the Des Moines Public Schools.				File # ZON2006-00190	
Description of Action	Rezone property from "R1-60" One-Family Low Density Residential District to "PUD" Planned Unit Development District for a mix of bi-attached single-family dwellings, row house dwellings and mixed use commercial/office residential.				
2020 Community Character Plan	Low-Density Residential, Public & Semi-Public				
Horizon 2025 Transportation Plan	No Planned Improvements				
Current Zoning District	"R1-60" One-Family Low-Density Residential District				
Proposed Zoning District	"PUD" Planned Unit Development District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Inside Area					
Outside Area	2	29	0	>20%	
Plan and Zoning Commission Action	Approval	See letter	Required 6/7 Vote of the City Council	Yes	X
	Denial			No	

Rice Development Partners - 3001 Beaver Avenue

ZON2006-00190



February 26, 2007

Date _____

Agenda Item 27

Honorable Mayor and City Council
City of Des Moines, Iowa

Roll Call # _____

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held February 15, 2007, the following action was taken:

COMMISSION RECOMMENDATION:

After public hearing, the members voted 5-6-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
David Cupp				X
Shirley Daniels		X		
Dann Flaherty	X			
Bruce Heilman		X		
Jeffrey Johannsen		X		
Greg Jones	X			
Frances Koontz				X
Kaye Lozier		X		
Jim Martin	X			
Brian Millard		X		
Brook Rosenberg		X		
Mike Simonson				X
Kent Sovern			X	
Tim Urban	X			
Marc Wallace	X			



CITY PLAN AND ZONING COMMISSION
 ARMORY BUILDING
 602 ROBERT D. RAY DRIVE
 DES MOINES, IOWA 50309-1881
 (515) 283-4182

ALL-AMERICA CITY
 1949, 1976, 1981
 2003

DENIAL of a request to amend the Des Moines' 2020 Community Character Plan future land use designation from Public/Semi-Public to Commercial: Pedestrian-Oriented, Neighborhood Node and Low/Medium Density Residential.

(21-2006-4.21)

As a result of the failed motion another motion was made, in which the *motion failed as a 2/3 majority of the quorum of the Plan & Zoning Commission was required to approve the amendment, which was 8 affirmative votes minimum.* Members voted 6-5-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
David Cupp				X
Shirley Daniels	X			
Dann Flaherty		X		
Bruce Heilman	X			
Jeffrey Johannsen	X			
Greg Jones		X		
Frances Koontz				X
Kaye Lozier	X			
Jim Martin		X		
Brian Millard	X			
Brook Rosenberg	X			
Mike Simonson				X
Kent Sovern			X	
Tim Urban		X		
Marc Wallace		X		

APPROVAL of the request to amend the Des Moines' 2020 Community Character Plan future land use designation from Public/Semi-Public to Commercial: Pedestrian- Oriented, Neighborhood Node and Low/Medium Density Residential.

Subsequently another motion was made and members voted 10-1-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
David Cupp				X
Shirley Daniels	X			
Dann Flaherty		X		
Bruce Heilman	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz				X
Kaye Lozier	X			
Jim Martin	X			
Brian Millard	X			
Brook Rosenberg	X			
Mike Simonson				X
Kent Sovern			X	
Tim Urban	X			
Marc Wallace	X			

APPROVAL of a motion that if the City Council approves the requested Land Use Plan Amendment, any development of the site should be done as a PUD. (ZON2006-00190)

An amendment to the motion was made and members voted 3-8-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
David Cupp				X
Shirley Daniels		X		
Dann Flaherty		X		
Bruce Heilman		X		
Jeffrey Johannsen		X		
Greg Jones		X		
Frances Koontz				X
Kaye Lozier		X		
Jim Martin		X		
Brian Millard	X			
Brook Rosenberg		X		
Mike Simonson				X
Kent Sovern			X	
Tim Urban	X			
Marc Wallace	X			

DENIAL of that PUD development of the site should be limited to R1-60 single-family detached lots on the north and east portion of the site and possibly some higher density residential to the southwest, and no commercial use.

Written Responses

2 In Favor

29 In Opposition

A signed petition of opponents to the request is also attached.

The opposition received on this item exceeds 20% of the property within 250' of the subject property, requiring a 6/7 vote at City Council.

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Part A) Staff recommends that the Des Moines' 2020 Community Character Plan future land use designation be amended from Public/Semi-Public to Commercial: Pedestrian- Oriented, Neighborhood Node and Low/Medium Density Residential.

Part B) Staff recommends that the proposed "PUD" District zoning classification and Concept Plan be found in conformance with the 2020 Community Character Plan future land use designations of Commercial: Pedestrian-Oriented Neighborhood Node and Low/Medium Density Residential.

Part C) Staff recommends approval of the rezoning to "PUD" Planned Unit Development District and approval of the "Rice Development P.U.D." Concept Plan subject to the following:

1. The Final Development Plan shall be presented to the Plan and Zoning Commission for review and approval.
2. Stormwater from the development shall be discharged to the existing storm sewer within 40th Place right-of-way through an 8" pipe under Wallace Lane installed at the developer's expense.
3. The diagonal sanitary sewer across the southwest portion of the site shall be televised by the developer after construction on site to document that no damage has occurred during construction.
4. Provide a note stating that the 6'-tall screen fence at the east end of the east/west access drive across the site shall be 100% opaque and constructed with wood materials.
5. Provide a label on Sheet 4 identifying brick as the predominant siding on the 2-story mixed-use structure oriented toward Adams Avenue.
6. Clarify that the bases of all monument signs will be constructed with masonry materials that match the masonry materials used on the mixed-use structures.
7. Lighting for monument signs shall be indirect or downward (not internally illuminated) and shall not operate between the hours of 10:00 PM and 6:00 AM.
8. Provide a note stating that all site lighting shall be directed downward and shielded from adjoining properties and that lighting for the pedestrian areas shall be provided on poles with a maximum height of 15'.
9. The single-family semi-detached structures shall be 1 to 1-½ stories and sided predominantly with brick.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** Approval of the proposed rezoning and PUD Concept Plan would allow redevelopment of the site with two mixed-use structures framing a pedestrian plaza at the corner of Beaver and Adams Avenues, 7 row house residential units fronting Beaver Avenue, and 18 single-family bi-attached residential townhome units. The Concept Plan provides an off-street parking lot to the rear of the mixed-use structures with approximately 68 stalls to serve the 15,810 square feet of commercial space and underground parking with 24 stalls to serve the apartments above the commercial space. The Concept Plan indicates the second floor of the structure fronting Adams Avenue may be used for office space, reducing the number of apartments on the site.

The Concept Plan states the permitted commercial uses on the site would be limited to those permitted in the "C-1" Neighborhood Retail Commercial District, except gas stations, boarding houses, shelters for the homeless, and financial service centers that provide check cashing and loans secured by postdated check or payroll guarantee as their primary activity. Package goods stores for the sale of alcoholic beverages will not be permitted, except for the sale of alcohol specifically related to the wine industry. The plan also states that restaurant use would be limited to no more than 50% of the retail square feet.

2. **Size of Site:** 5.022 acres.
3. **Existing Zoning (site):** "R1-60" One-Family Low-Density Residential District.
4. **Existing Land Use (site):** Since the demolition of Rice Elementary School in 2000, the undeveloped site has functioned as open space used for recreational purposes with a 28-stall off-street parking lot.
5. **Adjacent Land Use and Zoning:**
 - North* – "R1-60", Uses include eight single-family residential properties.
 - South* – "C-0", Uses include Adams Avenue and a 3-story, 42-unit apartment building for senior citizens.
 - East* – "R1-60". Uses include eight single-family residential properties.
 - West* – "R1-60", Uses include Beaver Avenue, five single-family dwellings, one 3-unit multiple-family residential structure, and Holy Trinity Catholic Church & School.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the east side of Beaver Avenue just north of Adams Avenue. The site is located just north of the Beaverdale Neighborhood commercial node at the intersection of Beaver Avenue and Urbandale Avenue. The site is surrounded by primarily low-density residential uses to the north and east.
7. **Applicable Recognized Neighborhood:** Beaverdale Neighborhood.
8. **Relevant Zoning History:** N/A.
9. **2020 Community Character Land Use Plan Designation:** Public/Semi-Public.
10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and Concept Plan required shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the Concept Plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be

referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Drainage/Grading:** Stormwater on the site is currently discharged onto Wallace Lane through a pipe within an 8'-wide parcel containing a pedestrian connection between the site and Wallace Lane. There is no storm sewer within Wallace Lane right-of-way. The City's Engineering staff has indicated that redevelopment of the site cannot cause an increase in the rate that water is discharged onto Wallace Lane. Thus, continuing to outlet water onto Wallace Lane would require substantial stormwater retention measures on the site. The existing storm sewer within adjoining Adams Avenue is already near capacity so any discharge to it would also have to be at a minimal rate. Documents submitted by the applicant indicate that stormwater from the development will likely be directed to an existing storm sewer within 40th Place right-of-way approximately one half block east of the site. This would require installation of a new 8" pipe under Wallace Lane to the existing storm within 40th Place right-of-way at the developer's expense. However, staff believes that providing this method of stormwater management should be a condition of approval.

Conservation design was explored for the site. However, existing soil conditions prevent this method from being feasible, as an impervious layer of clay was found that prevents groundwater recharge.

Any grading of the site is subject to issuance of a grading permit from the Permit and Development Center.

- 2. Utilities:** The Concept Plan states that sanitary sewer for the development will be directed to the existing 10" main within Wallace Lane right-of-way. There is an existing 6" main between the site and Wallace Lane. However, the condition of this line remains unknown. The developer has two options for reaching the Wallace Lane sewer: 1) Install clean outs on the existing 6" main as required by plumbing code for a private service and having a homeowner's association be responsible for maintenance, or 2) Bore a steel casing pipe for a new 8" sewer in the same location as the existing private service and construct a manhole over the 10" sewer in Wallace Lane.

The Concept Plan provides a 30'-wide easement for the sanitary sewer running diagonally across the southwest corner of the site. The City's Engineering staff has indicated that the mixed-use structure oriented toward Beaver Avenue can be within 10' of this sewer since its foundation and underground parking will extend below the sewer depth. The mixed-use structure oriented toward Adams Avenue must be setback 15' from the sewer. The Concept Plan satisfies these requirements. Engineering staff has indicated that the City will televise the diagonal sewer before construction to determine if there are any existing problems with the sewer so long as the developer re-televises the sewer after the construction to document that no damage has occurred during construction.

- 3. Landscaping & Buffering:** The Concept Plan states that all off-street parking lots will be landscaped and screened in accordance with the landscaping standards as applicable to the "C-1" District. The Concept Plan demonstrates substantial landscaping around the perimeter of the parking lots and on landscape islands within the parking lot.

The Concept Plan provides 6'-tall screen fence at the east end of the east/west access drive across the site in order to screen headlights from the adjoining properties. A note should be added to state that this fence would be 100% opaque and constructed with wood materials.

The proposed development would require the removal of 9 existing overstory trees within the southern portion of the site and 6 existing overstory trees within the northeastern portion of the site. The loss of these trees would be mitigated by the landscaping of the site, which would

include at least 42 overstory trees, 38 understory trees, and 25 evergreen trees.

In order to better integrate the development with the adjoining residential neighborhood, the Concept Plan includes a landscape buffer rather than a fence along the north and east perimeter of the site. The landscape buffer includes a mix of overstory, understory, and evergreen trees. The majority of the adjoining residential properties already have fencing along the property line adjoining the subject property.

- 4. **Traffic/Street System:** The Traffic and Transportation Division staff has indicated that adjoining street grid can accommodate the traffic generated by the proposed development. Traffic and Transportation staff concurs with a traffic analysis submitted by Cooper Crawford Associates that states traffic impacts would be minimal. The proposed development is expected to generate a maximum of 940 trips per day, based on 100% occupancy of all of the development. The mixed-use nature of the development would most likely result in a significant reduction in the number of vehicle trips generated, as some of the trips would be "internal" trips that don't cause a vehicle trip on the street system.

Traffic counts obtained in 2004 show that adjoining Beaver Avenue carries 13,300 cars per day. The City's Traffic and Transportation Division staff estimate that the maximum daily capacity is 18,000, indicating that Beaver Avenue can accommodate the traffic generated by the development.

The traffic analysis submitted by the developer indicates that the development would cause a maximum traffic increase of about 7% on Beaver Avenue, which would have only a minor impact to traffic. However, this traffic would be split, with some traffic using Beaver north of the site and some using Beaver to the south. Based on a 60% maximum directional split, the maximum increase to traffic for any section of Beaver Avenue would be approximately 4.2%. Considering the mixed-use character of the development and somewhat less than 100% occupancy at any given time, it is much more likely that the actual increase to traffic on any section of Beaver Avenue would be about 3%, which would not cause any significant increase in traffic congestion or accident potential.

Traffic and Transportation Division staff also believes that the number and spacing of the two driveways is appropriate to provide good access and circulation and to minimize any congestion or safety concerns. The two separate driveways would allow vehicles to utilize two different paths to and from the site, which would minimize the traffic volumes and any delays or congestion at any single point. The arrangement of parking, both internal and on-street, is also appropriate for a development of this mixed-use character. In addition, the configuration of sidewalks and other pedestrian features will provide good pedestrian access and circulation, both internal and external to this development site.

- 5. **Access or Parking:** The Concept Plan proposes 14 parallel parking stalls on the east side of Beaver and Avenue and 5 parallel parking stalls on the north side of Adams Avenue. The developer would be responsible for all costs associated with construction of these parking stalls even though they would be within public right-of-way. In order to accommodate the on-street parking, the Plan proposes to shift the sidewalks along Beaver and Adams Avenues onto the site. The Concept Plan provides a 5'-wide public access easement for these sidewalks.

The site would be accessed by one driveway approach from Beaver Avenue and one driveway approach from Adams Avenue. The residential units would be accessed by private, 20'-wide access drives.

The Concept Plan provides an off-street parking lot to the rear of the mixed-use structures with approximately 68 stalls to serve the commercial space and underground parking with 24 stalls to serve 30 apartments above the commercial space.

Each townhouse and row house dwelling unit would have an attached garage and space for additional parking between the garage and the access drive. Row house dwelling units facing Beaver Avenue have tuck under garages accessed from the rear of the structures.

In addition to the sidewalks along Beaver Avenue and Adams Avenue, the Concept Plan provides multiple pedestrian connections on the site and maintaining the sidewalk connection to Wallace Lane within an existing 8'-wide parcel between the site and Wallace Lane.

6. **2020 Community Character Plan:** The subject property is currently designated as Public/Semi-Public, as the site previously contained Rice Elementary School. The applicant is proposing that the southern portion of the site containing the mixed-use structures and parking lot be designated as Commercial: Pedestrian-Oriented Neighborhood Node, which allows for small-scale commercial development serving primarily the adjacent neighborhood with up to 50,000 square feet of commercial space. Developments in this classification should serve the needs of both the pedestrian and the motorist. Staff believes that the commercial portion of the proposed development is in conformance with the Commercial: Pedestrian-Oriented Neighborhood Node, as the development is compact and provides pedestrian connections to adjacent areas via sidewalks. Staff further believes that the requested Commercial: Pedestrian-Oriented, Neighborhood Node is appropriate, given its location along the Beaver Avenue corridor just north of the Beavertown Neighborhood commercial node at the intersection of Beaver Avenue and Urbandale Avenue.

The applicant is proposing that the northern portion of the site containing the row house and single-family bi-attached dwelling units be designated as Low/Medium Density Residential. This designation allows a mix of single-family duplex, and small multiple-family units, with a net density of up to 12 units per acre. Staff believes that the residential portion of the proposed development is in conformance with the Low/Medium Density Residential classification. Staff further believes that the requested Low/Medium Density Residential designation is appropriate in that it provides a transition between the proposed commercial uses and the adjoining single-family residential neighborhood.

The proposed maximum 55 dwelling units (7 row house units, 18 bi-attached townhome units and up to 30 apartment units) represents a net density of 10.95 dwelling units per acre for the 5.022-acre site.

The 2020 Community Character Plan suggests that commercial nodes should preserve the character of the neighborhood. Staff believes that the proposed site design compliments the surrounding neighborhood, as the commercial structures would frame the street, much like the existing commercial structures south of the site near the intersection of Beaver and Urbandale Avenues.

Another goal outlined in the 2020 Community Character Plan's goals is to "humanize" auto-strips with human scale elements. The proposed Concept Plan achieves this by creating a pedestrian-friendly commercial node with a public plaza along Beaver Avenue. Constructing the structures with minimal front yard setbacks along Beaver Avenue also promotes a pedestrian-friendly environment.

The 2020 Community Character Plan suggests that garage placement on lots should be consistent with the predominant character of the neighborhood. In areas in which garages are less prominent than houses, garages should be placed in the rear yard or recessed from the front of the house. The character of the neighborhood is that garages are located in the rear yards. Staff believes that the Concept Plan satisfies this objective, as all dwelling units fronting public streets have garages accessed from the rear. Furthermore, the parking lot for the mixed-use structures is located internal to the site behind the buildings and underground. While many of the single-family bi-attached units will likely have prominent garages, these will not generally be in view from the public right-of-way.

The 2020 Community Character Plan also designates Beaver Avenue as both a Design Integrity Corridor and a Residential Protection Corridor. The plan states that requests for increasing density should ensure that medium or high-density residential developments along corridors should be clustered and that support services are within walking distance. Staff believes that the proposed Conceptual Plan achieves these goals, as the higher density portion of the PUD is clustered near the pedestrian-oriented commercial area. The Concept Plan adequately protects surrounding residential uses, as it proposes to buffer the higher intensity development from the adjoining single-family residential uses with the low/medium-density bi-attached townhome units.

The 2020 Community Character Plan indicates that the subject property is located in an area that was originally developed with Revival/Neoclassical architecture, which includes a mix of Tudor, Spanish Revival, Dutch Revival, and Colonial Revival. Characteristics of such include roof ridge parallel to the street broken by steep gables, use of brick, concentration of detail at doors and windows, and placement of garages behind the dwellings. Staff believes that the submitted elevations of the row houses and mixed-use structures demonstrate that the structures would protect the architectural character of the Beaver Avenue Corridor. Furthermore, the conceptual photographs for the single-family bi-attached dwellings also demonstrate that these structures would complement the architectural character of the surrounding neighborhood. These architectural elements will be reviewed in detail when the Final Development Plan is submitted.

The Beaverdale Neighborhood Action Plan approved by the City Council in 1991 simply designated the subject property for public/semi-public use since the site contained Rice Elementary School at the time. The Plan called for strategies to promote commercial growth and improve existing commercial areas while discouraging strip commercial expansion into the residential areas. While the proposed Concept Plan does extend commercial structures along Adams Avenue, the structure extends only 175' east of Beaver Avenue. Furthermore, this structure would be directly across Adams Avenue from a 3-story multiple-family residential complex.

- 7. Urban Design:** The Concept Plan provides elevations of the two mixed-use structures with commercial on the main level and residential above. The three-story structure oriented toward Beaver Avenue would have a maximum height of 50'. The surrounding "R1-60" District would allow building heights up to 35'. The Beaver Avenue right-of-way is 66'-wide and the structures on the west side are required to maintain a minimum 30' front yard setback. The main level and the ends would be sided with brick, while the balance would be EIFS and metal panels. Fabric canopies are provided above the windows of the main level, with space for wall-mounted signage above. The Concept Plan provides a note stating all mechanical screening would be incorporated in to the building architecture.

The two-story structure oriented toward Adams Avenue would have a maximum height of 38', which would be comparable to the height of the multiple-family residential structure across Adams Avenue to the south. The elevations demonstrate that this building would be predominantly brick with cement board trim and asphalt shingles. A label must be added to the elevations on Sheet 4 to clarify that the predominant building material is in fact brick. The Concept Plan provides a note stating all mechanical screening would be incorporated in to the building architecture.

The concept plan provides that the row houses fronting Beaver Avenue would be within two separate buildings. The north building would have three units and the south building would have four units. Each unit would have a tuck under garage accessed from the (east) rear of the structure. The structures would be comprised of brick on the front. The sides and rear would be brick on the main level and EIFS or cement board siding on the upper level. The garage level would be textured concrete block or stucco. Each unit would have a gabled roof with asphalt shingles with pre-finished metal coping cap. The maximum height would be 32', which

is less than the maximum height of 35' permitted in the surrounding "R1-60" District.

The Concept Plan does not provide specific elevations for the single-family bi-attached structures. Instead, conceptual photographs are provided that show a mix of Tutor and Beaverdale Brick dwellings. The Concept Plan include a note stating that these units will be developed in such a way as to blend into the existing Beaverdale Neighborhood fabric and that at least 75% of the primary exterior material shall consist of a combination of brick, architectural concrete panels, EIFS, architectural metal panels, textured concrete block, cement board siding, stone panels, or architectural steel. The Plan also states that wood, masonite, aluminum, steel, or vinyl siding can only be used as trim. Staff recommends that these dwellings be limited to 1 to 1-½ stories and be sided predominantly with brick to complement the existing architectural characteristics of the surrounding Beaverdale Neighborhood that includes a significant number of Beaverdale Brick-style dwellings.

The Concept Plan indicates that the development will have two monument signs along Beaver Avenue and one along Adams Avenue. These are intended to match the character of the development and will be constructed with materials to match the development. In order to protect the adjoining residential properties, staff recommends adding notes stating the base of the monument signs will be constructed with masonry to match the development and that lighting for the signs will be indirect or downward (not internally illuminated) and shall not operate between the hours of 10pm and 6am. The Concept Plan provides a note that wall-mounted signage on the mixed-use structures for the commercial tenants will be in accordance with the standards as applicable in the "C-1" Neighborhood Retail Commercial District.

The Concept Plan provides two dumpster enclosures to be located in the parking lot to the rear of the commercial structures. The Plan indicates that these will be designed to blend in with the development and will borrow architectural elements from the commercial buildings using masonry walls and steel gates.

- 8. **General Comments:** The Concept Plan indicates that the single-family bi-attached dwelling units will have a minimum of 1,200 square feet of finished floor area, the row house units will have a minimum of 1,000 square feet of finished floor area, and the apartments will have a minimum of 800 square feet of finished floor area.

All but two of the single-family bi-attached structures have rear yard setbacks of at least 30'. The Concept Plan proposes to provide a 25' rear yard setbacks for two of the structures in order to provide a staggering of units. While rear yard setbacks of 30' are usually required, staff believes that the setbacks as proposed are acceptable since they would promote visual relief of the development and since the two structures with 25' rear yard setbacks are adequately buffered from the adjoining properties by landscaping.

The Concept Plan provides a pedestrian plaza at the southwest corner of the site to be used for outdoor dining and events. The plaza also includes space for a future public art feature.

The Concept Plan indicates that any fence constructed on the site will be of a standard material and that any chain link fence will be clad with black vinyl.

The Concept Plan states that the site lighting would utilize fixtures that have a pedestrian flair and would be less than 25'-tall. A note should be added to the Concept Plan to ensure that all lighting on the site will be directed downward and remain on the site. Staff also believes that the lighting of the pedestrian areas should be limited to a height of 15' to maintain a pedestrian flair.

SUMMARY OF DISCUSSION

Kent Sovern offered a full disclosure to the audience and for the record, that his position as the Executive Director of the higher education collaborative would create the appearance of a conflict of interest due to the fact the Board of Directors includes the Superintendent of the Des Moines Public School District.

Mike Ludwig: Presented staff report and recommendation. Explained the applicant is proposing a plaza feature at the corner of Beaver and Adams Avenue. Noted the parking for the commercial would be behind the buildings, which are 2 and 3 story buildings fronting the street. The applicant is also proposing underground parking for the commercial and residential. Noted staff has tried to look at the request from a compatibility standpoint and have taken height concerns into consideration and compared other buildings in the neighborhood. Noted staff also spent a lot of time discussing buffering with the applicant. They are proposing a wood fence to block headlights to prevent shining onto the adjacent residential to the east. Noted the neighborhood association submitted a letter, however they neither supported nor objected to the request.

Bill Lillis, 317 6th Avenue, Suite 300: Represented the applicant and noted Rob Smith from the architects Smith Metzger, Matt Carlile of Brian Clark & Associates landscape architects and Kevin Crawford of Cooper-Crawford Engineering were available to present. Noted the request to be a mixed-use commercial residential, live over the stores type of development with row housing and some bi-attached units. Explained they did not believe it to be a dense site. It is a good parcel of land. Noted they have no objection to staff recommendation for part A or part B, but have technical concerns for Staff recommendation for C. Agree with Item 1; staff is recommending returning to the Commission at a later time to deal with the detail of the site. Have no objection and would welcome that. Item #2 causes concern; noted it will cause the applicant to indicate they may have discussions with City Council regarding the expense of storm water solutions. They have no problem dealing with the storm water on the site, but they want to be certain they know the cost. They do not intend to dump water onto Wallace Lane. Items 3 and 4 they agree with. Item #5 deals with the predominant siding regarding the mixed use building on Adams and the applicant does not want to make representation to the Commission that the development would be all brick, but would keep it with the Beavertown aesthetics. Item 6, 7 and 8 they agree with. Item #9 regarding the predominance they have no problem with; the size of the structures speak for themselves. Explained they have reviewed the letter from the neighborhood association who has taken no position for or against. However, the applicant believes they have complied with the items set forth by the Beavertown Neighborhood Association. Noted RDG came up with a plan that was in keeping with how the site is being proposed for development. The applicant believes they have complied with those requirements. Noted the applicant has a contract with the school district to purchase the property, which has gone through a lengthy legal process. Rice Development Partners are local owners and are very interested and anxious to begin what they believe to be a nice project. Deferred to Mr. Smith of Smith- Metzger.

Rob Smith, Architects Smith Metzger: Presented an overall design and site layout. Noted it is a mixed-use and residential development. The mixed-use will be developed along Beaver and along Adams because of the major size of the buildings in that area. The predominant residential development of the site will be on the north backing up to the Wallace Lane neighborhood and the homes on Beaver Avenue. Noted they are tying the facility in with a major pedestrian and public plaza on the corner of Adams and Beaver to connect the major pedestrian areas of the neighborhood. The corner is open on the site and will bring the view into the site where people will park and gather and use the buildings from the rear side. The parking was initially to be against the buildings, but the public space was created against the building instead as a retail plaza, which is the public gathering space. Because of the topography, pedestrian access will bring people from the parking area up to the building. Retail will be oriented on Beaver and Adams with inviting storefronts and entry from the rear will be on the same level. There is a neighborhood connection extending to Wallace Lane and the rear yards of the town homes will back to the rear yards of the homes on Wallace Lane. The 20% open space is required and they have provided 40% open space with ¾ of the open space being green space. Described the building designs to include underground parking and retail both on Beaver and on the rear and condos above and on two levels. On Adams they are proposing a two-story building with street-level retail and upper office.

The town homes will be move-up housing for seniors and others with a two-car garage on each facility. Row houses will hug major vehicle corridors and will each have a 2-car garage on the rear. Explained the design embraces many of the issues contained in the 2020 Plan Design Guidelines. Indicated they are sensitive to the sun to avoid casting shadows on the existing homes, in response to concerns from the Neighborhood meeting that was held.

Dann Flaherty left the meeting at 6:37 p.m.

Tim Urban: Asked for an overview of the site focusing on the commercial buildings at the corner of Adams and Beaver. Concerned with how the grade change would be dealt with.

Matt Carlile, Landscape Architect, Brian Clark & Associates: Noted there is a set of stairs in the center of the plan. Noted the handicapped access stalls will be on the east end of the site where there is a fairly level plain. All handicapped parking would be at the east end with the exception of handicap stalls on Beaver Avenue.

Tim Urban: Asked about service vehicle access and loading.

Matt Carlile: Explained the service vehicles will have to come off Adams or off Beaver and go through the site on the rear. Traffic circulation will have to circulate around them to some degree.

Rob Smith: Noted there is a proposed vertical circulation tower in the north corner of the building on Beaver for access to elevator towers and stairwells to get into apartment units. Before they develop the plan they are considering utilizing that as an access for visitors to the upper-level condos.

Mike Simonson: Asked if there is a full story on the rear side of the west building so the only handicapped access is on the east building.

Rob Smith: Noted both will be accessible on the front on Adams and Beaver and from the rear as well. Preliminarily, the tower will be at the midpoint level, not at the parking garage or the first floor levels.

Mike Simonson: Noted the importance of knowing where the delivery trucks will park and whether they will block access. Suggested the developer consider the elevator going down as well, to avoid having to use the handicapped access for deliveries.

Tim Urban: Expressed concern for existing mature trees and the preservation of Pin Oaks on the westerly portion of the Adams frontage. Questioned whether they could be incorporated into the frontage of the building and the plaza. Also concerned that the largest open space asset on the property, the wooded corner, was proposed for elimination.

Matt Carlile: Noted they would be amenable to saving as many trees as possible. Explained they would look into the issue of the frontage once they get the final grades and set the final building location. Noted the subject proposal has 40% open space, which was twice as much open space as the competitive developers.

Fran Koontz: Expressed concern that the vacant lot would no longer be available to the neighborhood; suggested losing the two units and make the project the neighborhood center of activity to enhance the lives of the neighborhood residents. Asked if there would be a homeowners association.

Matt Carlile: Noted the City of Des Moines does not want to maintain the open space and noted that is a concern with preserving it. Indicated there would be a homeowners association but they don't always like to maintain open spaces either.

Kevin Crawford, Cooper Crawford and Associates, 2167 Grand Avenue, West Des Moines: Explained they investigated the conservation design for the detention basin. The borings that were taken ended at 15 ½ feet and there is impervious material. Looked at several different options. There is an intake on Beaver, but the outlet is not an acceptable situation to add more water. There is an existing structure in Adams 500-600 feet east of the subject site and there is grade to make a connection, however there is an issue that the system is nearly at capacity. There is an existing intake at 40th at the intersection to the northeast of the subject site and they have looked at ways to get their storm water out that way. Storm sewer would need to be extended approximately 950' and would require approximately 9 inlet structures. Noted they have not done any detailed surveys of Wallace and Ashby yet, but the right-of-way on Wallace is very narrow at 40' and they are not going to try to get any easements from property owners so there would be pavement removal and replacement but he did not know how much. That would also help the water situation on Wallace and on the eastern edge of Ashby. Indicated he was very confident they would improve the surface water issues on Wallace without detrimental effect anywhere else if the storm sewer is constructed. Regarding the sanitary sewer, he noted they had resolved the gravity drain. Explained there is a 10" sanitary public sewer in Wallace Lane main; a 6" main that serves the site. They would likely bore an 8" public sewer through the 8' strip, build a new manhole on Wallace and that would be able to serve the entire site by gravity flow.

Bill Lillis: Noted there was nothing further to add and they were available to respond to questions.

CHAIRPERSON OPENED THE PUBLIC HEARING

The following individuals spoke in favor of the request:

Joe Jongewaard, 4039 Ovid: Noted the Beaverdale Neighborhood Association fostered a task force for the revitalization of the business district. Shortly thereafter RDG Planning and Design offered to do a charette of planning for the revitalization pro-bono. At that time the neighborhood association began a campaign. The Beaverdale Revitalization Study was done by Gary Shukert and Gary Lozano, who recommended development such as presented that would qualify at the subject site. The strategic plan did not point out a particular development, but a number of options that would fit. The presented project was very similar to one that was recommended and it would fit. Noted Essman and Associates put together a public opinion survey where they asked questions relative to increased retail. A vast majority noted there should be increased retail use to draw more people into the area. Noted the subject site would create commercial space, which is the driver of tax dollars in a stronger way than any other development and those tax dollars could support revitalization in the neighborhood. There has been a transition to rental homes from owner occupied homes and the Beaverdale area needs development that will induce growth. Noted he lives two blocks past the subject site and would estimate there is only 200 yards to Ashby Park, which has all the amenities for families and children.

Brian Millard: Asked him to touch on the streetscape plans and how they tie into the neighborhood.

Joe Jongewaard: Explained the RDG strategic plan included a streetscape for the improvement of the business corridor from Beavercrest to Urbandale Avenue and as the potential of development has taken place they have extended the streetscape. There is a volunteer group of designers, contractors, landscape architects and engineers that have done an estimate on the streetscape cost of \$2.5 million including design and they feel if there was a tax increment zone the three or four developments on board could easily drive the public improvement. The second phase of the study included specifically the Rice property and notified the property owners adjoining the Rice property about the planning process.

Emily Lawson, 3619 Urbandale Avenue: Has been a part of the revitalization process since its inception and expressed pride in the process. Noted the Beaverdale Association went with the City of Des Moines, Des Moines Public School Board, and Main Street initiative and came up with

a plan to determine the best use of the site if it was not to remain green. She expressed full support of the subject project.

Brook Rosenberg: Asked about the preliminary plan from the school district, if there was input or concern at that time from the neighbors or neighborhood association to leave it green or make it commercial district.

Emily Lawson: Noted the neighborhood association lobbied strongly to keep Rice as a school and not close it, however she never heard of a formal planning process.

Barbara Smalley, 3100 34th Place: Beaverdale resident for over 40 years; moved there for the school, the established neighborhood and the business district; they live right across from a park. The neighborhood association has banded together through many issues over the years. Was not originally excited about Rice Partners project; wants the school back, but it was the school district's decision to sell the land. Was hopeful the neighborhood would rise together and fight together to save the land. Noted the request is a project that should be strongly considered because it has everything.

Tim Rypma, 526 ½ East Grand Avenue: RE Development, developing the Joe's Square lot at 2821 Beaver Avenue. Felt Beaverdale to be lacking retail and residential and that Beaver Avenue has holes in it. Their project will fill one of those holes and they are in support of the subject project; it is a complement to Beaverdale and will extend the Beaver Avenue corridor.

Emily Brekke, 2722 44th Street: Young homeowner 100% in support of the subject development. Believes the development to be exactly what is needed in Beaverdale with retail space and other housing alternatives will help to attract more young professionals into the area to help the community grow and prosper. Sees the project as a continuation of the business corridor along Beaver and believes it will add to and enrich the community.

Mary Anne Hilger-Brekke, 3121 44th Street: Has lived in Beaverdale 27 years. Excited about the thoughtfulness that has gone into the plan and how good it looks. She would definitely be interested in moving into one of the row houses. Suggested there are not a lot of options. Indicated she is a business owner looking to find larger property instead of the business being in her home. Would be able to live in a row house and walk to work. Expressed support of the project.

Dann Flaherty rejoined the meeting at 7:26 p.m.

Doug Gross, 4117 Ashby Avenue: His family has lived there for 23 years and expressed disappointment over the division the project has created. Noted anything to keep empty-nesters in the neighborhood to be very important to the vitality of the Beaverdale neighborhood. Noted Boesens would do the project right. Also noted it is a very important project to entice young people back to Des Moines; need to make certain older people stay in the neighborhood and bring young people back and felt the subject request would provide the amenities for both. Urged the Commission to support the request.

William Moore, 3310 40th Place: Has lived in Beaverdale for 20 years and spoke in support of the project. Reiterated the Boesen family has been a positive influence in the neighborhood.

Bruce Williams, 2206 40th Street: Family moved to the Beaverdale neighborhood in the late 50's. If he could keep the school he would, but change is hard. He agrees with a lot of the staff recommendations, but believes the best use of the land is represented in this project.

The following individuals spoke in opposition:

Bruce Butler, 2420 Beaver Avenue; also owns other properties: Presented a Powerpoint presentation. Believed the Rice Development is out of character with the neighborhood and

violates the land use plan. Reminded the Commission that neighborhood character is a policy consideration and it is the Commission's decision as to whether the subject request meets the land use terms. Conceded Des Moines can have several characters and different types of communities and cautioned anyone from taking principles out of context. Noted the only change in the subject application to be the 2020 Land Use phrases. Explained Macro land use principles and introduced the neighborhood development principle. Believes the proposed PUD has its own character that is an obtuse character to Beaverdale; a micro mix of commercial and residential combined into one dense multi-use spot. They believe the failure to protect the residential corridor existing on Beaver Avenue is a step toward combining the northern and southern business districts leading to a commercial corridor in that area rather than a residential corridor.

Fran Koontz left the meeting at 7:35 p.m.

Brook Rosenberg: Asked what he thought should be there.

Bruce Butler: He would prefer to see it remain green space, but if it couldn't he would have no problem with it being R1-60, single-family houses. Noted Beaverdale was founded at the turn of the century and was the commuter line that tied new residences to downtown. A typical housing stock in Beaverdale was the Beaverdale brick. What they now consider to be Beaverdale brick is not actually the material, but single family, substantial structures, large setback yards, wide yards, and back yards.

The following additional individuals speaking in opposition continued with the Powerpoint presentation and expressed the following major concerns:

- *Lack of conformance with the 2020 Comprehensive Land Use Plan for the Beaverdale area;*
- *maintaining the single-family residential character of the neighborhood;*
- *maintaining the green space of the subject site;*
- *increased traffic as a result of development on the site;*
- *residential corridor on Beaver Avenue.*

The presentation from these individuals is attached.

Jack Holveck, 2007 47th Street: Have lived in the Beaverdale area for 29 years and represented the area in the Iowa Legislature for 22 years. Felt strongly that the Des Moines School district should have maintained the school.

Sharon Hummel, 4120 Amick Avenue: Raising her children in Beaverdale on the same street where she grew up. Interested in her childrens' welfare and quality of life for her parents.

George Davis, 3159 40th Street: Live and do business in close proximity to the development site. Moved to Beaverdale because of the small town appeal. The Rice site is a piece of the neighborhood heritage.

Jerry Szumski, 2705 39th Street: Has lived in Beaverdale since 1963. Developments such as the Rice project erode the character of the neighborhood. No mixed developments have been permitted in other neighborhoods because they are a threat to the character and would impair the livability.

Joanne Thorup, 4047 Ashby Avenue: Has lived in Beaverdale since 1963. Lives in a traditional tudor Beaverdale brick home. Concerned about increased traffic.

Karl Dow, 4041 Adams Avenue: Lives 66 feet from the proposed development and expressed concern for the protection of the residential corridor, vehicular and pedestrian safety.

Rob Shaffner, 4046 Wallace Lane: Has lived there for 12 years. Expressed concern for the environment as a result of the loss of green area of Rice field. Also concerned with water runoff.

Nancy Jewett, 2422 Maryland Pike: Noted there is not a single aspect of the subject development that she favors. The subject development is out of scale with the Beaverdale neighborhood.

Dann Flaherty: Commended the group on a well-done presentation.

Jerry Skeers, 4052 Wallace Lane: Noted it is not a requirement of anything in the 2020 Land Use Plan that macro activities in a neighborhood be condensed into each and every infill activity.

Richard Jewett, 2422 Maryland Pike: Has lived there 34 years. Explained how the proposed development violates the principal of protecting residential corridors.

Bruce Espe, 3908 Cottage Grove Avenue: He and his wife relocated back to Des Moines after a 10 year absence; frequented Beaverdale area for 20 years prior and have many friends in the area.

Pam Nagle, 4045 Adams Avenue: Against development as proposed, but not opposed to development. Expressed concern about traffic.

Susan John, 4116 Wallace Lane: Believes the proposed 25' setback along the north property line is too close. Also concerned there is too much density.

Rick Prettyman, 1915 Clark: Should preserve Beaverdale; believes taking the green space away is child endangerment; applauded the way Beaverdale residents have banded together.

Paul Melton, 3118 Beaver Avenue: Directly across the street from the project; concerned about traffic. Commented on various points in the staff report and the 2020 plan.

Sasha Kamper, 2106 40th Street: Concerned about potential decrease in property values as a result of the rezoning of the subject property. Asked that development be left single-family R1-60 zoning with garages in the back. Noted the people of the group believe strongly in the system. Submitted petitions with a total of 700 names into the record.

Cathy Buckley, 4211 Amick: Lived there over 20 years; agreed many people were misinformed. Expressed confusion over the process and asked why more commercial in Beaverdale. Also expressed concern regarding traffic and parking.

Christine Hines, 1450 41st Place: Has lived in Beaverdale all her life. Primary objection is the removal of green space in the community. Felt it would be better to leave it as green space or an enhanced park. Not opposed to development in the Beaverdale area, but did not think the Rice site to be the appropriate place. Believed it to be short-sighted to develop the site as a mixed use. Would prefer the land be left as community open space. Also expressed concern for the parallel parking being proposed. Emphasized the safety of the Rice site. Questioned if the addition of commercial depresses current residential property values.

Mike Simonson: Would be in support of the project because of the great deal of time and money that went into studying the project long before a developer was selected and the preferred solution he committee came up with is similar to what the developer is proposing. Also, the developer has a great reputation and a large investment in the area. Listed details relative to the site plan, which would be the next phase if the Commission and City Council rezone the property. Would prepare comments for staff to forward to the Commissioners, developer and the Beaverdale neighborhood association.

Mike Simonson left the meeting at 9:43 p.m.

Mary Brubaker, 612 44th Street: Spoke in support of the Beaverdale neighborhood residents who want to save the green space of the Rice site. There is value in vacant lots for making contact with nature. The Rice field has become a symbol of how to unplug kids from the net, to learn leadership and life skills and bond with friends and family.

Bill Lillis: Welcomed questions.

Bruce Heilman: Asked if they ever considered backing up R1-60 single family to the surrounding R1-60.

Bill Lillis: Indicated the applicant was looking for something different that would be compatible and consistent with the lots surrounding the subject property.

Kent Sovern: Asked about cutouts for on street parking; asked if the on street parking on Beaver and Adams was required to properly service the community and asked if it was completely off the right-of-way.

Matt Carlile, 4124 141st Street, Urbandale: Noted the parking stalls are completely off the right-of-way. Part of the project has on street parking and their plan is showing the streetscape continued on up Beaver. Noted the traffic concerns were addressed with staff.

Bill Lillis: Explained the parking works to allow convenient access.

Tim Urban: Asked about the architectural exhibits showing four images of conceptual town homes that are Beaverdale bricks and the CAD schematics that are all the same architectural-style, none of which are Beaverdale brick.

Rob Smith, Architect: Noted he would take the input into consideration for preparation of the final PUD.

Tim Urban: Asked if they are committed to more contemporary styling shown.

Rob Smith, Architect: Noted the goal of the project is to move forward.

Greg Jones: Asked if the existing walkway to the north would be public or private and how those who walk through the neighborhood would be treated.

Bill Lillis: Noted it is part of the developer's ownership but is subject to utility easements and it would remain open to the public.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Marc Wallace: Appreciated everyone's presentations. Moved to recommend the PUD is not in conformance with the 2020 Community Character Plan; moved not to amend the 2020 Community Character Plan; moved not to change zoning because development is not a bad thing; it is inevitable public open space and R1-60 came from the input everyone had prior to this. It is a unique neighborhood with a unique feel. Sensed the people in the neighborhood are opposed to the request and there may be a better way to make it fit. Not satisfied all the questions of why all the changes should be made, have been answered, particularly with all the neighborhood opposition. Explained the transit issue is important; denser development could be a good thing, but the denser developments need to fit within a transportation system. Delivery trucks will be a problem and to approve without seeing all the answers to all the questions would not be wise. Would recommend the developer pay the costs of the sewer construction if the development goes forward.

Bruce Heilman: For those who think the green space should remain, it is private property and the individual has the right to develop it. Looking at architectural concept, the subject development is

very neat, but in the wrong place. The 2020 plan is changed regularly. Should be a PUD; there are pluses in developing property as a PUD; proven to be a wonderful tool. Normally they are large acreage properties. Consistency in matching back yard to back yard with similar development and let the transition occur further away. Not opposed to commercial on the corner. Can't support the motion because he thinks it should be a PUD, but will be hard to please if there is not R1-60 or occasional 50' lots to match up to existing lots. Some commercial if done properly would be amenable.

Greg Jones: Attended Rice elementary and his parents still live in the same house and he thought about it a lot. Does support developing the site because there was a building on it at one time, but does not support the subject plan. North and east setbacks are not enough; bi-attached houses proposed with attached garages are not Beaverdale. If there could be a way to have detached garages in the back he might be amenable to it. Row houses on Beaver across the street from deep setbacks would not work. Did not like violating the Adams Street frontage with an NPC type building. Did not have an issue with the building on Beaver and might be able to make the argument to extend commercial north, but reiterated the ideal that Rice school would still be there, but that didn't happen. Next hope would be to leave the school and redevelop it and concentrate development in one area, but that didn't happen. Suggested placing a structure back that is bigger but saves green on the north. Scale is different, but could be a workable solution. Could not support staff report as written; leery about letting PUD go forward as it stands. Supportive of the motion for denial.

Tim Urban: Supportive of the motion. Felt many individuals deserved support, although regardless of their hard work, they missed the mark. If they had done the job they thought they were doing, there would not be such a large amount of opposition. Noted the 2020 needs to be paid attention to; nodes are confined. Comments regarding old Beaverdale being a village center; it already is; do not need another one. It violates the corridor and replicates what it is to be built on. All for having it developed; solve storm water problems, add to tax base, provide housing options not currently available; PUD deals with tough issues of site such as topography and trees. Did not hear a compelling argument for maintaining green space. Would be receptive to another PUD proposal with residential uses only. Thought the scale issues was a good argument, but says the two buildings on the southwest corner are appropriate as presented. Allows utilization of a difficult topographic site.

Jim Martin: Beaverdale does have a unique character about it. Did not see the subject site as a park space, but has been a nice area for the neighbors. It will be developed. Supportive of the motion as a result of the Community Character Plan. It appears people are becoming familiar with it and are looking at development with it in mind.

Kent Sovern: Noted he attended both public hearings of the Des Moines Public School. Complimented all presenters on their quality and complimented the organizers of the effort, both pro and con. The motion by the School district is that the sale of the property is contingent on the Commission's action. That action is specific that the Commission must approve a PUD. He did not want to appear to have a conflict of interest. He did believe he needed to be consistent, so he abstained from voting on this matter.

Brook Rosenberg: Grew up in the neighborhood and attended Rice school. Suggested the request needed to be passed on to the City council and the public deserved for the request to go before the Council for their action. People need to be more proactive rather than reactive in their community.

Dann Flaherty: Echoed the comments that the presenters did what they needed to do. Explained the interest they take is all about politics and shows that it works.

Motion passed 11-0-1 to find the proposed zoning to be not in conformance with the existing Des Moines' 2020 Community Character Plan (Marc Wallace, Tim Urban, Dann Flaherty, Jim Martin,

Greg Jones, Brian Millard, Shirley Daniels, Bruce Heilman, Kaye Lozier, Jeffrey Johannsen and Brook Rosenberg were in favor; Kent Sovern abstained).

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Motion failed 5-6-1 to deny the request for amendment to the Des Moines 2020 Community Character Plan (Marc Wallace, Tim Urban, Dann Flaherty, Jim Martin, and Greg Jones were in favor; Brian Millard, Shirley Daniels, Bruce Heilman, Kaye Lozier, Jeffrey Johannsen and Brook Rosenberg were in opposition; Kent Sovern abstained).

Bruce Heilman: Made a motion to approve the request for amendment to the Des Moines 2020 Community Character Plan for Item B.

Motion failed 6-5-1 as a 2/3 majority of the quorum of the Plan & Zoning Commission was required to approve the amendment (8 affirmative votes minimum). Brian Millard, Shirley Daniels, Bruce Heilman, Kaye Lozier, Jeffrey Johannsen and Brook Rosenberg were in favor; Marc Wallace, Tim Urban, Dann Flaherty, Jim Martin and Greg Jones were in opposition; and Kent Sovern abstained.

Roger Brown: Noted the alternative to succeeding in a recommendation for the Comprehensive Plan (Item B) is that it will go forward to City Council with a failure of the Commission to make a recommendation. In the absence of an affirmative recommendation for approval it will take a 6/7 vote by City Council to amend the Comprehensive Plan. At that point, if the City Council were to choose to do that, they have the authority to proceed with the zoning. If the Commission wants to make a recommendation to the City Council they have the opportunity to do that at this time, otherwise they either won't have a recommendation or are trusting the City Council will not overrule the Commission on the Comprehensive Plan and refer it back to the Commission.

Marc Wallace withdrew his motion on Part C for the rezoning.

Bruce Heilman: Made a motion to give City Council direction as to whether the Commission favors development of the subject site under a PUD format.

Tim Urban: Offered an amendment that the approved PUD would be for R1-60 but would permit higher density at the southwest corner site, precluding any commercial.

Bruce Heilman: Did not want to tie their hands that much. Not against some commercial in the site and would not accept the motion if it excludes any chance of commercial in the PUD.

Motion to indicate to City Council that the Commission would favor rezoning to a PUD if rezoning occurs passed 10-1-1 (Marc Wallace, Tim Urban, Jim Martin, Greg Jones, Brian Millard, Shirley Daniels, Bruce Heilman, Kaye Lozier, Jeffrey Johannsen and Brook Rosenberg were in favor; Dann Flaherty was in opposition; and Kent Sovern abstained).

Tim Urban: Made a motion that PUD development of the site should be limited to R1-60 single-family detached lots on the north and east portion of the site and possibly some higher density residential to the southwest, and no commercial use.

Motion failed 3-8-1 (Marc Wallace, Brian Millard and Tim Urban were in favor; Jim Martin, Greg Jones, Shirley Daniels, Bruce Heilman, Kaye Lozier, Jeffrey Johannsen, Dann Flaherty and Brook Rosenberg were in opposition; Kent Sovern abstained)

Bruce Heilman: Suggested foregoing any further motions and sending communication to the City Council that the Commission would like to see the site developed under PUD.

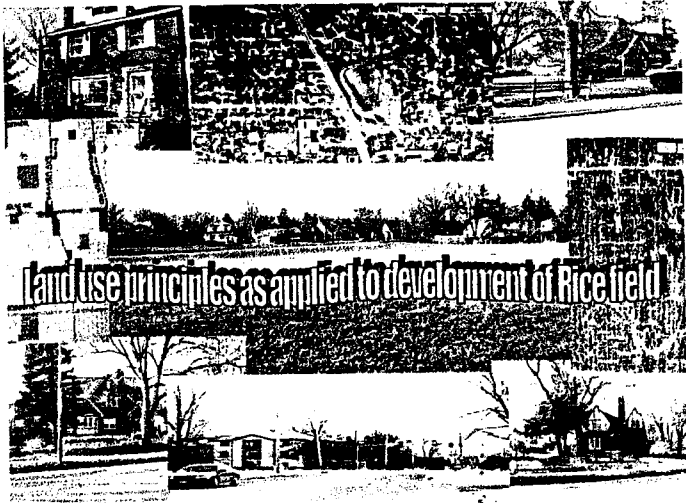
Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Ludwig', written in a cursive style.

Michael Ludwig, AICP
Planning Administrator

MGL:dfa

Attachment



INTRODUCTION: By Bruce L. Butler.

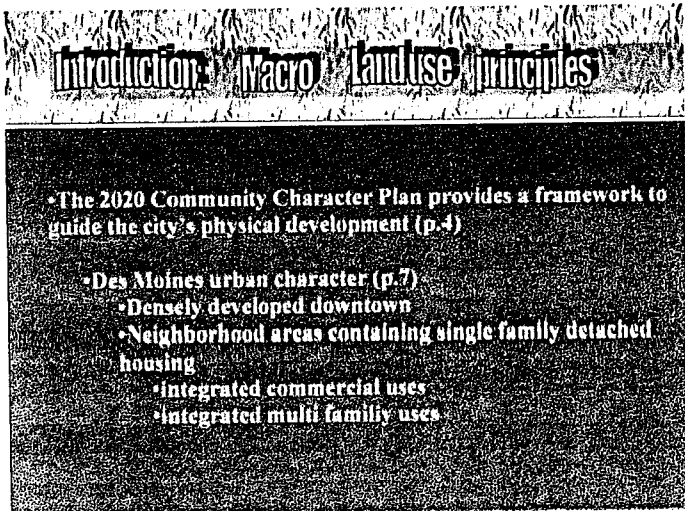
I, and the group of Beaverville residents I am appearing with tonight, have come to speak in opposition of rezoning the old Rice School site. Our comments will be supplemented by a power point presentation, which I will attempt to synchronize with the speakers.

We believe that the development is so out of character with the neighborhood, that it violates the City's land use planning guidance. It is important to remember that the developer is asking for a land use change as well as a zoning change. It is also important to note from the outset, that "neighborhood character" is a policy consideration, which you are called upon to judge and advise the City Council. It is not a rule of law subject to the authority of City lawyers, nor is it a specification capable of calculation by city engineers. It is up to you, not the staff, to decide whether this PUD is consistent with land use principles. All we are asking from you is sound the judgment, which our land use principles compel.

Lets start by defining our terms. Webster's dictionary instructs us that the term "character" means a **distinctive or typical trait**.

"Character" is the central theme of the City of Des Moines' land use plan, entitled DES MOINES 2020 COMMUNITY CHARACTER PLAN.

We concede that a City of Des Moines size is capable of supporting quite a few characters. And, we caution anyone from using land use principles out of context. When we met with the developer and questioned the conformity of his plan to the Des Moines 2020 Character principles he, the architects and lawyer were left nonplussed. I now notice that the only change to the developer's application since the meeting, is the inclusion of 2020 land use phrases. I have studied the entire document, and I think our arguments against the development are



•The 2020 Community Character Plan provides a framework to guide the city's physical development (p.4)

•Des Moines urban character (p.7)

•Densely developed downtown

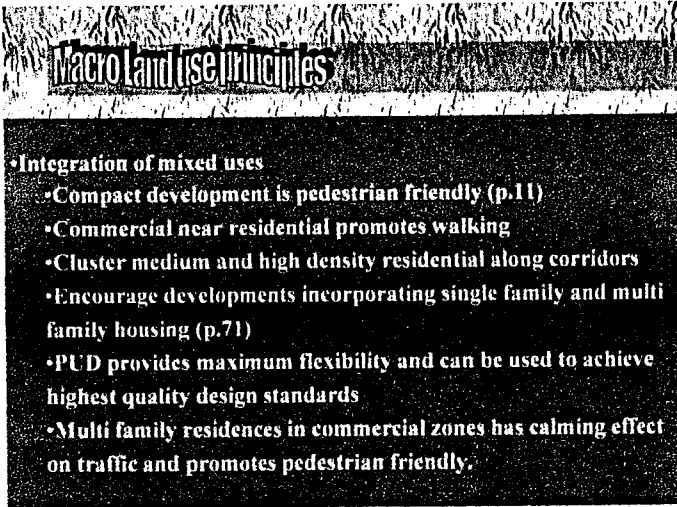
•Neighborhood areas containing single family detached housing

•Integrated commercial uses

•Integrated multi family uses

well supported, and the developer has taken principles out of context.

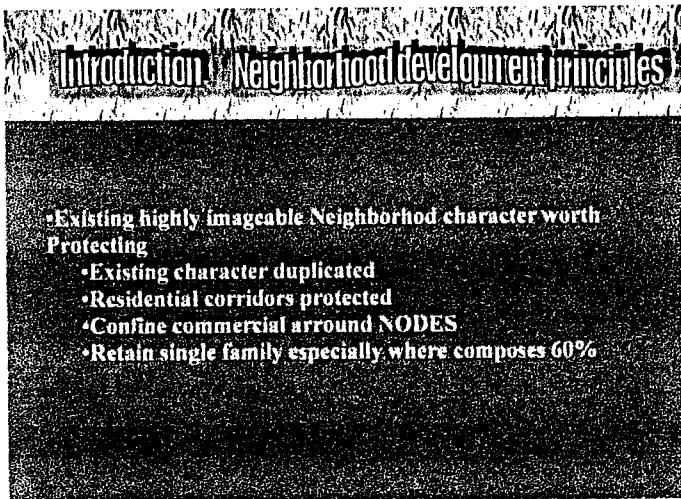
So, let's start with an overview of the Planning guidance: Some of the general principles which support the developer's plan include:



BUT: A large portion of this document is devoted to protecting the existing character of our neighborhoods. The discussion about neighborhoods starts with a history of the architectural development, fully explores the reasons for decline in residential areas, and formulates a plan for protecting neighborhoods.

In this document we are told that Des Monies traditional neighborhoods have an existing character worthy of PROTECTING.

Beaverdale is identified by the City as a specific DISTRICT, which according to this document is a "HIGHLY IMAGEABLE neighborhood" that upon entry, you know that you are there.



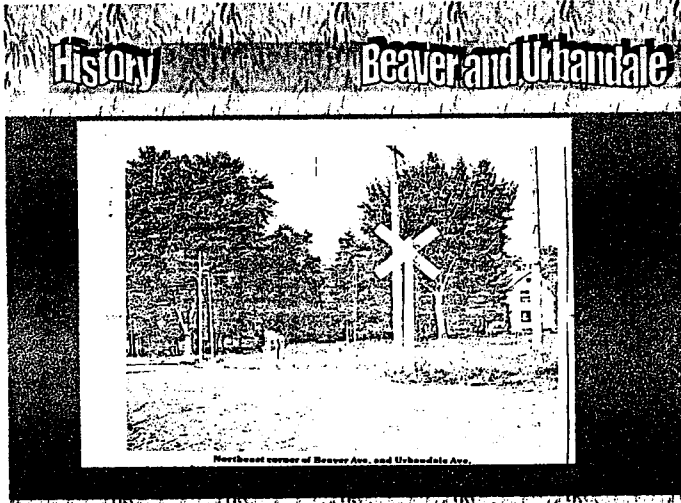
According to our land use plan, efforts to protect community character like that found in Beaverdale is central to the City “remaining a viable community.”

We are told that physical elements combine to give Beaverdale, and the rest of the city, its character. Desirable qualities of neighborhoods should be RETAINED.

The planners warn us that residential corridors should not lose their character due to traffic patterns and commercial opportunity.

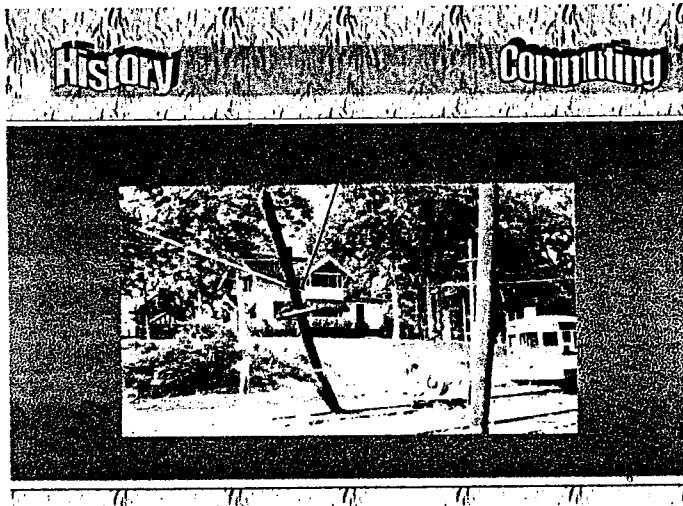
I, and the ten people who follow me – all of whom are residents or business owners in Beaverdale – believe that the proposed PUD has its own character, and while interesting -- with some individual aspects even pleasant -- it is, as a whole, obtuse to the character of Beaverdale. It is a **micro** mix of commercial and residential which is combined into one dense multi-use spot.

Furthermore, we believe that rather than protecting the residential corridor existing on Beaver Avenue, it is a step toward combining the north and south business districts, leading to a commercial corridor.

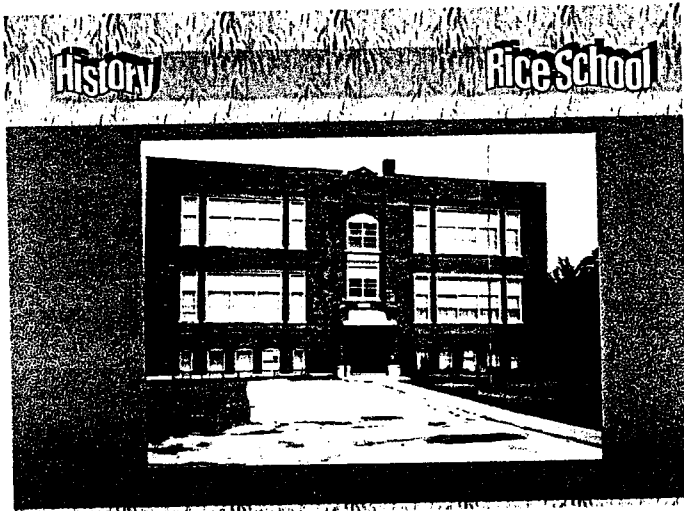


HISTORY: By Jack Holveck. In order to understand the character of Beaverdale, we need to review the history of its establishment and development.

By the turn of the nineteenth to the twentieth century, housing development had begun in the northwest area of the city, and beyond. By and large, the new residents neither farmed nor developed independent commercial activities. Their livelihoods were connected to city by a commuter rail/trolley, known as the Urbandale Line, which was completed in 1906. The residents took the name 'Urbandale' to describe their neighborhood and way of life. A brand new way for middle class workers to live – by commuting – was instituted. So the character of Beaverdale arose as an original, progressive comfortable, new way of middle class living.



Prior to 1907, Des Moines did not have one school district. There were many small districts created by the neighborhoods they served. During 1917, the Iowa Legislature provided grants to any community, which incorporated an independent school district. The legislation prompted more school districts to be established. Northwest residents outside the city limits incorporated a school district and named it "Urbandale". Those residents within the city, living about the Urbandale train line, met at Rice School and adopted the name



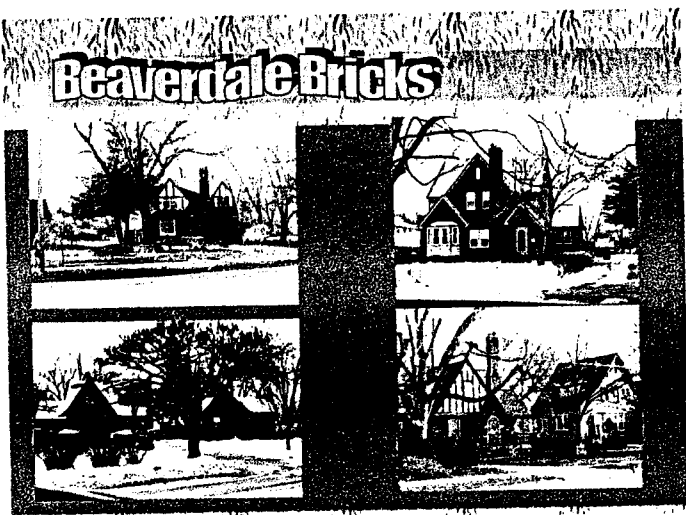
“Beaverdale” for their community.

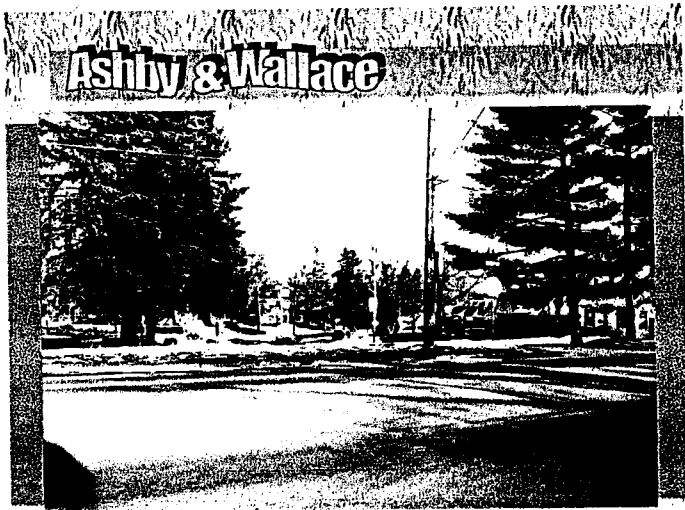
One or two wooden school buildings had previously served the community as a school, but upon consolidation of the Des Moines Independent Community School District, the parcel at issue was immediately purchased, and in 1909, the brick building we all remember as Rice School was erected. The first classes were held in 1910.



The neighborhood flourished around this school and its playing field.

What are now described as “Beaverdale brick” housing and other substantial housing stock sprung up in pure detached single-family housing developments.





As the automobile became more widely used, new homes were accompanied by freestanding garages. This again became a new, progressive and desirable way of life. The Historical district designation of the Ashby Wallace circle adjacent to the Rice site is based upon it being one of the first automobile commuting communities in the United States, characterized by single-family houses with detached garages

Why isn't all of Beaverdale historically designated? Because, the 1930's brought what we might term as depression housing. Small inexpensive wood framed houses with little amenities were all that could be marketed. WWI barracks were sliced up and with ends wall slapped on, became houses around the northwest. Some of these structures still exist with small additions in Beaverdale, although most were placed by a developer in Urbandale near Merle Hay Road.

Subsequent to WWII, the high standards of the "Beaverdale Brick" were not resurrected. Ranch houses and Levitt town type of structures fulfilled the need for new housing. Still, Beaverdale was well enough established to be able to maintain its character as the authentic American dream – substantial detached single-family housing. It was, and still is, a neighborhood to which many aspire to join, and it is an obtainable dream

The housing proposed by this developer in this PUD is as out of character with Beaverdale. Row housing or new-fashioned cluster housing is Not Beaverdale single-family living. Its scale, micro mixed density and mixed use is another assault on the character of the neighborhood. It take only minimum powers of observation to notice that Beaverdale is not a neighborhood with a substantial amount of apartment buildings or condominiums with shared walls, garages and no frontages. We need to develop in conformity with the typical, not anomalies.

History

Ice cream at Beaver & Fagen



COMMERCIAL DISTRICT:

INTRODUCTION: By Sharon Hummel.

It is no mystery how, at the intersection of Beaver Avenue and the Urbandale Line, a commercial district supporting the residential commuters arose. The commercial district exists today much as it has always existed. It is composed of small-scale hardware, restaurants, banking, clothing, lawyer, doctor, dentist, pharmacy, barber shop, beauty salons, and other residential supportive services.

History

Complimentary to residential

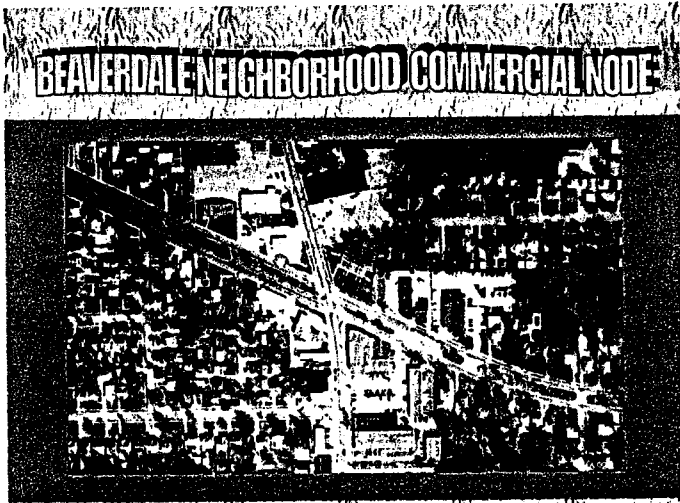


The south business district has never been an overpowering feature of Beaverdale. It has always supplemented and supported the quality of life in Beaverdale. Institutional activities such as churches and schools have had far more cohesive influence on the neighborhood than commercial activities. Nonetheless, the business center has always been a distinct component of Beaverdale. It has given the community the ambiance, if not reality, of a distinct village. The cohesive residential housing stock around the business district act as a boundary, and creates the town center like character.

Village

Complimentary to residential





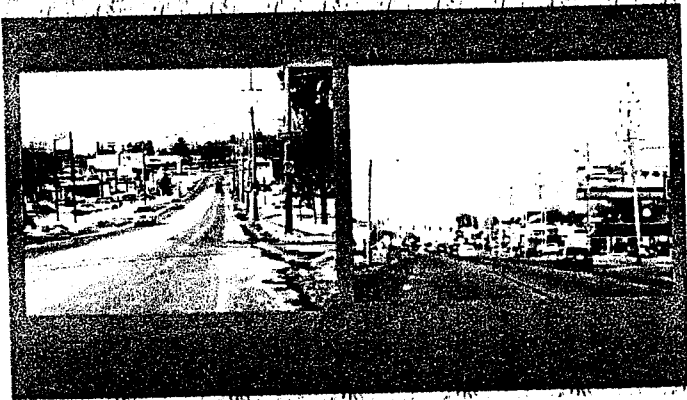
For reasons, which are particularly germane to the present issue, the northern commercial district developed far more intensively than the southern shopping area.

Northern commercial strip

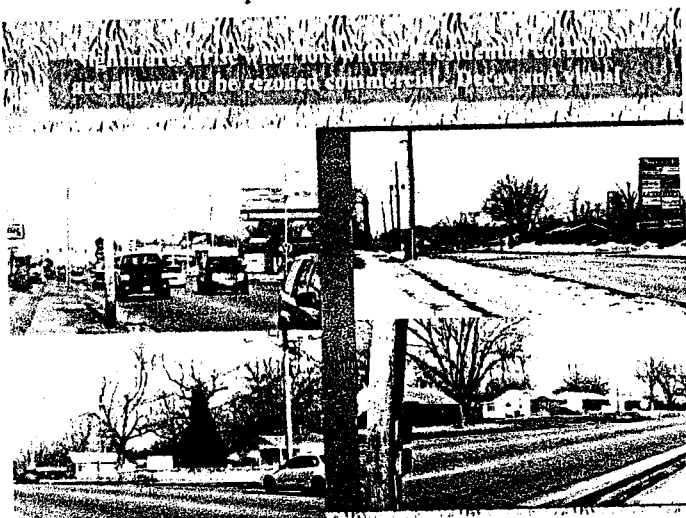


At one time, the northern commercial area was made up of small shops along a long brick building, which might be thought of a precursor to today's shopping strips. A grocery store developed across the corner to the shops, and small individual buildings and businesses sat opposite. A developer allowed the multi shops building to decay, and purchased adjacent single family housing stock to the east on Douglas. A change of land use and zoning was requested and granted, and a small modern strip mall was erected and a huge gas station/convenience store.

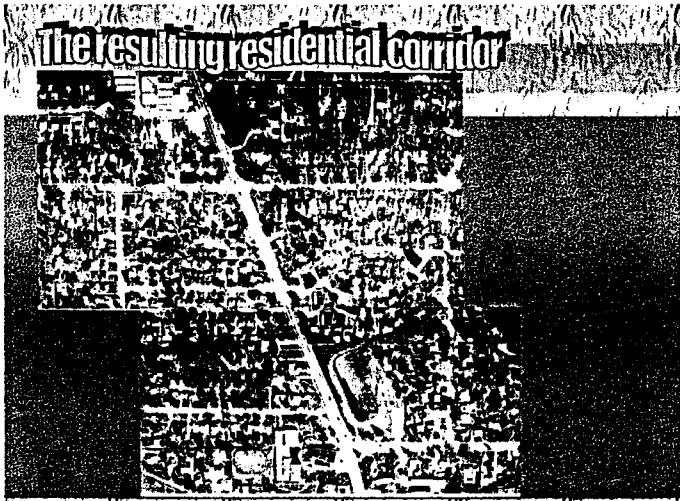
Commercial strips



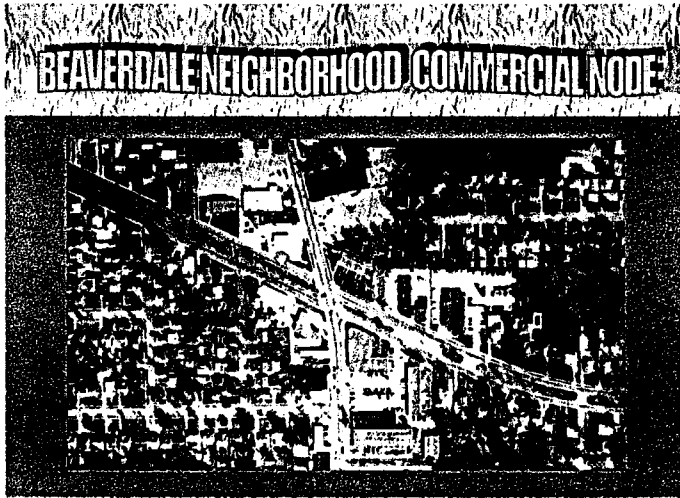
Much of the NODE of that district is now not readily distinguishable from Merle Hay Road, south of Merle Hay Mall. The nature of these businesses offers more than local residential supportive services. Commuters, east west along Douglas, and north to Johnston, as well as outlying customers are attracted to these businesses. It is a very high traffic area and not pedestrian friendly. Developers are signing contracts with landowners, contingent upon further commercial zoning to the west and south.



The City's land use plan warns of just this type of encroachment of commercial uses upon residential corridors. We are cautioned that residential lots lost to commercial zoning often effects residential corridors adversely. Speculators awaiting commercial rezoning allow residential holdings to deteriorate, tending to give the housing corridor a look of depression. Also traffic calming is important to protect residential corridors.



The two commercial districts in Beavertdale are centered around commercial nodes. Commercial development outside of these nodes into a residential corridor is discouraged by the 2020 Land Use plan and should not be allowed.



land use principles

Residential corridors require special protection

- A change in zoning of one lot often results in purchasing of residences for speculation, awaiting additional commercial zoning
- Decay and a look of depression of housing stock often results
- Therefore: Commercial uses should be confined to NODE

BEVERDALE NEIGHBORHOOD COMMERCIAL NODE



VILLAGE CONCEPT: By George Davis. My family and I moved to Beaverdale because of the small town atmosphere existing in the heart of Des Moines. There is nothing like it in Des Moines, or elsewhere for that matter. This small town appeal was, and still is, why people move to Beaverdale. The Rice site is a piece of our heritage. It our town common. The 2020 Land Use plan states that the City policy is to keep commercial use at NODES, so as to protect residential corridors.

Northern commercial Node



The residential corridor and Rice field preserves the village, or town center, nature of the southern business center. The residential corridor blocks further commercial activity and prevents the town center from being diffused.

The resulting residential corridor



Project Main Street initiative to revitalize the core business district delineated the boundaries of the core district. It quite explicitly, and correctly stated that the core business district in Beaverdale ended at Bonds. This developer's commercial plan is an add-on.

The same can be said of the residential corridor south of the center as Beaver leads to Dahls Grocery.

Transition Anchor



The apartment building on the north end of the Village, adjacent to Rice field serves as a transition from commercial to residential. As a physical boundary, it serves a clear indicator that things are different. As you drive past the apartment building to the south, you enter downtown Beaverdale. You slow to 25 mph. You encounter shops and pedestrians.

Land use principles

- Clearly delineate the areas along corridors appropriate for commercial development and expansion (p. 41)

- Provide transitions and physical boundaries (p.41)

The 2020 planning guidance explicitly adopts the concept of a clearly delineated business district, and warns us from diffusing and spreading development into residential parts of our neighborhoods.

The tool of choice is to develop transitions and physical boundaries. This is clearly the function of the apartment building adjacent to Rice field, and the developers commercial use will destroy the integrity of the node, and spread the commercial and residential density.

Beaverdale could use an upgrade



As a business owner in Beaverdale, the prospect of any commercial development on the Rice field worries me. I, like many business owners, as well as residents, have been concerned about the vitality of the business in the southern center, for a number of years. It has been a struggle to maintain thriving supportive service businesses. There are still vacancies to be filled. Additional shops and office space on Rice field will diminish the lure of the core district to new business and customers. I have experienced first hand the difficulty of motivating land owners to upgrade the commercial structures to help revitalized the core business district. One can imagine the easy fit the developers plan for office and retail space below apartments would be in the present commercial district. But, since the current property owners were not motivated to make the changes and additions, does not justify placing the concept down the street. The core district already consists of buildings with short set backs on Beaver Avenue.

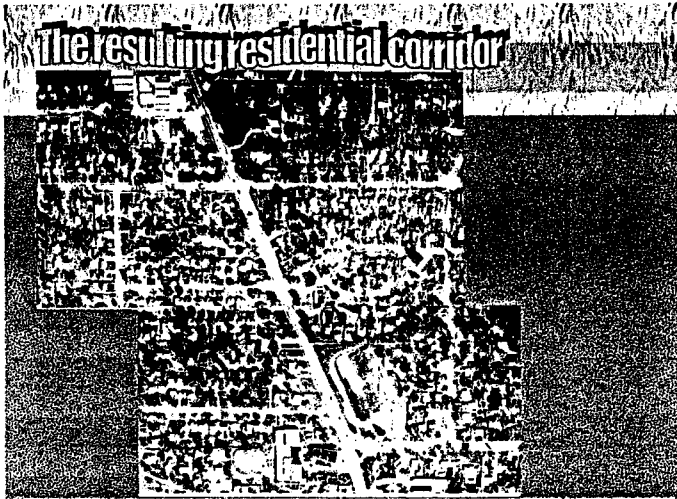


As an active participant in area business organizations, I am aware that some developers and business owners have a new concept for Beaverville. A concept more urban in character than the single-family residential character now existing on Beaver Avenue. We can get a glimpse of the concept by looking at Drake and the East Village revitalization.



But this is the wrong place to erect this concept. By the time you find yourself at Rice field, commercial activity, both north and south have ended, and you are well inside a residential corridor.

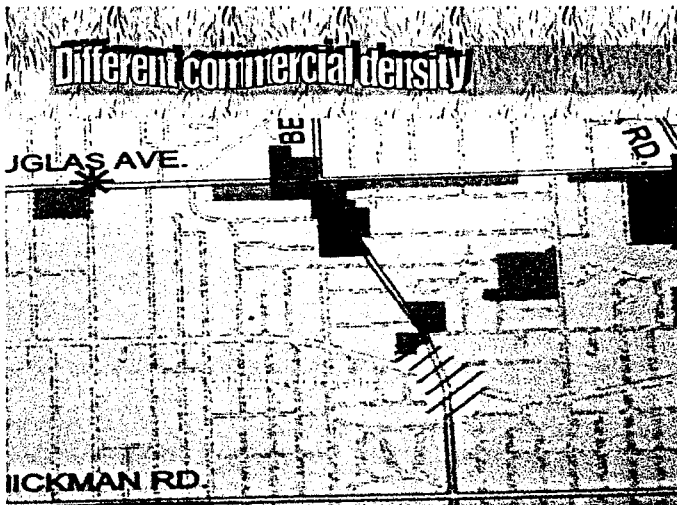
The properties facing the Rice site has large front lawns. The short setback and multi use is out of place on the Rice site.



RESIDENTIAL CORRIDOR:

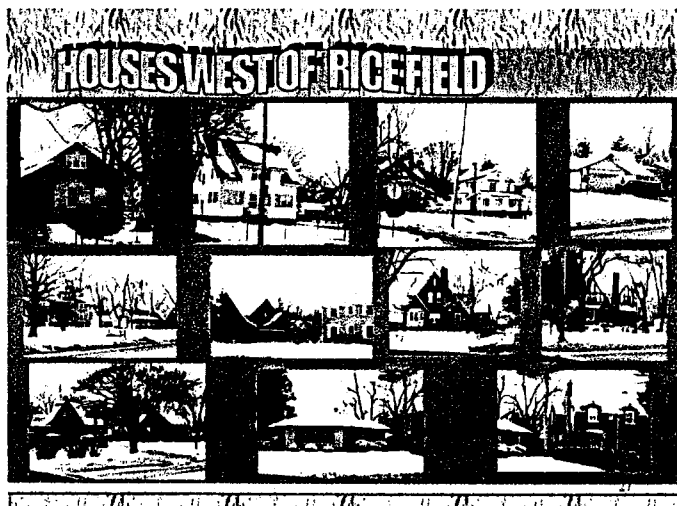
A. CONTINUITY: By Jerry Szumski

The two business areas separated by three blocks of desirable single family dwellings and Rice field. The housing serves to introduce the single-family nature of the residential district to those entering Beaverville from the north. The housing protects neighborhood integrity by calming traffic and preserving continuity between the residences east and west of Beaver Avenue. It is the stated policy of Des Moines in the 2020 plan to preserve this integrity, not to interrupt it



This satellite image of Beaverville clearly shows the contained business districts, and the continuity between the areas east and west of Beaver Avenue.

The Land use plan depicts the area as this:

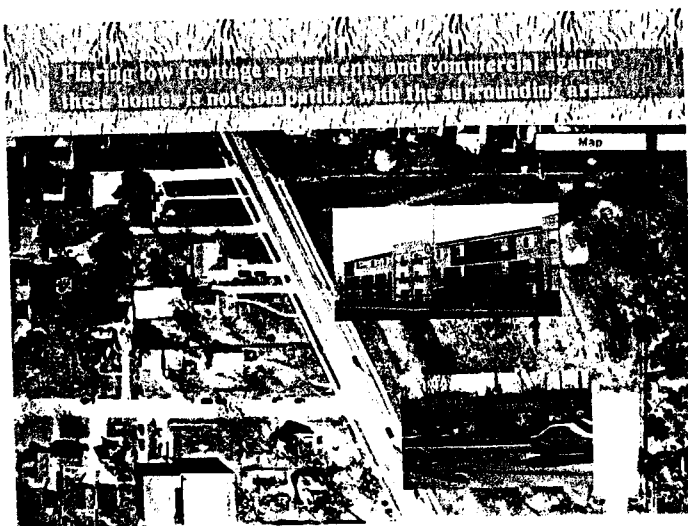
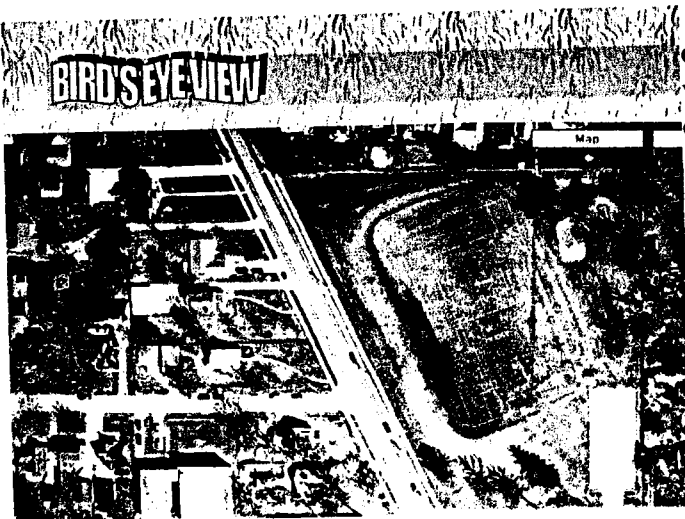


Every building across Beaver from the Rice site is a substantial residential structure with large setback and front lawns.

The houses on the east side of Beaver Avenue are of a similar character



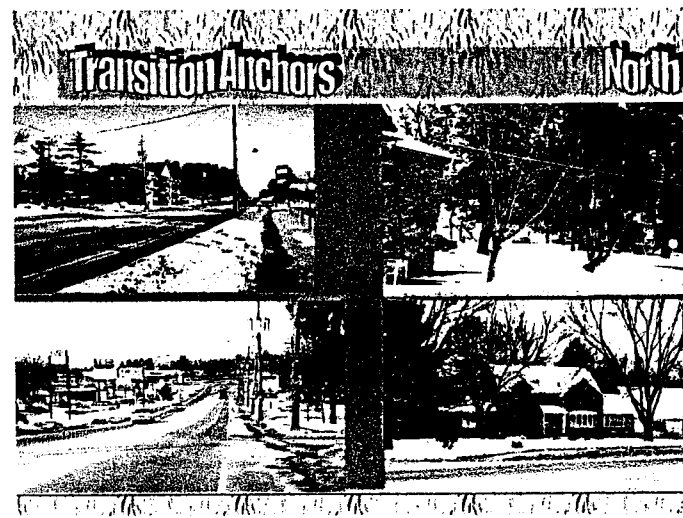
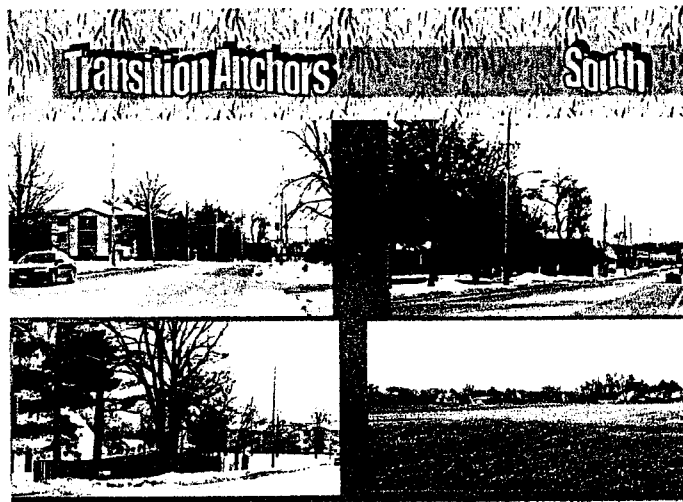
The addition of multi use structures bounded on three sides by single-family residences creates visual chaos. Our land use plan requires us to consider those existing structures. The common identifying character of the buildings and set backs is single-family residential.





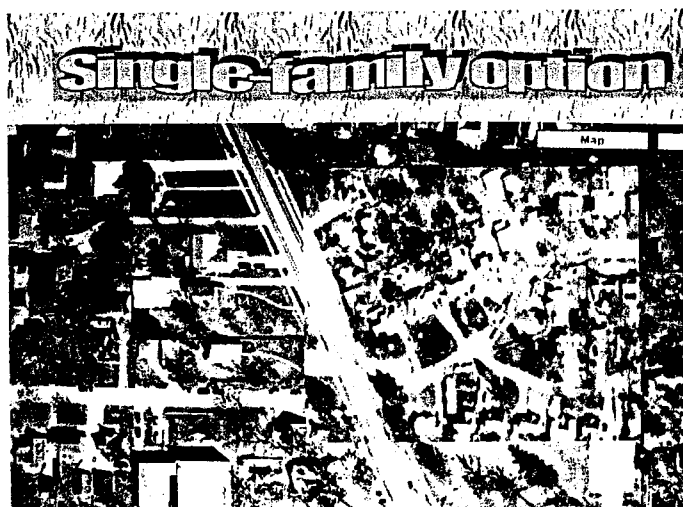
The apartment building at the corner of Adams and Beaver provides a good barrier to commercial development south of the Rice site. It softens the convergence between the village and the residential area. It is what land use planners would describe as a positive break in the commercial continuity, because it protects the residential corridor.

Additional apartments or row houses eliminate the boundary and creates a new dense residential zone. A zone of apartment buildings is out of character of the neighborhood.





Infill housing should consider current land use, current driveway widths, garage type, depth and width of front and back yards, scale of existing residential units, building materials and current architectural styles. The single-family nature of Beaverdale suggests a level of design integrity which creates a highly imaginable neighborhood which is worthy of protection. Individual interventions such as this development removes and interrupts Beaverdale's individual design and building elements, and will result in loss of integrity which holds the neighborhood together as an identifiable district.



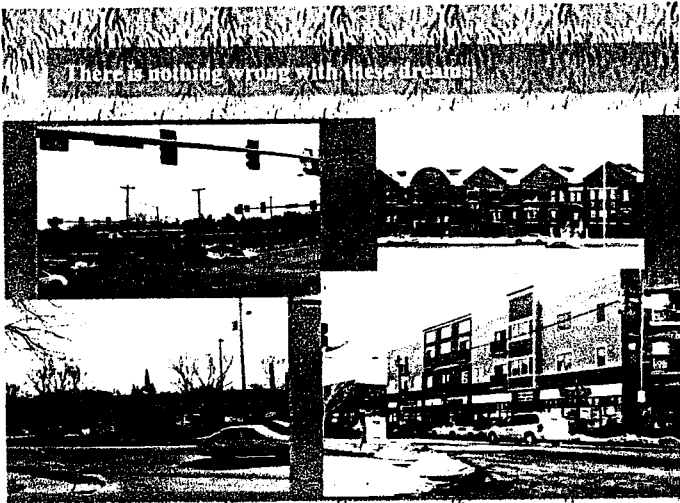
Development no more dense than single-family housing should be considered for this site. Such a development would be in character with the neighborhood and is consistent with current zoning.

(This slide depicts single-family residences on the Rice site by superimposing a photograph of residences on the Rice field).

We specifically suggested this alternative to the developer at his meeting, but it was rejected.



Auxiliary uses consistent with R-1 60 zoning should also be considered as alternatives before destroying the residential corridor with commercial and high-density housing.

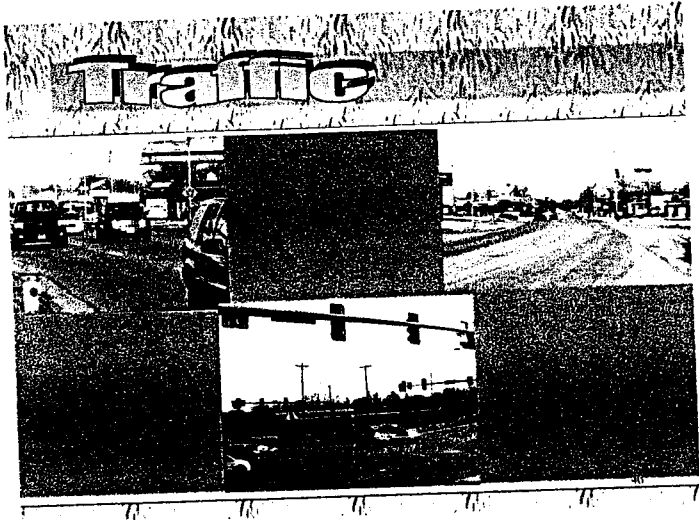


According to the 2020 plan, if strong residential protection policies are not implemented, uncertainty about future uses encourages speculative purchase and disinvestments. Change of lots to commercial often effect residential corridors adversely. Residences are allowed to deteriorate, and result in look of depression to the corridor. Housing declines in anticipation of commercial. So, the policy of Des Moines is to keep commercial use at nodes and protect residential corridors.

There is nothing wrong with these urban development concepts:



But, they are misplaced in this single-family residential corridor.



TRAFFIC: By Joan Thorup

If one drives north along Beaver Avenue, one notices that the traffic leads out of the residential district into one of the most dangerous and pedestrian hostile intersection in Des Moines. -- Beaver and Douglas -- Moreover, the speed limit is almost uniformly ignored. The speeds can be observed well over 35mph.

In the area of the Rice field, bicycle lanes, pedestrian signals, school, and residences have a calming effect on the traffic. This calming effect is fragile, and often violated. Adding retail activities in this area gives the impression of a commercial corridor, with its attendant traffic use, instead of a residential corridor.

The 20/20 Land Use Plan specifically alerts us to the importance of traffic planning to protect residential corridors.

In the vocabulary of the 20/20 land use plan, Beaver Avenue is a PATH, not a major commercial corridor. It is not supposed to be a high-speed route from Johnston, through Hickman and MLK leading to downtown.

The Rice field area on Beaver Avenue has a strong positive image of residential living. Single-family dwellings humanize this PATH. It serves a gateway to the residential areas east and west of Beaver. According to the 20/20 plan, such PATHS require extra protection. A multi-use PUD works to degrade this path into a high-speed ingress and egress.

The most flagrant violation of our land use plan is the commercial development proposed to front on Adams Avenue. It encroaches on this peaceful residential street in direct violation of this land use principal designed to the residential side street. If there is anything in the 20/20 Community Character Plan which can be taken as an absolute rule, even a prohibition, it is the statement that commercial uses should not be allowed to be developed on side streets.





The developer is arguing that a 7% increase in traffic is immaterial. He bases his argument on a study which states that Beaver Avenue can support up to 18,000 trips per day.

However, the developer's premise is flawed. The capacity of existing infrastructure is a **NECESSARY** but **INSUFFICIENT** criterion to consider when deciding whether to rezone Rice field. It is the capacity of the residents to tolerate the increased traffic which should be the standard. I and my neighbors who join me tonight are here to tell you that we don't want a 7% increase in traffic. We don't want traffic density attendant to a commercial corridor. We want traffic calmed, not intensified.

Furthermore, 7% is not the end of the expected traffic increase. Four major projects are being planned for development in the vicinity of the northern commercial node. How will the traffic be encouraged to flow in the area of the Rice field? If it is encouraged to flow like Merle Hay Road, then the housing stock can be expected to follow that course as well.

Traffic calming is as important as anything to preserving a residential corridor. The 20/20 plan requires protection of homes on Beaver Avenue, not indifference.

My husband and I grew up in small villages. Like many young couples choosing to live in Beaverville, we came for the neighborhood school and the small village nearby. Sometimes I think our

most sentimental and enjoyable years were when we had children of school age. But, every day I watch Holy Trinity School children walk to and from school, I realize that our role of protectors never ends. So, it is with some emotion that I point out to you that this development, far from being pedestrian friendly, poses a danger to pedestrians. Every day parents drop-off and pick-up their children on Beaver Avenue, out in front of Holy Trinity School. You can see the cars lining up on Beaver, right across from where the commercial part of this development is intended to be built. The cars also congregate on Adams. The same conditions occur when church services and other church activities are held.

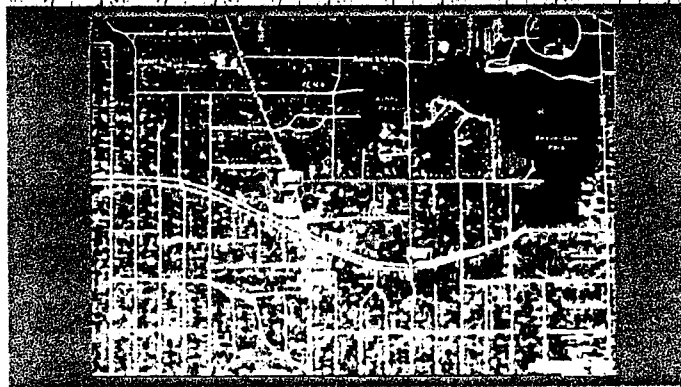
The PUD developers tell us that they intend 232 additional personal use vehicles entering and leaving their PUD. In addition there will be commercial vehicles entering and leaving the PUD. The character I foresee is traffic chaos, and its attendant dangers.

Please, do not allow this PUD to be developed in this peaceful part of Beaverdale.

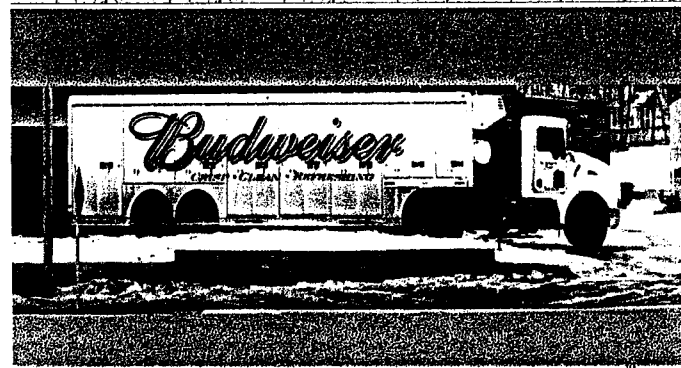
Adams houses adjacent to PUD



Exit through side street



New Traffic type for Adams



ADAMS AVENUE: By Karl Dow

With all the attention on Beaver Avenue, we have a tendency to overlook the adverse effect this Development will have on Adams Avenue.

Next to Ashby & Wallace, Adams Avenue is one of the most recognized streets in Beaverdale. It is primarily composed of delightful single-family residences. Perhaps due the Rice School, it has always been prime housing stock, traditionally occupied by young families with children. It remains an attractive street to move into and grow a family.

The developer's plan places the entrance to his PUD on Adams Avenue. This creates a substantial change in the traffic on this street. While it does not necessarily create a corridor to 38th on to Urbandale, that path does become a convenient way to re enter Beaver Avenue.

I quote from the 20/20 Land use Plan: New commercial development and expansion of existing commercial along major corridors should front upon and have primary access along the major corridor and not from an adjacent residential side street. It is inappropriate to introduce commercial traffic into or through a residential area. The impact of such commercial expansion upon the adjacent residential neighborhoods outlined in this section should be a primary consideration in determining the appropriateness of the development request.

More importantly, Traffic around the entrance significantly degrades the quiet enjoyment of the adjoining property homes. The cute bungalow adjoining the Rice site and Adams looks like a sitting duck to become an adjunct to the development, whether by building or a parking lot. This little bungalow should not bear the burden of serving as the barrier to protect the rest of the residential street from this multi use development. It is too fragile. It is too important to preserve another delightful place to begin a family or retire to.



An entrance to a busy development with its combined uses, actually poses a dangerous threat to both pedestrian and vehicle traffic coming to and from the senior housing facing that proposed entrance. The residents of the single family houses and the senior apartments should not have to prepare themselves to confront, beer trucks, bread trucks, courier vans, delivery trucks, and convenience customers. Nor should the children of Holy Trinity School.

This PUD is an affront to the peaceful residential side street, and should be denied.

ENVIRONMENTAL: By Rob Shaffner

The Rice site is an environmentally neutral space. As green area, it creates no pollution, and it absorbs Co2 emissions. As much as it is able, its retention capabilities protect Wallace Lane homeowners from flooding.

Water run-off is an important consideration for this particular site. When Rice school was standing, it had substantial flooding problems, even though it sat on the highest spot and had an entire playing field for run-off. The basin in the field often filled and flooded. Wallace Lane has no storm water sewer, so the residences on Wallace lane have considerable problems with accumulating storm water on the street and yards.

The developer proposes to place a dense assembly of buildings, with open space consisting of mainly streets and parking. Our engineering consultant advises us that the design will create substantial change in the drainage pattern, which will cause increased shedding of water. Our engineering consultant also said that the version of the plan he reviewed violates water retention standards.

We are advised that the provision of an 8-inch pipe is an expedient, which he is skeptical will solve the problem. First, there is no storm water sewer on Wallace, and thus no access to the downstream utility. Second, if a eight-inch pipe is extended to Ashby Creek, it is simply an ineffective and inappropriate makeshift for a storm sewer. If the water which is not accommodated by an 8 inch pipe causes flooding, as anticipated, the City will have no choice, other than to build a proper storm sewer under Wallace Lane. This shifts the substantial cost of a problem created by the developer to the taxpayers. The developer should not be allowed to shift the cost to the taxpayers in this way.

For almost a hundred years, engineers could not solve the problem of flooding in Rice school. You should be skeptical of any expedient proposed by the developer.



Once the PUD is constructed, the developer risks nothing. We deserve your protection, by resolving reasonable skepticism by recommending denial of the PUD. Your first duty is to protect us, not rubber stamp the risk the developer is willing to place upon us.

Some recent developments in the suburbs serve as examples of the damage wrought from expedients over optimal construction standards. "Good enough" engineering calculations have not proved reliable. I am aware of housing developments where the houses around the drainage basin have flooding yards. Some have flooding basements. One condominium development near Jordan Creek was ruined by flooding and resulting mold damage.

Ken Black, the late Beavertown resident and historian, once cited an instance of engineers ignoring what the residents knew by intuition: two houses were built over an old coal mine in Beavertown, and the neighbors watched the coal mine engulfed them.

I'm not an engineer. But I have watched Wallace Lane flood for years. I have heard the stories of Rice school flooding. This dense conglomeration of pavement, sidewalks, and rooftops, cannot improve the drainage.

I have learned from neighbors, that not even a proper storm sewer under Wallace Lane may prevent damage from water run-off from the Rice site. Such a storm sewer would empty into Ashby Creek. Homeowners on Amick report that during heavy rains, Ashby Creek occasionally rises and has caused raw sewage to back up into basements. Our engineering consultant advises us that this is an indication that the capacity of the down stream utility is insufficient to accommodate more run off. This why the retention standards are so important.

This development is a poor replacement of the green space, and should not be allowed.

Much environmental damage cannot be measured as precisely as engineering issues. Nor can a dollar value be easily assessed. How do you value the loss of views of sunrises, and sunsets? What is it worth not to live in the shadow of an apartment complex? What is the measure of damages of a garden withered by lack of sunlight? Many of the homeowners on Wallace Lane will lose their views and their light to two-story townhouses a mere 25 feet away, and three story townhouses south and west of the Lane.

We pleaded with the developer to modify his plans to permit sunlight to the Wallace neighbors' back yards, but he chose not to do so.

I don't know the exact price to place on these amenities. I do know that potential residents, whom Beaverdale competes with the suburbs to attract, can afford to pass-up Beaverdale if the lifestyle expected from single-family housing is taken away. Perhaps we will be able to calculate the dollars lost when home ownership is replaced by rental housing and prices begin to reflect the loss of the quality of living provided by single-family homes.

Speaking of valuation, appraisers have statistics which show that inserting a modern development adjacent to older styled homes, actually depresses the value of the existing homes. All around, this is a bad deal for my fellow residents on Wallace Lane.

SCALE



SCALE: By Nancy Jewett. Everything we encounter in our daily lives revolves around SCALE. If you were to get a new desk where you are sitting and it was 2 feet higher it would be out of scale and uncomfortable for you. You would be constantly trying to compensate for what was not right. It would not be a good fit.

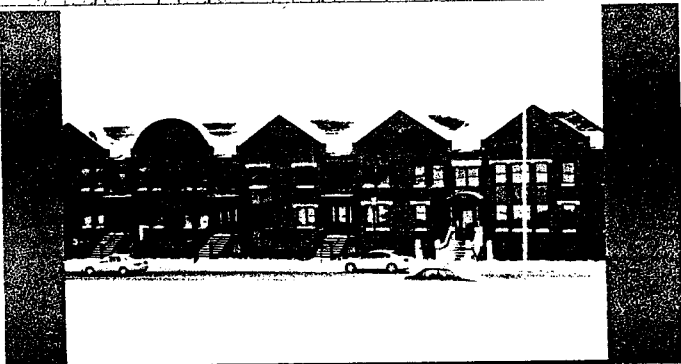
The Des Moines 20/20 Land Use Plan requires that NEW development should match the existing building scale. It is difficult to imagine the scale of a development of this magnitude by looking at plats and drawings. You probably cannot be acutely aware of the scale without waiting to stand in the middle of it. But, going to various developments in the City can give you a feel and the feel of this development is *not the feel of* Beaverdale. Not at all.

SCALE: Cluster condos



If you stand in the new cluster housing off Polk Blvd., near the freeway over pass, you get the feeling of being closed in. This feeling is not offensive but it is unlike *anything* now existing in Beaverdale. So from that prospective this development is imposing something brand new and not a good fit for Beaverdale.

SCALE: Rowhouses



If you go stand by the row houses near Hoyt Sherman Place, you are impressed by the feel of renovation, and enhanced aesthetic appearance, among many large homes, and apartment buildings, the least of which is Hoyt Sherman itself. It is very large, but it faces a **huge** lawn with a **huge** building on it not to mention the scale of Iowa Methodist near by



But if you stand by Rice Field and imagine a three story building there, you get the feeling of developing a whole new scale for the neighborhood. It would not be a good fit.

The senior housing to the South is an anomaly, but it serves as the positive purpose of a transition from commercial to residential

Had First Federated Church not been hit by lightning, the apartment building on which the developer's argument rests, would most likely not be there. This is a prime example of what starts the wrecking ball of a neighborhood swinging. First one change of zoning is accepted, then another, and another. The next thing you know, you have a multi-use high-density development being proposed.

These *newly* proposed apartments/condo's would create a new dominant scale, completely different from the surrounding homes on three sides.

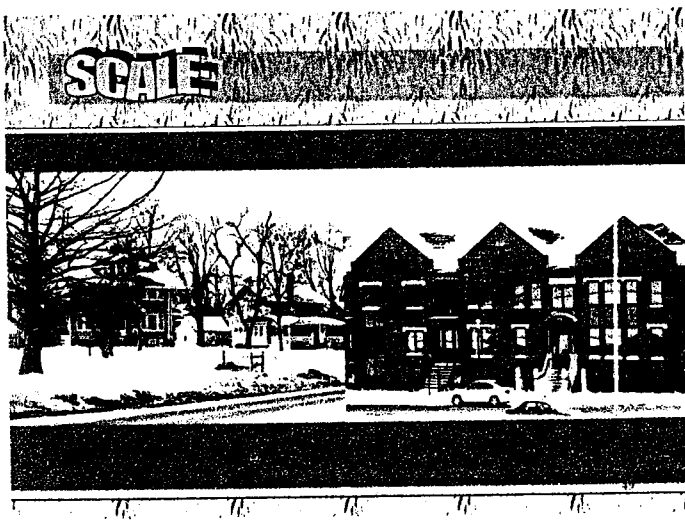
You must bear in mind that nothing of this scale exists across Beaver, and the back yards to the North and East. The fact that the developer has been required to build a screen between the adjacent housing demonstrates that this development is out of character to the surrounding housing.



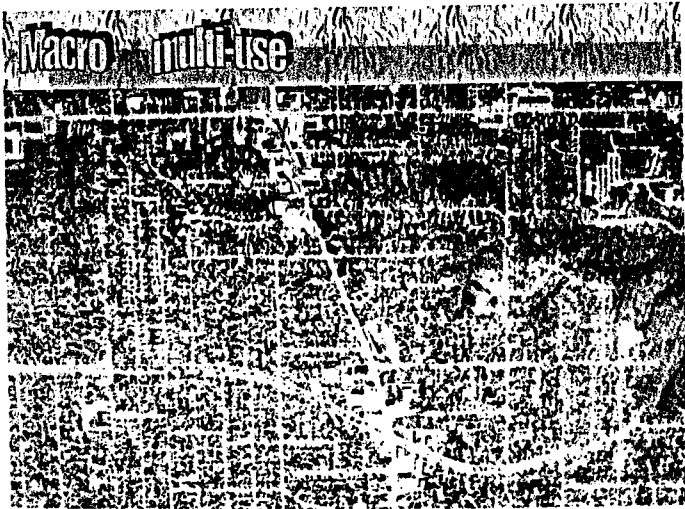
There are 25 properties that either face or actually touch this proposed development land. Of the 25 properties 24 are single-family homes and 1 is an apartment complex. A ratio of 24 to 1 pretty well describes the scale of this area. It is single-family dwellings!

SCALE I looked up synonyms for the word scale one was "balance", I looked up balance and it gave me "stability" I looked up stability and it gave me "strength". If we allow development that is out of scale for Beaverdale we lose our balance, our stability and our strength as a neighborhood.

So, Scale is important, it's necessary, and it's vitally critical to the neighborhood of Beaverdale. The new



proposed development is NOT to the scale of Beaverdale. Beaverdale should not be put in a position to have to constantly try to compensate for a development built on a scale that is just not a good fit for Beaverdale.



DEVELOPER'S FAILED ARGUMENT: By Jerry Skeers

The most interesting statement which I have come across since the introduction of this development is the argument "this mixed residential and commercial development is a good fit for Beaverdale at this site, because Beaverdale is composed of mixed residential and commercial uses." My first impression was this was an artful equivocation on the phrase "mixed use", by drawing attention to the macro character of the neighborhood, and applying it to the micro nature of this development. All cities, towns and villages have mixed uses. To say this, neither adds nor detracts from arguments concerning the development Rice field. The issue we confront about land use and re-zoning, tonight, is about the character of a locality surrounding Rice field, and how that locality merges into the overall character of Beaverdale, and the City.

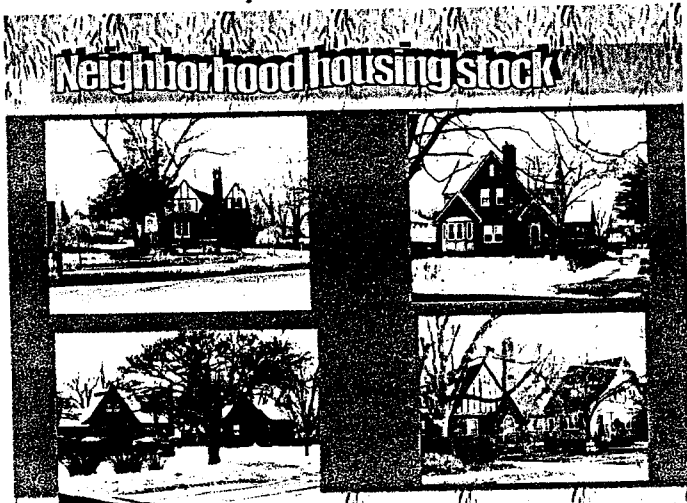


After reviewing the 20/20 Community Character, I understand why the developer has used the phrase "mixed use" like a drum-beat.

Apparently, if we were to start building Des Moines from scratch, the planners responsible for the 20/20 concept would design much of Des Moines with row houses and cluster housing mixed in with retail shops. The 20/20 plan rejects the single use, and the separation of uses, employed by suburban planners. The Des Moines planners focus on an urban mix of multi-family, single-family and complementary commercial. In short, it conceives of exactly what this developer has attempted to do, but on a much larger scale. We see this reflected downtown in the East Village, near the Civic Center, and west of the river. Some components are missing downtown, like basic sundry retail services, but you can see the plan taking shape, and it is certainly not objectionable.



The obvious problem in attempting to apply these concepts to all of Des Moines, -- A problem specifically recognized in the 2020 document itself -- is that Des Moines has a population density of 3.8



person per acre, which is antithetical to the density of classic urban environments. Also, our existing neighborhoods are developed consistently with that density, by providing single-family housing with comparatively large setbacks.

The 2020 land use plan analyzes the mistakes we have made in the way we have brought multi-family housing and commercial uses into neighborhoods. We have destroyed residential corridors and allowed them to become high-speed corridors for suburban commuters. The 2020 plan attempts to remedy the resulting chaos by preserving what remains of residential corridors, and softening commercial corridors.

The plan protects residential corridors by 1) curtailing commercial rezoning within them; 2) by confining commercial activities to existing commercial nodes, and 3) by calming traffic.

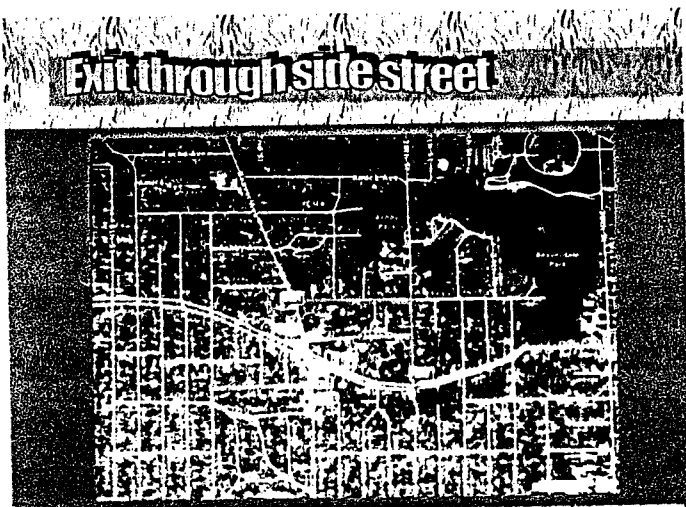
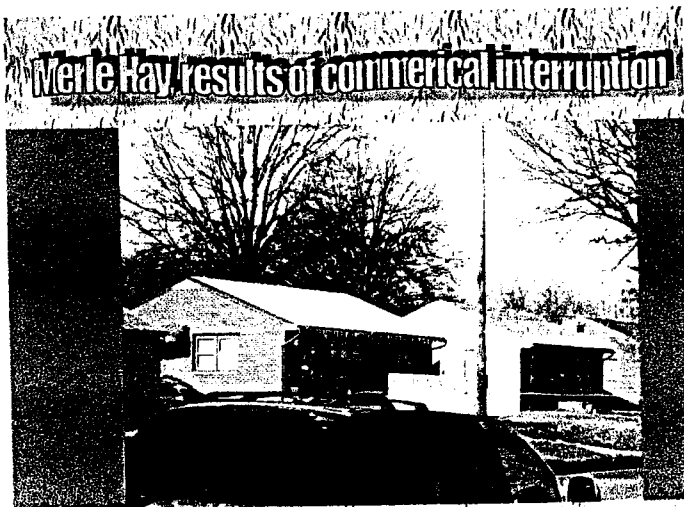
The 2020 plan provides for softening commercial corridors by bringing these urban designs I mentioned as well as residential supporting retail to over-built and high traffic areas.

Although the developer uses phrase from the 20/20 document, the developer's plan itself is completely at odds with what the 20/20 plan is trying to tell us. This developer's plan increases traffic in this residential area of Beaver Avenue. It introduces commercial traffic on Adams Avenue. It makes Adams Avenue into a corridor to 38th and Urbandale for those who wish to avoid the traffic on Beaver. It places commercial uses in an area surrounded by residential uses. It places dense housing bordering single-family housing.

The developer's plan does not soften the Beaver Avenue corridor, it intensifies it. By itself, it may have good ideas, but it is in the wrong place.

We have been promised by city planners that the existing residential character of the Beaver Avenue corridor is worthy of protection.

The 20/20 planning guide tells us that neighborhood character is derived from building

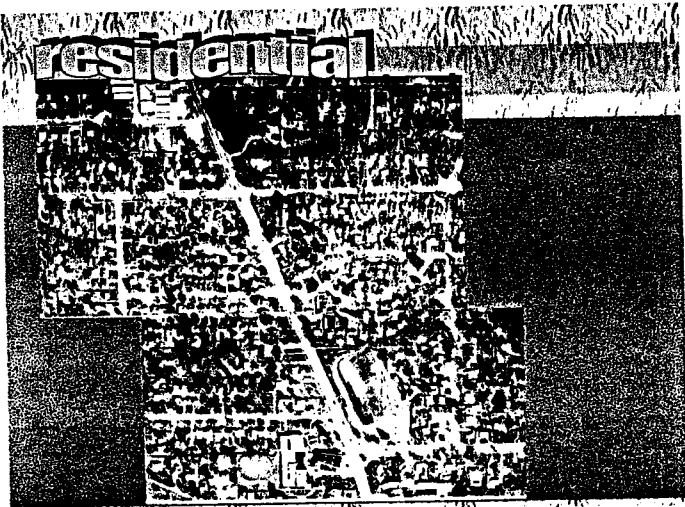


styles, materials, setbacks, dimensions and streetscapes. All of which is derived from historical development. The overwhelming character of the uses put around the Rice site is single use. Single homes and single families.

The developer's entire case rests on the argument that the proximity of his development to the apartment building that replaced First Federate Church after the fire in early 80's justifies rezoning as a continuation of what already exists. The speakers preceding me have aptly shown that the developer's argument rests on taking a single land use out of context as well as taking a single principle of the land use plan out of context.

Beaver Avenue is essentially in sections, High traffic moderate commercial, pedestrian friendly commercial area, Residential corridor, with R-160 compatible auxiliary uses. So the issue is how this small section should be used.

We believe that three sides are strictly dedicated to single-family structures, and one side is a buffer from multi use. The Character is therefore R-160 and is worthy of protections. A multi family structure, cluster housing, retail and office space is not compatible with the surrounding character of the site.



CONCLUSION: by Richard Jewett. The history and character of Beaverdale has been clearly articulated by the preceding speakers. The 20/20 Community Character Plan speaks for itself, and we believe that a fair reading of that document eloquently, if not dramatically, describes what is wrong with this development.

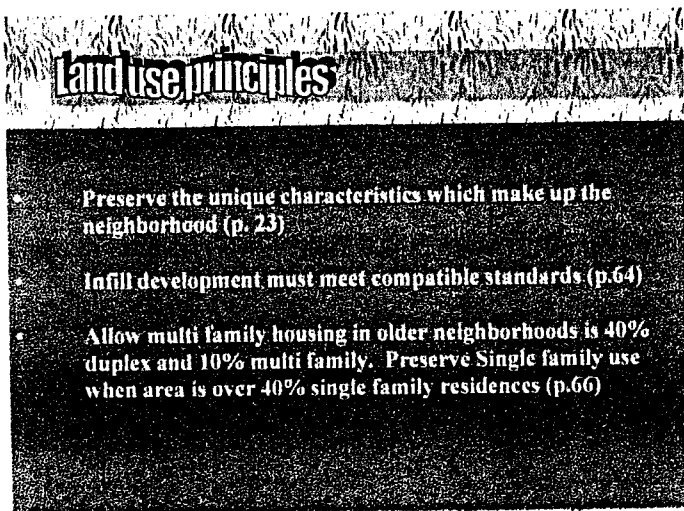
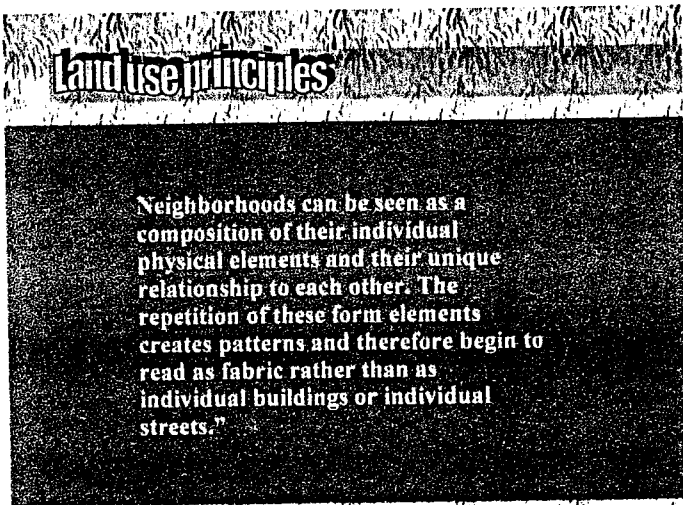
The developer would have us understand that the concept of "mixed-use" in the 20/20 plan justifies constructing a mini neighborhood ... a self contained multi-use mixture of housing and business --- of a completely unique design, ... and dropping it in the middle of Beaverdale.

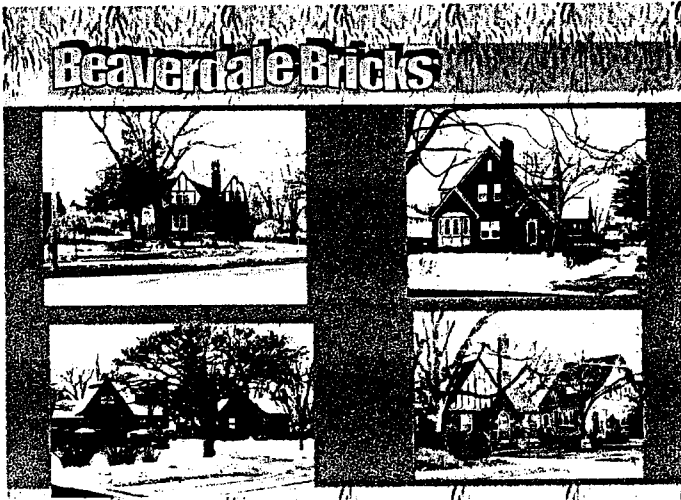
In answer, I quote from the 20/20 community character plan "Neighborhoods can be seen as a composition of their individual physical elements and their unique relationship to each other. The repetition of these form elements creates patterns and therefore begin to read as fabric rather than as individual buildings or individual streets."

The proposed development violates the principle of protecting residential corridors, by

1. Imposing commercial uses on a residential corridor
2. By imposing commercial uses on a residential side street
3. By diffusing commercial uses outside of the existing commercial Node.
4. By violating the design integrity of the overwhelming character of buildings on within section of our neighborhood
5. By intensifying rather than calming traffic patterns in the area.
6. By altering the typical scale of the building on the corridor

Beaverdale is cited as an example in the 20/20 plan as a traditional and highly imageable neighborhood. Imageable: something you picture in your mind.





The document refers to the Beaverdale Brick style of housing as an example of an image, which is widely recognized throughout Des Moines.

The imagery of our neighborhood symbol ----the Beaverdale Brick --- goes beyond a single home on Adams or Beaver or Amick or 44th. Etc. The phrase has become shorthand for a life style. The housing composition of that lifestyle now transcends the exact building materials. What we imagine is a community of single-family homes, front and back yards, detached garages, neighborhood school, tricycles, bicycles, parks, comfortable and affordable dining and amenities.

The proposed development takes the green away. It omits yards. It isolates homes behind a fortress-like apartment building. Instead of public streets, the area is accessed by private driveways. A prominent design element is screening from the rest of the neighborhood. It is not intended to be part of Beaverdale; it designed independent of the neighborhood.

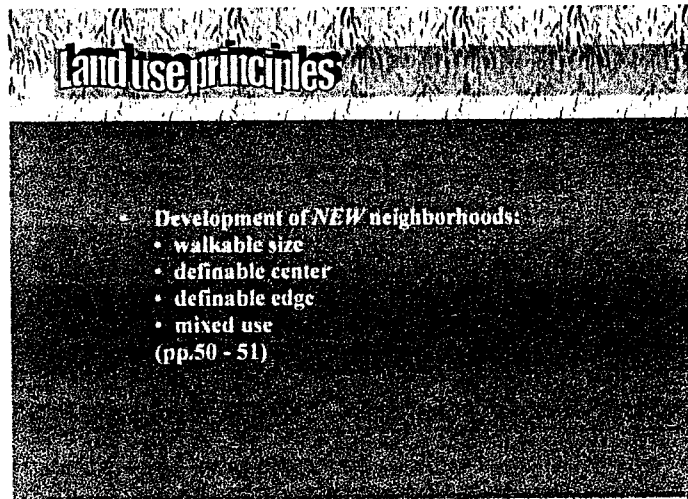
For those of us who live and work in Beaverdale, that fact that your planning staff came to the conclusion that this development does not violate the 20/20 Community Character Plan is inexplicable. The principles of land use violated by the proposed development are almost too numerous to cite in the time allowed. But here are some important quotes.

Page 23, quote: "The policy of Des Moines is to preserve the unique makeup of highly imageable neighborhoods by maintaining scale, form, and relationships."

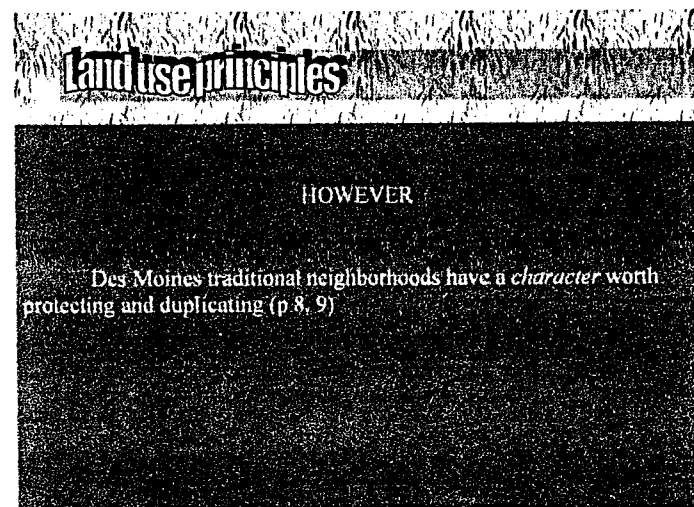
Again, the policy of the 20/20 Plan is to maintain neighborhood integrity.

Page 8 quote: "Des Moines traditional neighborhoods have a character worthy of protecting..."

Quote: "Efforts to protect community character are central to remaining a viable community."

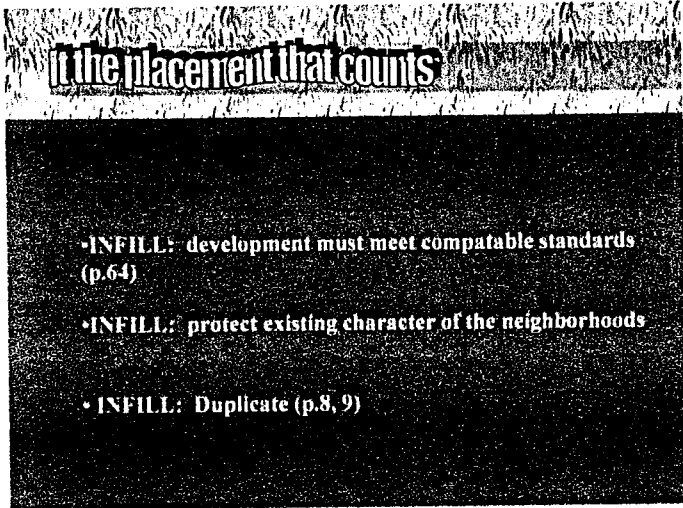


- Development of *NEW* neighborhoods:
 - walkable size
 - definable center
 - definable edge
 - mixed use
- (pp.50 - 51)



HOWEVER

Des Moines traditional neighborhoods have a *character* worth protecting and duplicating (p 8, 9)



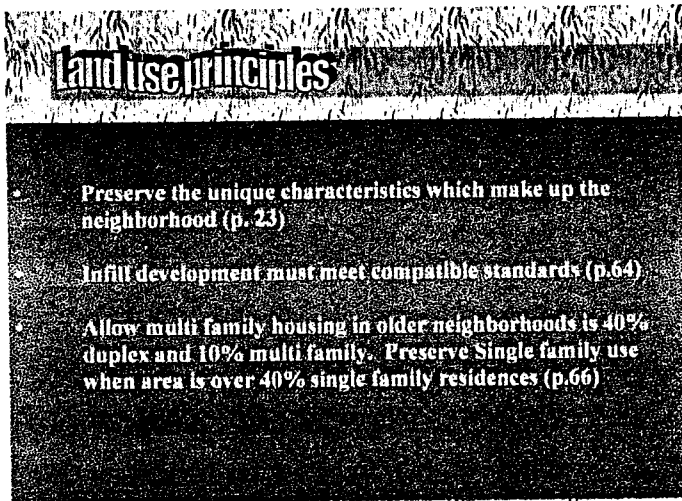
Quote: "Character of neighborhood is worthy of duplicating."

Quote: "Desirable qualities of traditional neighborhoods should be retained."

Page 11, quote: "High density will NOT be considered when it would compromise existing neighborhood character."

Page 16, quote: "Former focus on economic and functional issues has resulted in visual chaos--. Current planning should consider existing structures and landmarks---."

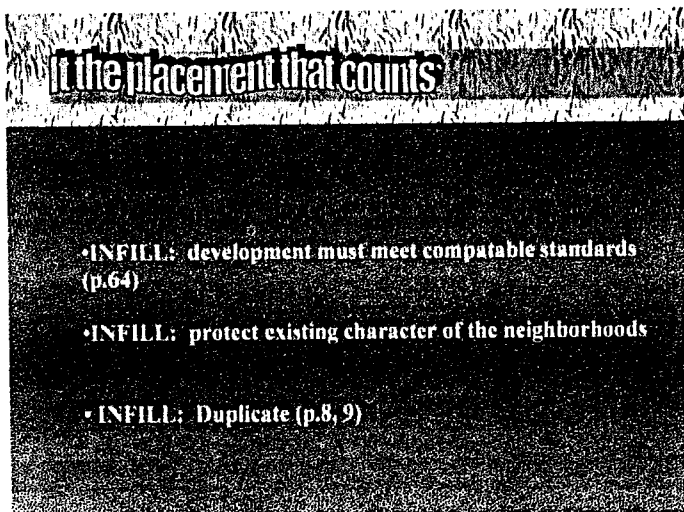
This does not mean matching anomalies, but matching the over all character.



Page 40, quote: "If strong residential policies are NOT adopted uncertainty about future uses encourages speculative purchase and disinvestments. Change of lots to commercial often affects residential corridors adversely. Residences are allowed to deteriorate, and the result is a look of depression to the corridor. Housing declines in anticipation of commercial. So the policy of Des Moines is to keep commercial use at nodes and protect residential corridors."

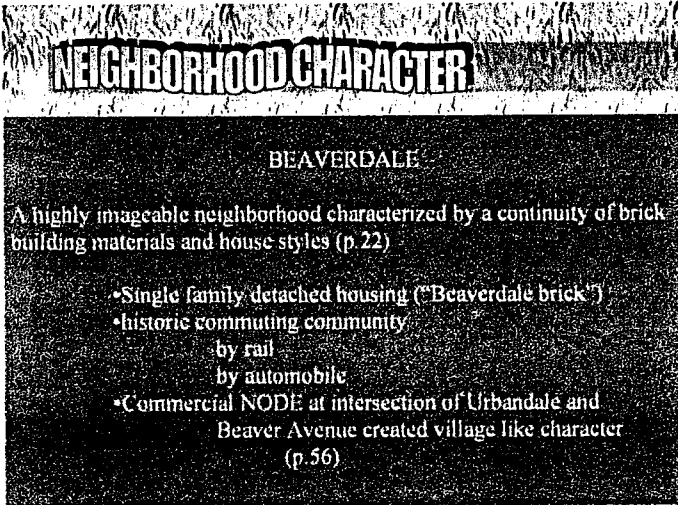
Page 72, quote: "A mixed-use development that incorporates a small amount of commercial may be ideal for a neighborhood that currently has NO commercial center."

Beaverdale already has a vibrant commercial center, with a variety of goods and services.



As was stated earlier, the Developers argument rests on the proximity of one apartment building, and the prominence of the local business district.

The South Village type business district ENDS at the apartment house on the SE corner of Beaver and Adams. To use this apartment building to justify continuing the village district north is not rational thinking. It ignores what is already in place



from Adams Ave north to Amick St. these are solid well cared for single family homes with good setbacks, large yards, detached garages, and are of a Beaverdale type architecture.

What the developer proposes is much like putting a whale in a goldfish bowl. The scale and dynamics are not compatible so neither the whale nor the goldfish will thrive. Quite the opposite will happen, and, it will be a disaster.

The contributing planners who compiled this land use plan, spent much time and concerted effort in an attempt to warn us from interrupting residential corridors. Please keep this property zoned R1-60.



February 14, 2007

Planning and Zoning Commission
City of Des Moines
400 Robert D. Ray Drive
Des Moines, Iowa 50309

By e-mail and U.S. mail

Dear Commissioners:

I write on behalf of the Beaverdale Neighborhood Association (BNA) in reference to item number two on your February 15, 2007, agenda, the request by Rice Development Partners (RDP) to rezone the site of the former Rice School site in Beaverdale.

Since being formally notified of the decision by the Des Moines Independent School District to sell the Rice property, the BNA has actively sought to capture neighborhood comment as to any development that might occur so that Beaverdale residents might have input into the future of the site. While we have heard comments both favoring and opposing development, our purpose in writing is not to advocate for or against the RDP proposal and the requested rezoning, but to instead provide you a brief overview of issues that we believe are of common interest to our neighbors. The issues identified below do not capture every last comment we have received, but instead focus on items within the purview of your commission for your consideration as you apply your expertise in assessing the RDP proposal. We have identified three areas of this type:

1. **Green space and natural enhancements.** Vocal opposition to the RDP proposal centers on outright rejection of the RDP proposal and preservation of the entire property as green space. The Des Moines School Board rejected this approach in making its decision to sell the property to RDP. Nevertheless, there appears to be general neighborhood sentiment toward preserving as much green space as possible on the site and, if possible, preserving the trees already in place through the course of development. It is also hoped additional trees, landscaping, or other natural enhancements can be introduced in conjunction with development.

2. **Traffic impact.** As you are aware, Beaver Avenue is a primary thoroughfare for the city. Concerns have been generally expressed about the traffic impact of new development on the Rice site and, to the extent additional traffic is generated or established traffic patterns are altered, the methods by which the impact of these changes can be mitigated.

3. **Drainage.** The drainage situation on the Rice School site and in relation to the homes surrounding the site is notoriously poor. While the cause of this situation is complex and involves several aspects, neighbors bordering the property are particularly concerned about the drainage impact of new development. Ideally, the drainage situation would be improved by practices adopted in conjunction with development.

The BNA will continue to monitor issues in relation to the development of the Rice School site. To the extent we can provide you additional information, or if there is any other way we can assist you, please contact me at 255-2489. Thank you for your attention to this matter, which is sure to have a substantial impact on the future of our neighborhood.

Sincerely,



Bill Miller
President, BNA

CC: Mr. Richard Clark, RDP
Mr. Bert Drost, City of Des Moines
BNA Board of Directors

RECEIVED

FEB 14 2007

**COMMUNITY DEVELOPMENT
DEPARTMENT**

QUALLEY & BLEYHL, P.L.C.
ATTORNEYS AT LAW

P.O. Box 41718 • DES MOINES, IA 50311

PHONE: (515) 974-5658 • FAX: (515) 309-1910 • QBFIRM.COM

GEORGE QUALLEY IV
THOMAS K. BLEYHL

OF COUNSEL
GEORGE T. QUALLEY

February 12, 2007

Mr. Larry Hulse and
Mr. Michael Ludwig
Des Moines Community Development Department
City of Des Moines
602 Robert D. Ray Drive
Des Moines, Iowa 50309-1881

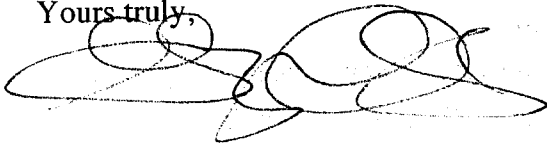
Dear Sirs,

I am writing on behalf of my clients, Save the Green, Inc., a group of homeowners in the Beavertdale neighborhood of Des Moines. I respectfully request that the Des Moines Planning and Zoning Commission refrain from consideration of any and all matters related to the sale of property from the Des Moines Independent Community School District (District), to Rice Development Partners, LLC (Rice), of the property located at 3001 Beaver Avenue, and a parcel of property connecting 3001 Beaver Avenue to Wallace Lane in Des Moines. This is the property locally known as the site of the former Rice Elementary School.

I am making this request because Save the Green, Inc., by and through its president Sharon Hummel, has sued the Des Moines Independent Community School District and several other individuals in Polk County Court regarding the District's sale of the property to Rice Development Partners. As such, any consideration of Rice's rezoning application is premature while there are still outstanding legal issues relating to the sale have been properly.

If you have any questions or concerns about this matter, please contact me at your convenience.

Yours truly,



George Qualley IV

Item 2006 00190

Date 2/10/7

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 13 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name KELLE A JOYCE ~~MANNING~~ MANNING

Signature *Kelle A Joyce*

Address 4061 ASHBY

Reason for opposing or approving this request may be listed below:

GROWTH & INVESTMENT

Item 2006 00190

Date 2/7/07

I (am) (am not) in favor of the request.

(Circle One)

Print Name 2929L.G
John McRoberts

Signature *John McRoberts*

Address 2929L.G
2929 Beaver Ave

Reason for opposing or approving this request may be listed below:



Item 2006 00190

Date 2/8/07

I (~~am~~) (am not) in favor of the request.

(Circle One)

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FEB 13 2007

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name GERALD D. CARPENTER

Signature Gerald D. Carpenter

Address 3100 Beaver Ave., Des Moines,

Reason for opposing or approving this request may be listed below: (ON BEAVER AVENUE)

Will create more TRAFFIC, NOISE, DIRT AND DUST. Will have night
time lighting 24/7 across from my bedroom. We won't be able
to open house for the noise. After 30 years, who wants to live
across from a shopping mall? LASTLY, THIS WHOLE COMMERCIAL & ROW-
HOUSING PROJECT WILL DEFINITELY LOWER THE RETAIL VALUE OF MY
BEAVERDALE HOME. Who is going to compensate for this?

Item 2006 00190

Date 2-12-07

I (~~am~~) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 13 2007

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name Jo Ellen McGrane

Signature Jo Ellen McGrane

Address 3130 Beaver Ave.

Reason for opposing or approving this request may be listed below:

Item 2006 00190

Date 2-11-07

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 13 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

Print Name PAMELA NAGEL

Signature Pamela K. Nagel

Address 4045 Adams Ave.

I believe the traffic onto Adams will increase due to delivery trucks for retail/commercial. I believe that ^{east of Beaver} residents use of Beaver will be a huge problem - it is already a long wait (2-4 min) to get onto it now going south. The proposed style of bldgs. is too modern for Beavle. and it is too dense & No retail should be allowed on Adams, at all.

Item 2006 00190

Date 2-12-07

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 13 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

Print Name LINDA SALURI ANDERSON

Signature Linda Anderson

Address 3132 40TH PL

my kids walk to Holy Trinity school each day. increased traffic & busyness would make it less safe for them coming & going to school - we would rather see the space used for the community

Item 2006 00190

Date 2/10/07

I (am) in favor of the request.
(Circle One)

RECEIVED

FEB 13 2007

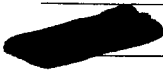
COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Patty Judge

Signature Patty Judge

Address 4100 Wallace Lane

Reason for opposing or approving this request may be listed below:



Item 2006 00190

Date 2-6-07

I (am) in favor of the request.
(Circle One)

3001 BEAVER
RICE
DEVELOPMENT

Print Name DOUGLAS LIEBERT

Signature Douglas Liebert

Address 4120 ASHBY AVE

DES MOINES 50312

Reason for opposing or approving this request may be listed below:

WAY TOO MUCH DEVELOPMENT
FOR SPACE ALLOCATED.
TRAFFIC & CONGESTION WILL BE
MUCH WORSE.
QUESTION DRAINAGE PROBLEMS
WITH ALL THE DEVELOPMENT



Item 2006 00190

Date 2/11/07

I (am) in favor of the request.
(Circle One)

RECEIVED
FEB 13 2007

Print Name Steve Tasler/Bridget O'Neil Tasler
Signature Steve Tasler Bridget O'Neil Tasler
Address 4024 Adams Ave. 50310

COMMUNITY DEVELOPMENT DEPARTMENT
Reason for opposing or approving this request may be listed below:

Proposed development is too dense and does not fit in with residential area it encroaches on. No formal traffic study done, concerns about traffic and parking on Adams and access to Beaver at corner of Beaver & Adams. Storm water run-off is a great problem/not sufficiently addressed by developer. There should be no 2 story office/retail bldg. on Adams! No 3 story bldg. on Beaver! Does not fit city's 20/20 plan.

Item 2006 00190

Date 2/9/07

I (am) in favor of the request.
(Circle One)

RECEIVED
FEB 13 2007

Print Name Laurie Haeder
Signature Laurie Haeder
Address 4038 Ashby Ave. Des Moines

COMMUNITY DEVELOPMENT DEPARTMENT
Reason for opposing or approving this request may be listed below:

Known existing sewer problems in this area.
Increased traffic on Pever Ave near school zone.
Risk of future home market devaluation.

Item 2006 00190

Date 2/9/07

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 13 2007

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name Jenny Brown

Signature [Signature]

Address 3108 40th Pl

Reason for opposing or approving this request may be listed below:

Traffic, safety of neighborhood children
we regularly use the space as is
Concerns about plumbing capacity



Item 2006 00190

Date 02/12/2007

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 15 2007

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name William R. Thorn Jr.

Signature William R. Thorn Jr.

Address 4056 Ashby Avenue

Reason for opposing or approving this request may be listed below:

The project is too dense in unit numbers.
Commercial development (multi-story) on Beaver
Avenue will pose traffic and parking
problems as well as danger to children
going to and from Holy Trinity School.
As a bordering property, the light pollution will
directly impact my home and family as well

Item 2006 00190

Date 2/8/07

I (am) (am not) in favor of the request.
(Circle One)

RECEIVED

Print Name Jim Duffy

FEB 09 2007

Signature Jim Duffy

COMMUNITY DEVELOPMENT DEPARTMENT

Address 3204 Beaver Ave., D.M., IA.

Reason for opposing or approving this request may be listed below:

I very much approve of this project. Our area of town needs a face lift to help breath life into our community. We have sat for to long thinking everything was great. Chang is a good thing. It makes us think harder.

██████████ ??? ? ← will be revised on consent map

Item 2006 00190

Date 2-13-07

I (am) (am not) in favor of the request.
(Circle One)

RECEIVED

Print Name Kevin Munyon

FEB 15 2007

Signature Kevin Munyon

COMMUNITY DEVELOPMENT DEPARTMENT

Address 3124 Beaver Ave

Reason for opposing or approving this request may be listed below:

Traffic control on Beaver and delivery trucks and semis more trash in my front yard parties in the night

unpleasant views from front yard building to close to street.

Item 2006 00190

Date 2/14/07

I (am) in favor of the request.

(Circle One) RECEIVED

FEB 15 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Nancy Narland

Signature Nancy Narland

Address 3122-40th Place

Reason for opposing or approving this request may be listed below:

I feel the look of "wall-to-wall" building will not be at all in keeping with the look of the surrounding, mostly single family homes, in the area with yards. All of these structures in this space will have a "cramped" feel. The open green area is much preferred.

Item 2006 00190

Date February 9, 2007

I (am) in favor of the request.

(Circle One)

RECEIVED

FEB 13 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Mary Ann Neely

Signature Mary Ann Neely

Address 4049 Ashby Ave, Des Moines

Reason for opposing or approving this request may be listed below:

I am concerned that the property is too small for the proposed project. The land is swampy. I am concerned about sewer problems.

Item 2006 00190

Date 2-8-07

I (am) in favor of the request.

(Circle One)

RECEIVED

Print Name Nancy Connelly (Peterson)

FEB 09 2007

Signature Nancy Connelly

COMMUNITY DEVELOPMENT DEPARTMENT

Address 3030-40th Place

Reason for opposing or approving this request may be listed below:

traffic & noise is bad now -
we can't imagine more
congestion



Item 2006 00190

Date 2-6-07

I (am) in favor of the request.

(Circle One)

RECEIVED

Print Name W. Geraldine Lavia

FEB 08 2007

Signature W. Geraldine Lavia

COMMUNITY DEVELOPMENT DEPARTMENT

Address 3106-Beaver

Reason for opposing or approving this request may be listed below:

For the Proposal use of this land, do not feel this is in the best interest of our neighborhood or for Beavercreek over all. The project will create a tremendous amount of traffic-what with Joes Square being built in the spring with Condos, offices & Retail space included, and with Boesen Land south of the Flower shop with Apt, Condos + Retail space to be built later, also HyVee with gas and Super HyVee at corner of Douglas & Beaver, south to Euclid + West, please do not condemn our neighborhood to this.

Item 2006 00190

Date 2-7-07

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 09 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Tyler Kirby

Signature *Tyler Kirby*

Address 3114 40th Place

Reason for opposing or approving this request may be listed below:

I dont want all the traffic in my Back yard since I have a child. I think that It is better left as a place for kids to play. I'm afraid of the type of people It will bring to the area. It will block my view in my Backyard. Lower my Property value. It will make Adams st. more bus. which I dont care for. It will Eliminate the Beaver Bay's festival fire work show. :-)

Item 2006 00190

Date 2/7/07

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 08 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Susan L. Jahn

Signature *Susan L. Jahn*

Address 4116 Wallace Lane

Reason for opposing or approving this request may be listed below:

① Water run off has been a problem and should not cost the residents any more. The problem must be delt with before construct begins. ② Proposed town homes need to be 50ft. from the Wallace Ln. lot lines. ③ Structural damage occurred with construction of the field. Some method of compensation must be in place.

Item 2006 00190

Date 02-09-07

I (am) in favor of the request.

(Circle One)

RECEIVED

Print Name Karen Lienhard

FEB 12 2007

Signature Karen Lienhard

COMMUNITY DEVELOPMENT DEPARTMENT

Address 4040 Wallace Lane

Reason for opposing or approving this request may be listed below:



Item 2006 00190

Date

I (am) in favor of the request.

(Circle One)

RECEIVED

Print Name ROB SHAFFNER

FEB 09 2007

Signature Rob Shaffner

COMMUNITY DEVELOPMENT DEPARTMENT

Address 9096 WALLACE LN, DR 5034

Reason for opposing or approving this request may be listed below:

TOO MUCH DENSITY; HOUSES 25' FROM OUR PROPERTY
BLOCKING SUNLIGHT WITH THEIR 2 STORIES; AREA
SHOULD REMAIN RESIDENTIAL; TOO MUCH INCREASED
TRAFFIC; UNSAFE FOR KIDS CROSSING BECAUSE DOESN'T
FIT IN WITH NEIGHBORHOOD; MAY CAUSE INCREASED
WATER RUN-OFF PROBLEM IN THE AREA; NOT GOOD FOR
OUR COMMUNITY.

Item 2006 00190

Date 2/8/07 27

I (am) (am not) in favor of the request.
(Circle One)

RECEIVED

FEB 12 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

INCREASED TRAFFIC ON BEAVER
DIVISION OF NEIGHBORHOOD BY A BUSINESS CORRIDOR
REDUCED VALUE OF HOME

Print Name BRAD & LISA REA
Signature *[Signature]*
Address 3136 BEAVER AVENUE



Item 2006 00190

Date 2/7/06

I (am) (am not) in favor of the request.
(Circle One)

RECEIVED

FEB 09 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Reason for opposing or approving this request may be listed below:

- ① would not let kids walk home anymore from school
- ② more traffic, kids are crossing Beaver from Holy Trinity school
- ③ are property would go down
- ④ do we really need more business or housing?

in developing Rice property
Print Name Kari Waldron
Signature *[Signature]*
Address 3126 40th place



Item 2006 00190

Date 2-10-2007

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 13 2007

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name DENNIS E. DENTON

Signature Dennis E Denton

Address 3118 40th Pkwy Des Moines IA, 50310

Reason for opposing or approving this request may be listed below:

I AM OPPOSED TO THE RETAIL AND
MULTI USE OR RESIDENTIAL APARTMENTS.

Item 2006 00190

Date Feb. 8, 2007

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 09 2007

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name Paul Melton

Signature Paul X. Melton

Address 3118 Beaver Ave.

Reason for opposing or approving this request may be listed below:

Increased density will increase already busy Beaver Ave past our home, especially as we try to exit our drive to travel North. This is not a commercial area, we object to it becoming one. We did not build our home in Beavertdale to have commercial buildings built across from it. Commercial high density will increase delivery/services traffic on Beaver also. The design of this project appears to separate the 4.3 acres into a little community of its own. This does not compliment Beavertdale as it is now, nor will it be likely to fit into the Beavertdale community.

Item 2006 00190

Date 2-10-2007

I (am) in favor of the request.

(Circle One)

RECEIVED

Print Name HARRY Olson

FEB 13 2007

Signature [Signature]

COMMUNITY DEVELOPMENT DEPARTMENT

Address 4052 Ashby Avenue

Reason for opposing or approving this request may be listed below:

I AM Against any commercial development on this property. Specific the Rice Partners proposal is too large, too many cars, too many lights (for parking lot). Development in Johnson will continue to increase traffic on Beaver. Any development of this property will significantly add to traffic on Beaver effectively splitting the neighborhood in half. This Area should be left an open field / soccer field. I am strongly Against this proposal. I am strongly against any change in zoning.

Item 2006 00190

Date 2/6/07

I (am) in favor of the request.

(Circle One)

RECEIVED

Print Name PADER HENDRICKSON

FEB 08 2007

Signature [Signature]

COMMUNITY DEVELOPMENT DEPARTMENT

Address 4106 WALLACE LN

Reason for opposing or approving this request may be listed below:

- Decreases "Green space"
- Changes Atmosphere of neighborhood
- ↓ Property Values of houses next to it.
- should use Public land for the Public

Item 2006 00190

Date 18 February 2007

I (am not) in favor of the request.
(Circle One)

RECEIVED

FEB 20 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Jerome M. Skeers

Signature Jerome M. Skeers

Address 4052 Wallace Lane

Reason for opposing or approving this request may be listed below:

Form too short to list all reasons but...
Intrusive to the nature of the neighborhood. Scale is wrong for size of infill development.
Not in conformance with Community Character Plan or common sense.
Priority should be on rebuilding Village Center before any development of this location

Item 2006 00190

Date

I (am not) in favor of the request.
(Circle One)

RECEIVED

FEB 19 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name Beverly Katzmann

Signature Beverly Katzmann

Address 3112 Beaver Ave

Reason for opposing or approving this request may be listed below:

- ① Currently zoned R-2 & is residential.
- ② Planned for 60-65 Housing units & 3 story & 2 story industrial building on 4.3 acres (Across the street we have 2 acres & 4 families.
- ③ Not sufficient parking allotted for plan.
- ④ Old Sewage - needed repaired 3 yrs ago.

Item 2006 00190

Date 2/12/07

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

FEB 13 2007

COMMUNITY DEVELOPMENT DEPARTMENT

Print Name KARL H. Dow

Signature Karl H. Dow

Address 4041 Adams Ave.

Reason for opposing or approving this request may be listed below:

This development does not protect the housing stock nor fits into the current concept of the neighborhood. Rice Field is clearly located in a residential neighborhood. The 2020 Vision plan says the residential corridor should be "extra protected" - this kills us ^{not} _{prote}

2/12/07

Item: 2006 00190

To: Steve Klinkefus

From: Karl Dow

Re: Rice Field / Rice Development Partners – proposed development

Dear Mr. Klinkefus:

I cannot believe that this proposed development has made it this far and is even going to the Plan & Zoning for approval.

This proposed development does not fit the 2020 vision plan for zoning around the most important item – that the residential corridor should receive “extra protection.” Homes along Beaver Ave. are situated along our residential corridor. They will be adversely affected by this proposed development and their property values will go down. Not to mention that the development is located right across the street from their homes – no other homes in Beaverdale are located right across the street from a commercial / retail development. This is ridiculous. The homes across and around the development will suffer. The housing stock will go down. Potential investors / speculators will surely arrive and try and pounce on existing home owners to purchase them and turn them into sites for gas stations, taverns, and other businesses not wanted in the neighborhood.

I DO NOT WANT THIS DEVELOPMENT LOCATED 66 FEET FROM MY PROPERTY!

THIS IS CLEARLY A RESIDENTIAL NEIGHBORHOOD!

Sincerely,



Karl Dow

4041 Adams Ave.

Des Moines, Iowa 50310

SAT 'NO' TO COMMERCIAL DEVELOPMENT AT RICE FIELD

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
Kevin Mitchell	Kevin Mitchell	3308 Valdez Dr DSM
Andrew Mitchell	Andy Mitchell	4009 30th St DSM
Leann Mitchell	Leann Mitchell	4009 30th St. DSM
Deb Mitchell	Deb Mitchell	3308 Valdez Dr. DSM
JEREMY R. MITCHELL	Jeremy R. Mitchell	4009 30th St. DSM
Becky Mitchell	Becky Mitchell	4009 30th St. DSM
Michael W. Ganley	Michael W. Ganley	3523 Woodland Ave DSM
Christine Mellenkamp	Christine Mellenkamp	1310 Hyvve St
Sheldon Lora	Sheldon L	633-20 WDM
Patty Gilbreath	Patty Gilbreath	8215 Ashworth Rd WDM
Kathy M. Ithorn	Kathy M. Ithorn	1317 NW Eden Ln Hickory
Jared Mitchell	Jared Mitchell	4009 30th St DSM
Angie Oasley	Angie Oasley	3312 Valdez Dr DM
Tom Beck	Tom Beck	3308 Valdez Dr DSM
Norman Beck	Norman Beck	3212 Valdez Dr. D.M.
Dorothy Beck	Dorothy Beck	3212 Valdez Dr. D.M.
Wendell Griffith	Wendell Griffith	3307 Valley Dr DM
Art Oasley	Art Oasley	3312 Valdez Dr DM
Marnett Kretschmer	Marnett Kretschmer	3300 Valdez Dr
Carl Davis	CARL DAVIS	3301 VALDEZ DR
Ken Shields	Ken Shields	3320 Valdez Dr.
Nancy Connelly	Nancy Connelly	3030-40th Pl.
Melody McCollum	Melody McCollum	3100-40 Pl. 23

No to development of RICE SCHOOL Yard

<u>name</u>	<u>signature</u>	<u>address</u>	<u>Phone</u>
John R Ward	<i>John R Ward</i>	4029 Ashby	279-6369
Keith M. BARCUS	<i>Keith M. Barcus</i>	2608 48 th ST	491-3994 (C)
Mark Gilbreath	<i>Mark Gilbreath</i>	4108 Ashby	279-8638 1
M.C. NEWELL	<i>M.C. Newell</i>	4225 BEAVER CREST	242-4153 (C)
Brad Nelson	<i>Brad Nelson</i>	3847 40th str	720-9397
Pat Kelton	<i>Pat Kelton</i>	4403 - 001 d	991-8801
DENNY DENTON	<i>Denny Denton</i>	3118 40 th PEACE	210-0774
Susan Denton	<i>Susan Denton</i>	4014 Ashby	255-3757
Randall Hill	<i>Randall Hill</i>	3422 54th	278-8550

No to development of
RICE SCHOOL Yard

<u>name</u>	<u>signature</u>	<u>address</u>	<u>phone</u>
Tom Thony	<i>Tom Thony</i>	4047 Ashby	255-1784
Lee Mason	<i>Lee Mason</i>	4912 DOVEHOLE AVE	cell 419-2295
JUDY BEITA-TOWERY	<i>Judy Beita-Towery</i>	5 FOSTER DE	279-2592
Scott D. Neal	<i>Scott D. Neal</i>	4035 47 th ST. DSM	276-5587
KEVIN JEPSON	<i>Kevin Jepson</i>	1812 60 th	277- 2714 ⁶⁴⁰⁰
Nancy Narland	<i>Nancy Narland</i>	3133 - 40 th Pl. *	255-5293
Tyler Kirby	<i>Tyler Kirby</i>	3114 - 40 th Pl	(641)-780-0930
Janelle Descoteaux	<i>Janelle Descoteaux</i>	3114 40 th Pl	(641) 780-5070
Wich Brown	<i>Wich Brown</i>	3108 40 th Pl	(515) 255 -3549
Jenny Brown	<i>Jenny Brown</i>	3108 40 th Pl	(515) 255-3549
Melody McCollum	<i>Melody McCollum</i>	3100 40 th Pl.	(515) 274-0122

No to DEVELOPMENT of RICE FIELD SAVE the GREEN

name	signature	address	phone
Jerrek Valdez		3800 Lawnwoods Dr.	(515) 587-899
Yker Jensen		3601 53rd St	276-2800
Jake Levine		2817 47th	515 279-3771
Steven Young		3023 Garden	515 277-22
Alyce Spencer		2121 40th Pl	515 975-974
Michelle Wright ^{Michelle Wright}		825 NE 91 st Blvd ^{Ward}	515 745-8890
Sarah Wilson		4045 41st	278 8535
Amy Gale		3903 Fagen Dr	255 7739
Hilaree Farrell		3301 45th	254-1632
Zanis Wiggins		2606 98th	277-1725
Susan Walkup		2900 35th St	255 5137
Doug Walkup		2400 35th St	255-5137
Van Eginore		2812 - 46th St.	277-1547
Paul Walter		865-3945	2123 34th St Am
Evie Bisanti		2929 Beaver	276-8214
Brady Adeson		3904 Fagen Dr	229 7240
Chelsea Donovan		4022 ovid ^{no}	274-1675
Emily Burt		3120 44th St.	274-0567
Dave Leal		2521-45th	323-8018
Miko Harder		4315 Wbondale Ave	255-5117
She Anderson ^{She Anderson}		2520 48th Pl	279-2690
Wendy Groves			
Wendy Groves		2824 45th St	
Cathy Buckley		4211 Amick Ave	277-8216

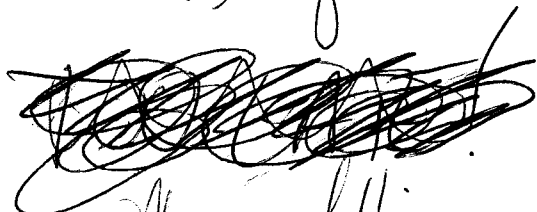
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<u>Name</u>	<u>Signature</u>	<u>address</u>	<u>Phone</u>
Nancy Williams		3008 36 th	274-9846
FRANK L. PERKINS	Frank L. Perkins	2009 Beaver	255-2458
Briquette Messa		4043 39 th Pl	276-1257
Richard Maxwell		Box 3187 DSM 50316	70748
Kim Keeran	Kim Keeran	2326 46 th St	556-1811
Bob Fejer		3117 Sheridan	279-1684
Penny Silkink	Penny Silkink	2205 40 th St.	210-8255
Amy Ballard		1905 46 th St	255-2071
Ryan Hunt		2604 44 th St	278-7097
Alison Hunt		2604 44 th St	278-7097
Elizabeth Wilson	Elizabeth Wilson	4312 NY Ave	440-2139
Tom Berkemann		4895 NW 53 rd Cr	255-9055
Wendy Berkemann		" "	" "
Elizabeth Keest Sedrol	E Keest Sedrol	2415 35 th St.	277-7798
Sarah Friedinger	Sarah Friedinger	3128 40 th St	669-8724
Alex Kintzle	Alex Kintzle	↑	↑
Laurie Sinkler	Laurie Sinkler	2922 36 th St.	279-1460
Martha Wallace	Martha Wallace	4001 Ond Ave	720-9650
Nandy Berkley		4916 Crestmoor Dr	277-6459
Carleen Green		1306 34 th # 31	277-1140
Rice Sun		2626 30 th St	255-2390
Saad Modronjo		2266 ESTHERIA AV	(511) 263-33
LATIF BATEMANOVIC		3316 Rollins Dr. DSM-2A	(515) 953-88

No to Development of RICE FIELD

SAVE THE GREEN

<u>name</u>	<u>Signature</u>	<u>address</u>	<u>Phone</u>
Heather K. Farris		4011 39th Pl.	334-0182
Madith Burnett		# 3836 42nd St.	
Lisa Gardner		4326 Lincoln Ave	277-018
Sherry Hicks		3701 Bel-Aire Rd	255-290
Kim Novy		311 47th St	—



Sherry Hill		2101-46th	279-5335
Donna Knight		4022 OVID	274-1675
Jaime & Elizabeth Daza		2615 40th PL	277-0095
Sophie Morris		4010 Clinton	633-932
Todd Morris		4010 Clinton	633-9327
Stuart Mitchell		1705 45th St	360-7981
Allison Sowers		3701 Davison	770-1653
Nes Sowers		3701 Davison	770-2294
Baran Runchey		2013 47th St	710-0088
Sally Logan		4300 Ashby Ave	271-5374
Cyndi Smith		3837 Boston Ave	279-4738
Garry Smith		3837 Boston Ave	279-4738
Maple Henderson		2412 47th St.	—
Mary Muller		4218 42nd	278-208
Demir Hodzic		5211 Douglas Pl	
Jacob Birdsell		2505 33rd St	306-8081
Carlos Coy		1434 22nd St	554-876
Mike Hart		1514 Fagen	315-664

NO TO DEVELOPMENT OF RICE FIELD SAVE the GREEN

<u>Name</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
Margaret Anderson	Margaret Anderson	3524-37	
ANN VERNIA	Ann Vernia	4041 Urbandale	279-2384
Betty Sward	Betty Sward	3728-41 st Pl	255-7162
DELOR VERNIA	Delor Vernia	4218 Aurora Ave	278-6101
Linda Vernia	Linda Vernia	4218 Aurora Ave	278-6101
Richard E. Johanson	Richard E. Johanson	6300 School St., #106	255-1458
MARY M. JOHANSEN	MARY M. JOHANSEN	6300 School St., #106	255-1458
Mary Young	Mary Young	5920 Urbandale	277-6078
Red Conception	Red Conception	2600-5312	279-9588
Lotty J. Bowen	Lotty J. Bowen	4224 Mary Lynn Dr	254-1119
SARA A. LAMBERT	Sara A. Lambert	3940-43 rd ST.	279-7245
Shirley D. Dilser	Shirley D. Dilser	2526 Glenwood Rd.	277-3930
Gloria F. Curran	Gloria F. Curran	2718 DASH RD.	279-2136
Marcella L. Nelson	Marcella L. Nelson	4210 Hickman Rd	277-9943
Dorothy Huntbach	Dorothy Huntbach	3823 Boston	277-0124
Wanda J. Bardow	Wanda J. Bardow	3827-52 nd	278-2210
Dorothy E. McCaswell	Dorothy E. McCaswell	3615 48th Pl	276-561
ONNIE TRADY	Onnie Trady	4920 Urbandale	279-238
Lola Hyman	Lola Hyman	10415 Lakewood Dr	331-479
FRANCES ENGGUIST	Frances Engquist	8903 Long Meadow Dr	276-5507
Don Engquist	Don Engquist	8903 Long Meadow Dr.	276-5507
Mary Carey	Mary Carey	3709 Madison	279-0540
Betty Bues	Betty Bues	3919- Urbandale Ave	279-6507
Miriam Pinder	Miriam Pinder	5413 Aurora apt 230	278-820

No to DEVELOPMENT of RICE SCHOOL YARD

Name	Signature	address	phone
Kristi Little		2000 30th Street	277-1456
Rob Barwick		3120 46th	979-5417
Kim Glynn		3216 44th Pl	
Kate Bruns		3218 40th Pl	255-9022
Staci Chandler		3208 Leado AVE	689-9601
MJ Lage		4012 crestmoor	277-6933
Tasha Donoran		33rd St.	710-3200
Nancy H. Johnson		3941 Elington	277-3221
Kerry Young		3403 49th St.	309-1014

No to Development of RICE School Yard SAVE the GREEN

<u>Name</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
Justin Klein		4726 EPRUE	913-489-556
Shannon Wilke		620 Junetebe	959-988-171
Michael Munoz		1670 York St	266-1551

SAVE the GREEN

No to Development at RICE FIELD

<u>name</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
KIM HENDERSON		2005 35 th ST	274-6760
Donald C Motz		4014 OVID	279-0300
Julianne VanLieu		4104 Amick Ave.	279-0010

No to Development of Rice Field SAVE the GREEN

<u>name</u>	<u>signature</u>	<u>address</u>	<u>phone</u>
Nicole Mowrey Wiley	<i>Nicole Mowrey</i>	N/A	515-339-9006
Justin Brown	<i>Justin Brown</i>	N/A	315-339-9006
JOHN HAYES	<i>John Hayes</i>		515-274-9121
Linda Hestbeck	<i>Linda Hestbeck</i>		515 277-48
Ed Brown + Brian Cooney Save Rice Coll anytime			205-3114
Dennis + Lynda Wilson		3301 52nd	274 3468
Jill + Bryan Driver	<i>Jill Driver</i>	2517 45th St.	515-360-896
Olivia Kennedy		4103 Wallace Ln.	515-274-5
Carlene Farmer	<i>Carlene Farmer</i>	3917 Lincoln Pl Drive	515/402-7887
Jenny Deere	<i>Jenny Deere</i>	3931 Lincoln Pl Drive	
JAM REST		3819 41st	515-274-2986
CYNTHIA HAYES	<i>Cynthia Hayes</i>	2726 47th	274-1578

No to Development of RICE FIELD SAVE the GREEN

<u>name</u>	<u>signature</u>	<u>address</u>	<u>phone</u>
Jim Moran	<i>Jim Moran</i>	2007 E. 9th	243-5097
hannon Walker	<i>Hannon Walker</i>	620 John Goodhue Rd	559-7978

SAY NO TO COMMERCIAL DEVELOPMENTS AT RICE FIELD

	<u>UNIT NO</u>	<u>ST</u>	<u>ADDRESS</u>
1.	Janet	3560	East Douglas
2	Cheryl Thue	1670	135 th St Knoxville, IA 50131
3	Drew Evans	755	Knolly
4	Steve Carson	4219	Allison Ave 50138
5	Candlyn Hanson	"	"
6	Shawn Durrell	3705	42nd 50310
7	Kelli Capps-Durrell	3705	42nd 50310
8	Abbi Durrell	3705	42nd 50310

9. **BLAKE DURRILL** 3705 42nd 50310

10	Larry	4110	Wallace Ln.
11	Kate Glaser	4120	Ashby Ave 50310
12	Doug Hedert	4120	Ashby Ave 50310
13	Jim Lyons	4130	Ashley Cir 50310
14	James Nowel	3136	Beaver Ave 50310
15	Debra	3124	Beaver Ave 50310
16	Kenny Munyon	3124	Beaver Ave 50310
17	Emily Munyon	"	"
18	Mary J. Munyon	"	"
19	Jessica Munyon	"	"
20	Beverly Katzman	3112	Beaver Ave "
21	Arge Katzman	672	19 St apt # 6
22	Heraldine Lavia	3106	Beaver
23	Frank C. Lavia	3106	Beaver
24	JIE DEGROAT	1659	NW 102nd St

79-17836

JAY NO. 0 TO COMMERCIAL REDEVELOPMENT AT RICE FIELD.

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
1. Linda Olson-King	Linda Olson-King	690-31st, DSM IA 50
2. Carl E. Zeh	Carl E Zeh	689 18th St, #2 ^{DM, IA} 50314
3. Pamela S. Belew	Pamela S Belew	2201 S.E. Park #104 ^{DSM} 50302
4. Wendy Lindsey	Wendy Lindsey	6113 Franklin DSM IA 50
5. MARK GRUNZWEIG	Mark Grunzweig	3013 WOODLAND AV
6. Ron Gilbert	Ronald Gilbert	#308 DSM IA 50310
7. _____	_____	↳ P.O. Box 352 DSM, IA 50302
8. ALLAN Wellworth	Allan Wellworth	1175 71st St DSM IA 50310
9. JOHN MORROW	John Morrow	2828 45th ST DM-IA ⁵⁰³¹⁰
10. Leri Hyde	Leri J. Hyde	6015 SE 5th St #61 DM, IA ⁵⁰³¹⁰
11. Linda Smith	Linda Smith	4711 5th + South-Kunich
12. CONSTANCE ALANSON	Constance Alanson	7205 SE. 5th St. ^{Ap+43} DM IA 50315
13. Dale Brown	Dale Brown	1519 Grand Ave #101
14. Barbara Johnson	Barbara Johnson	5015 SW 9th St Apt C-54 ⁶⁰³¹⁹
15. John Rutt	John Rutt	5201-SW 9th St, #75, 50318
16. TODD Reindons	Todd Reindons	1196 97th Ave ⁵⁰³¹⁶
17. Susan Strike	Susan Strike	219 4th St. ^{APT. #31} Res. Home ^{IA, 50300}
18. Michael Lewis	Michael Lewis	4121 Oxford St DM IA 50310
19. Christina L Simpson	Christina L Simpson	2804 Oxford St. DSM ⁵⁰³¹⁰
20. Brian E Croft	Brian E Croft	1101 Cherokee St
21. Mayla Dzunga	Mayla Dzunga	1516 Evergreen ^{DSM}
22. Dick Purdy	Dick Purdy	1770 Arlington 249-8296
23. Kris McNeley	Kris McNeley	1140 Park Blvd. Apt 112 ^{DSM IA} 274-1283

Save Rice Field

Name	Signature	Address	Phone#
B.A. Wicker		4501 73 rd St. ^{DRM} 50322	515 453-7205
Rika Tyler		4110 Douglas	515 277-6858
Ana Hall		1809 Allison	515-480-8003
Nicole Gooch		3001 27 th St	(515) 277-6755
Frankie Kaiser		4501 73 rd St.	(515)-254-2526
Christiana Anthony		(3201 30 th St Apt 32	(515)-277-6083
Toti Zepeda		1922 22 nd ^{Bldg 101}	279-6923
Judy Mega		9800 Greenview Ln	986-5786
Colt & Bernice		300 Madison	274-3135
SERRY MCGEE		9800 Greenview Ln	986-5786
Jeanne Wicker		4501 73 rd St	254-2526
Jan Tyler		4110 Douglas	277-6858
Kelly Kaiser		3716 42 nd St	274-4259
JEFF KAISER		3716 42 nd St	274-4259
TAMIS BEAUX		2212 50 th St.	277-4932
Shari Baeth		3116 50 th St.	276-6876
Maxine Whipple		3102 52 nd St.	334-5576
Steve Hellickson		3013 Lamview	249-6862
Doris Hall		1809-Allison	243-4313
DARA Hanigan		1704 Allen	379-8299
Kori Williams		2612 12 th St SW	987-1878
Drusilla Dolder		1919 38 th St.	279-5854
ALLI MONTGOMERY		3015 40 th Pl	710-8465
Allison Reese		2900 39 th St.	847-431-7032

No to development of RICE SCHOOL YARD

<u>PRINT NAME</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
MARY TAYLOR	Mary Taylor	4321 OVID AVE DM.	286-3457
Maisha Herman	Maisha Herman	915 Frederick DM.	287-1905
Tanice Bartusck	Tanice M. Bartusck	4334-Ovid 58310	279-6555
MARY SMYTH	Mary Smyth	4307 OVID AVE DM	255-3538
ROBERT J. BARTUSCK	Robert Bartusck	4334 OVID AVE	279-6556
PATRICIA SMYTH	Patricia Smyth	4307 OVID AVE	255-3538
Kathy Ambrose	Kathy Ambrose	3878 4 th St	
Jane Wyatt	Jane Wyatt	3223 Lane	279-6974
JANELL BLACK	Janell Black	3925 VALDEZ DR	278-2751
Carla Peck	Carla Peck	1216 Bel Air Rd.	979-9422
Donna Murphy	Donna Murphy	867 45 th Street	274-4889
Norma Helms	Norma Helms	3624-36 th St	274-2311
Karl Helms	Karl Helms	3624 36 th ST	274-2319
Lavonne Streeter	Lavonne Streeter	10914 150 th Ave.	652-65
Dory Platt	Dory Platt	707 7 th Ave SW	664-129
Julia Lavin	Julia Lavin	150 th Ave Mognokota	652-38
Jim Van Welden	Jim Van Welden	1424 62 nd	279-0151
Carol Korns	CAROLE KORN'S	3316 BEL AIRE	274-8904
Susan Thompson	Susan Thompson	2538 Jean Ave	265-6559
Maria Cunningham	Maria Cunningham	4038-55 D.M	276-4683
Jennifer Brown	Jennifer Brown	2911 54 th DM	238-7748
Kelly Burk	Kelly Burk	2911 54 th DM	515-238-7724
Linda Plum	Linda Plum	3006 48 th Pl DM.	515-331-1440

NO

DEVELOPMENT OF TO RICE SCHOOL YARD

<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE</u>
JONNY	Jonny	1610 FOREST	280-1007
Heidi Warren	Heidi Warren	1114 NW Greenwood Arkensaw	964-0211
Angie Doyle	Sar [unclear]	2017 Chestnut St	883-2112
	Margaret Bacon	7179 Hamlet	255-6550
Susan O'Connell	Susan O'Connell	76435 th St DSM	255-1984
Mary Lumley	Mary C. Lumley	5000 - 38 th Pl.	252-6388
Arvie Lumley	Arvie Lumley	511 S. 4 th St. Ames, IA 50010	770-412
Kim Hunt	Kim Hunt	3017 N Walnut Creek 50322	251-3843
J. Gerstenberger	J. Gerstenberger	3941 16 th DSM	
CHRIS KILGUSH	Chris Kilgush	1611 - 3 rd St DSM	
CAROLE GASSAWAY	Carol Gassaway	1117 Oak Hill Circle DSM	5031
MARY ANN LEPORTE	Mary Ann Leporte	2603 - 4 th Place	50310 272002
Shannon P. Reese	Shannon Reese	2214 40 th Pl	274-5785
Vicki Hoffbauer	Vicki Hoffbauer	7800 Iltis Dr #477 Urbandale 50322	#270 8787
Susan Robinson	Susan Robinson	3309 4 th St. DSM	50313 15

Save Rice Field "NO" to Development

Signature	Name	Address	Tele #
Ruth Aldrich	Ruth Aldrich	Belmont	641-44-7293
James R. Allrich	James R Allrich	Same	Same
Eugene Bucknitter	Eugene Bucknitter	3909 Fayer Dr.	255-2815
Tom Gali	Tom Gali	3903 Fayer Dr.	255-7139
Efendic Ibro	EFENDIC Ibro	3932 48th Pl	326-0349
MWSINOVIC EDIN	MWSINOVIC EDIN	4912 meadow cr	681-6656
Jasmin Becirovic		3823, 66 St, Urbandale	867-6101
Anel Suljic			
Sabit Ibrismovic	Yold Ibrismovic	2040 Douglas Ave # 6	
Neha Pusic	Jamir Pusic	2224 124th St	991-21
Ibro Coveni	Ibro Coveni	7213 Hider Rd	997-11
Saba Hysan	Saba	5524 160th St	771-92
Zeljka Ferhatovic		08-4, 3908 80th St	
Mark Iversen	MARK IVERSON	4138 56th St Des Moines IA	276-3330
Lisa Iverson	LISA IVERSON	6915 PLEASANT RIDGE DR SW CEDAR RAPIDS IA (FORMER BEAVERVALE RESIDENT)	52404
Walter Hairala		919-31st WDM	225-8813
Christine Huel	Christine Huel	1450 41st Place DM	255-5159

SAVE Rice Field

No to development!

<u>signature</u>	<u>name</u>	<u>address</u>	<u>phone</u>
	Jim Hunter	2817 38th St	277-6196
	Bernice Bergman	2811 38th St	255-2764
	JAMES F. BERGMAN	2811-38th St.	255-2764
	Kinney Carnahan	2810 38th St.	277-2997
	Terrence J. Smith	2825 38th St	277-3983
	Linda M. Malloy	2824-38th St	277-7131
	Ben Barberio	2833-38th	255-1965
	BRENT WILBERNS	2905 38th Bondurant, LA 50035	771-1563
	Debi Boylan	404 11th St. S.E.	
	Lisa Buckingham	2922-38th St.	277-2333
	Ginny Antkowiak	2922 38th St	277-2333
	CAROL L. MANLEY	2914-38th St	279-8313
	PAUL L. MANLEY	2914-38th	279-8313
	John Norris	2805 38th St	274-1612
	Jackie Norris	2805 38th St.	274-1612
	Molly Robinson	2806 38th	309-2680
	M.M. BROWN	3918 Fagen	255-0192
	Nancy Franklin	4000 Fagen	255-3447
	CRAIG FRANKLIN	"	"
	Steve Schultz	4030 Fagen Dr.	277-6179
	Charlotte Schultz	" " "	" " " "
	KURT ZIMMERMANN	4029 FAGEN DR	274-1286
	Paula Watson	4027 Fagen	279-4269
	Math Watkins	4019 Fagen	508-0727
	Kathy Fitch	4005 Fagen	255-6881
	BOB NORLON	4001 FAGEN	279-0612
	Deanne Harlan	4001 Fagen Dr.	279-0612

Parents of the School Year

Parents of the School Year

name	Signature	address	Phone
Foster, Shannon		2910 Allison	401-34
PATRICK BRENNAN		2101 32nd St.	277-76
Matt Schmidt		3609 Adams Ave	277-148
		Sarra Dow 404 Adams Ave	279-378
Ramon McIsell		1210 School St. #2	306-6117
ZOB SHAPPA		9096 WALLACE LN	277-2587
Kalina Overtan		3934 50th Street	270-202
Jenith Bury			
Adam Hoyt		166 South 21st Ave	750 778
Kathy Towner		4203 Franklin	
Steve Mussett		3814 WASHINGTON	277-578
Asten Little		201 32nd St	277-1678
JACK LARSH		1519 46th St.	277-856
David Wallace		4110 SHERIDAN	255-334
Matt Reppe		4112 SHERIDAN	-
Iyler N. Smith		4326 Sheridan	274-4012
Beth Kohnen-Smith		4326 Sheridan	274-401
Laura Nelson		3107 40th PL.	279-669
Amanda Bettman		727 Forest	296-72
AROLD SMITTY		3134 50th St	249-753
Ann Melton		3118 Beaver	274-1219
Paul Melton		"	"
Bob Vander Bracken		4316 New York	255-4079
TON UMPHRESS		3004 4th St	255-5571

JOY 'AD' TO COMMERCIAL DEVELOPMENT AT RILE FIELD

NAME	SIGNATURE	ADDRESS
1. Nali E Carlson	Nali E Carlson	6912 Sweetwater Dr, DSM 50320
2. Lucille Emerson	Lucille Emerson	1709 Jefferson Ave ^{DSM} 50314
3. Sr Catherine Talareo CM	Catherine Talareo	2921-49 th St. 50310
4. Donna Krause	Donna Krause	706 Maxwellton Drive 50315
5. David Matake	David Matake	572 3rd St WDSM Ia. 5026
6. Neale Roller	Neale Roller	4020 Muskojee Ave, DSM 50312
7. Julie Keller	Julie Keller	PO Box 57484 DM. 50317
8. Nancy Gilbert	Nancy Gilbert	3438 Kinsey Ave. DSM 50317
9. Nicki Prati	Nicki Prati	Des Moines, IA
10. Kent Whitmore	Kent Whitmore	Ankeny, Iowa 50021
11. Donna Larry Iddings	Larry Iddings	424 Inwood, Pleasantville, IA 50322
12. Rich Martel	Rich Martel	2914 Thurston, Des Moines
13. Lori Hecht	Lori Hecht	2709 Cornell St - Des Moines, IA 50313
14. Tim Stacy	Tim Stacy	4216 Adams Ave DM 50316
15. Marlon Laverman	Marlon Laverman	3715 SW 2nd St, DM 50321
16. Jeff Johannsen	Jeff Johannsen	900 Shawver Dr., Grimes, IA 50401
17. Gade Uhl	Gade Uhl	3800 TLK, DM 50310
18. Maurine English	Maurine English	1120 #217 Des Moines IA.
19. Patrick M. Korb	Patrick M. Korb	1120 Polk Blvd.
20. Michael St. Marmet	Michael St. Marmet	1120 #302 Polk Blvd.
21. Chad T. Lynn	Chad T. Lynn	1120 POLK BLVD
22. Mike Timney	Mike Timney	1120 #314 PLK BLVD
23. Henry Ellis	Henry Ellis	1120 Polk Boulevard ^{DM}
24. Linda Shaffner	Linda Shaffner	4046 Wallace Ln 24

NO TO COMMERCIAL DEVELOPMENT AT RICE School Property

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE</u>
Jeff Coch	Scott Booth	3001 27th	277-6155
Shawn Sullivan	Shawn Sullivan	3104 5th	276-2851
John Sigms	John Sigms	3913 55th	334-7498
Kelli Robinson	Kelli Robinson	2412 Murray Ave Dio 501 4/13/02	243 2903
Joe Gaume	Joe Gaume	3316 53rd	255-1711
Bonnie Sutton	Bonnie Sutton	2501 27th	274-0568
Dena & Michael Suter		316 SW 48th St Bakery	845-8478
Carol Hall	CAROL HALL	1145 12 5314	243 6371
Kim Jones	Kim Jones	976 26th DSM 50310	
Nicole Wilson		2505 Wolcomb Dr 50310	274-05
Rachelle Zanders		2818 Hickman Rd 50310	
Nathly Carter		1819 2nd St 50310	
Jim Garner		276 2 1/2 Beaver 50310	274-294
Patricia A. Woodward-Young		1328 41st. Dsm 50311	277-761
LARRY M OREN		4052 Ashby Ave Dm 50310	255-2978
LAURIE HAEDER		4038 Ashby Ave 50310	319-721-5847
W. King		4050 Orid Ave	255-7623

No Development of Rice Field

Signature	Name	Address	Phone
John Ammerman	CARL Ammerman	2515 36th St.	274-2938
Terry Farrell	Terry Farrell	1139 Ravina Dr	282-8138
Charles Farrell	Charles Farrell	1139 Ravina Dr.	282-8138
Colleen Rossiter	Colleen Rossiter	1410 Germania Dr	279-9514
Mary Van Liew	Mary Van Liew	4104 Amicks Ave.	279-0010
Carrie S. Krier	Carrie S. Krier	4217 92 nd St <small>former Bauerwald resident</small>	274-2312
Abby Buckhouse	Abby Buckhouse	2805 68th St	278-4816
JENNY BUCKHOUSE	JENNY BUCKHOUSE	2805 68th St	278-4816
Jenna Reding	Jenna Reding	1809 68 th St.	178-5593
Sue Bach	Sue Bach	2904 45 th St	255-5589
Steve Reed	Steve Reed	3212 48 th St	334-5088
Kurt Stumpf	Kurt Stumpf	1142 GARDEN AVE	288-1233
Tess Boylan	Tess Boylan	4046 Adams Ave	274-4691
Tracy Teller	Tracy Teller	208-34 St	225-4077
Paul BINDER	PAUL BINDER	3130-44 th St	279-7657
JERRY SZUMSKI	JERRY SZUMSKI	2705-39th St	277-9394
Rose Neal	Rose Neal	4035 47 Street	276-5587
Joan Thorup	Joan Thorup	4047 ASHBY AVE.	255-1784
Justin Doyle	JUSTIN DOYLE	4026 AMICK AVE	277-0155
Annie Doyle	Annie Doyle	4026 AMICK AVE	274-0155
Stacy Corpartik	Stacy Corpartik	2509 60 th St.	(601) 220-1381
Trinette Worth	Trinette Worth	2519 62 nd	(515) 274-1192
Mary Ann Abdallah	Mary Ann Abdallah	3807 Twana Dr	237-7374
Mike Oxlony	Mike Oxlony	4210 Euclid	270-4010
Julie Currie	Julie Currie	4022 Amick	279-9251

<u>name</u>	<u>signature</u>	<u>address</u>	<u>phone</u>
DEBRA THORSTEN		2410 Raymond Dr	202-1418
Whitney Thorsten		2410 Raymond Dr	991-8035
Aaron Glynn		3210 98th Pl	253-9702
Mike Glynn		3210 98th Pl	253-9702
Monica Waters		4404 W. Ave	274-3438
Jinda, Don Butler		2604 34th St.	
John Mully		2824 38th St	277-7131
Ann Innes		2509 39th St.	
Kathy Elliott		3843-43rd St.	279-2563
Imeko		2505 44th	255-3311
Jennifer Robert		2505 45th	277-8254
Mary Fox		5810 Crabapple Ln.	274-1442
Lucy Fox		5810 Crabapple Ln.	274-1442
Haley Dahl			274-8954
Jocera			4183202
ARCEY HOWARD		2004 46th St	
Josie Bowers		2118 36th St.	515-291-8489
Joy Brady		46th St	
M.E. CANOYA		46th	515-255-1256
Mrs. Pamy		51st	515-270-6186
AN PHAM			
AN PHAM		BOO!	
Brad Meister		4415 Urbandale	

Name

ADD

PHONE

E MAIL

Maddie Culp	1507 Germania Dr.	255-4699	cutekittyqueen@ gmail.com
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1 Matt Culp	" "	"	math.culp@DME.state.ms
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Chip Williams	3614 Davison	274-6168	lucy@netins.net
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Colby Williams	"	"	"
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Kim Williams	"	"	"
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Roger ^{MORA} MORA	3627 Davison	277 5267	
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Sue Huber	3627 Davison	277 5267	huber_susan@ msn.com
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Elizabeth MORA Huber

SAVE the GREEN

No to Development of Rice Field

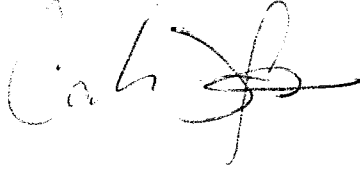
Name

Signature

address

Phone

Carlos
Delran



1134 14th pl

(619) 435-8800

Dec '06

Megan Nischlaum
Shawn Frank
Eve Updegraff
Tom Weiss

3523 50th St 2521575

Eleanor Van Dyke
3109-46 St.

Melinda Greene
Bryon Nash
Seth Johnson

Zach Robinson
Wilson Brown

3312 47th St 270-0708

4845 50th St 279-9593

Megan Moberg
Cory King

NAME	Signature	address	phone
Shawnae Foster		2910 Allison Ave	27484
Michelle Nelson			

Stephanie Jacobson 4119 Ardmore Rd (515) 255-1303

Daryl Binger 3101-512 228-8614

Jan Bankers 2825 39th 255-5797

Danny Kuhn 3320 Adams Ave. 279-8353

Erich Jackson 2601 48th St
Jim Carnahan 2810 38th St

Natalie Hutchison 4328 New York Ave 917-572-2989

Karen McCarthy 2508-45th 255-9159

Teresa Sieglaff 2310 45th
Kim Williams 3514 Davison R

Ch. Pflanz
Theresa Frederiksen 2420-34th St 988-8116

Dec '86

<u>Name</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
Tom Zbor	Tom Z	2320 SHERIDAN AVE	413-0797
Joe Royce	Joe Royce	3938 Clinton	279 9989
Nancy Connolly		3030 40th Pl.	—
Deanna Schumaker		2515 38th St	277-4024
PERRY Hummel		4120 Amick	279-8793
Ryn Ahee		1685 Northwest Dr.	255-9101
Theri Wilkinson	Theri Wilkinson	4000 Urbandale Ave.	279-4247
Cory Orman		5150 NW 66th St	537-3657
Ramon McAnell	Ramon McAnell	111 University #10	—
USAN McLAUGHLIN	Susan McLaughlin	3015 E. 30th Ct.	—
Vy Rohwing	Vy Rohwing	3312 47th St	—
Walt Cooper		364 Hillsdale Dr	—
Wita Rdy	Wita Rdy	2051 36th St.	—
Kate Grosby	Kate	2320 33rd St	205-9874
Jessica Thorsheim	Jessica Thorsheim	4410 Raymond Dr.	255-0287
JEFF FARNS WORTH	Joseph Farnsworth	3108 36th St	—
ILEX DUMMIE	Ilex Dummie	2107 27th	—
ZOO FULCH	Rock Fulch	6103 Franklin Av.	277 1574
Patricia George	Patricia George	1548 31st St	—
May Sheka	May Sheka	2100 36th St	—
Kate Dan		4041 Adams	—
Janet Dunlop	Janet Dunlop	5000 30th Place	—
Ryan Derson	Ryan Derson	5004 UNKIND DR.	—
Wendy Henderson		2112 47th St	—
Tara & Tony Royster	Tara Royster	4221 Sheridan Ave.	—
ACK LARSH	Jack Larsh	1519 46th St	—
Thonda Buckley	Smeltzer	3925 39th St.	—

State of Wisconsin

Wis. Dept. of Development at Rice Blvd. Dec 10

STEW BARNES	Stew Barnes	2719 92nd St	DSM.	265-2530
Miriam Mumborg	Wynn Mumborg	2407 34th	DSM	277-0309
Christopher Davis		2816 53rd St	DSM	274-0339
Jeff Schmeemann		2201 46th St.	DSM	238-3887
Becky Spellman		"	"	"
XXXXXXXXXX				
Lauree Isaac		2006 47th St.	DM	277-7516
Cathy Heike		4115 Kingman	DM	247-5871
HJ Jenkins		3113 20th St	DM	255-3707
Sarah Wilson		4045 41st	DM	278-8535
Quincy L. Swan		2620 30th St.	DM	
Phil Jesso		4843 Ashby	DM	277-2714
Nicole Cramblit		3105 48th St	DSM	280-1740
Will Caponego		455 69th St	WDSM	279-1942
Jon Tuz		2815 46th	DSM	279-5677
Ann Hupt Merchatt		2500 Kenway Drive	DSM.	
Greg Greiner		4333 Allison Ave	DSM	
Barbara Larina		4333 Allison Ave	DSM	
Michelle Jones		2706 30th St	DSM	
Scott Jones		2706 30th St	DSM	
Adam Larsen		7314 Oakwood dr	UrbanCare	252-8895
Sara Thompson		3125 40th Place	DSM	255-8531


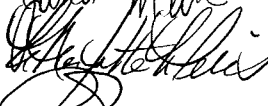
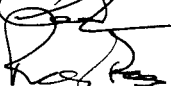



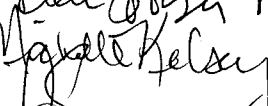
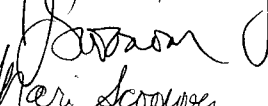
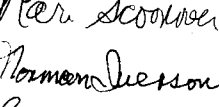
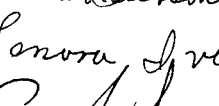

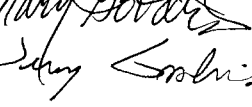
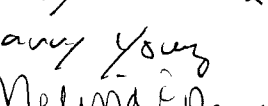
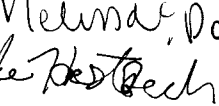
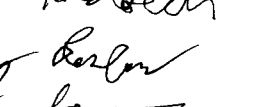
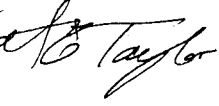
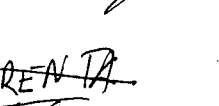

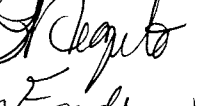
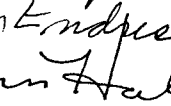
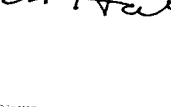


No Development of Rice Field

Signature	Name	Address	Phone
<i>Christy Sheaff</i>	Christy Sheaff	4615 Waveland Ct	255-3051
<i>Zach Moore</i>	Zach Moore	1711 E 9th St	266-3645
<i>Pat Moore</i>	PAT MOORE	"	"
<i>Liza Miffari</i>	Liza Miffari	2905 PANNERD	279-2841
<i>Uludinka Dabarenc</i>	Uludinka Dabarenc	2500 Rocklyn Dr	251-6384
<i>Tina C. Flores</i>	Tina C. Flores	3427 47th St.	331-7644
<i>Dianne McGarvey</i>	Dianne McGarvey	42196 Websterwood Dr.	964-722
<i>Jeff & Jen Strain</i>	JEN STRAIN	2525 5th St.	277-0219
<i>Carol Cowan</i>	Carol Cowan	3706-47th St	270-6379
<i>Marilyn Roth</i>	Marilyn Roth	3433-56th	276-4384
<i>Neo Logan</i>	Neo Logan	3706-47th St	270-6379
<i>B. Ellis Roth</i>	B. Ellis Roth	3433-56th St.	276-4384
<i>Claire Moore</i>	Claire Moore	1711 E 9th	266-3645
<i>Christine Hollister</i>	Christine Hollister	4111 Beaver	270-9610
<i>Mark Hollister</i>	Mark Hollister	↓	↓
<i>Laura Hollister</i>	Laura Hollister	4111 Beaver	270-9610
<i>Elissa H</i>	Meiissa Hollister	4111 Beaver	270-9610
<i>Tyler Gilbreath</i>	Tyler Gilbreath	1108 Ashby Ave.	277-9658
<i>Scott Casbar</i>	Scott Casbar	2822 BEAVER AVE	274-4257
<i>Tracy Roeglin-Landwehr</i>	Tracy Roeglin-Landwehr	4121 Amick Ave	277-4310
<i>Chris</i>		4100	277-8793
<i>Doug Thompson</i>	Doug Thompson	6510 Washington Ave	255-9456

No Development at Rice Field

Signature	NAME	ADDRESS	Phone
JAW	JOHN A WARD	3600 River Oaks	277-5575
KMM	Katri McKinzi	2515 35th St.	277-5074
PJ	Patty Judge	4100 Wallace Ln.	280-3104
	Patty Judge	4100 Wallace Ln.	280-3104
Kate Gilmore	Kate Gilmore	4110 Wallace Ln.	255-0980
Karen Kennedy	Karen Kennedy	4103 Wallace Ln	214-5364
Cindy Gilbreath	Cindy Gilbreath	4108 Ashby Ave	279-8638
Cathy Knoepfle	Cathy Knoepfle	4060 Ashby Ave	279-6116
J. Knoepfle	Jim Knoepfle	4060 Ashby	279-6118
Dennis Davidson	Dennis Davidson	4127 Amick Ave	277-7782
Christy Fuller	Christy Fuller	4053 Amick	255-6574
H. M. Anderson	H. M. Anderson	4031 Amick	255-1505
Maria Hustell	Maria Hustell	3460 40th Pl	277-7154
Jusad Stuy	Jusad Stuy	4008 Ovid Ave	277-8315
Steve's Budget	Tom Gray	4000 Amick Ave	279-3149
Eel Van Dam	Eel Van Dam	3920 Amick	274-1779
Carol L. Evans	Carol L. Evans	4001 Amick	255-6927
Dannette Anderson	Dannette Anderson	4031 Amick Ave	255-1505
Dennink Peacock	Dennink Peacock	3816 Amick Ave	277-8933
Christine Peacock	Christine Peacock	3816 Amick "	" "
Roberto Pyle	Roberto Pyle	4051 Amick Ave	279-7922
Neil Pyle	Neil Pyle	" "	" "
Jon Scott Swartz	Jon Scott Swartz	1612 N. HAPPY Hollow OMAHA NE 68104	402-558-8807
Ju Beard	Ju Beard	3405-40th Pl	515-279-4201
Dan Beard	Dan Beard	3405-40th Pl	315-279-9201
Unda Anderson	Unda Anderson	3132 40th Pl	515 278-4208

No Development at Rio Field

Signature	Name	Address	Phone
	Janine Mitey	3224 Beaver	277-585
	Charlotte Pett	" "	" "
	Carolyn Taylor	" "	" "
	Rocky Fees	" "	" "
	Virginia Scoonover	" "	" "
	Patti Stober	929 FOREST RD.	" "
	Michelle Kelsey	1129 Cummins Pkwy	255-324
	Jason Scoonover	2755 Adams Ave	554-37
	Shari Scoonover	1443 NW 104th St.	440-1343
	Norman Iverson	1443 NW 104th St.	440-1343
	Carl Simmons	4021 Amick	279-3870
	Mary Goodrich	" "	" "
	Jerry Goodrich	4011 Amick Avenue	255-5770
	Jerry Young	4114 Amick Ave. D.M.	2796726
	Norma Smith	4114 Amick D.M.	279-6726
	Jake Hestbech	7110 Wilcox Dr	255-0980
	Grey Lovelace	3205 Sun St DSM	270-2411
	Katherine Taylor	2125 40th St.	277-4820
	Elizabeth Seiser	4023 Shawnee Ave.	278-4132
RENTA		2013 33rd Street	326-2130
	Warren Taylor	2013 33rd Street	279-0011
	Lisa Negrete	2013 33rd St.	279-0011
	Karen Endres	2116 39th St	
	Ann Hall	8062 Suncrest	285-3538
		6120 College Ave	

Parade
Route

No development of Rice Field

Signature	Name	Address	Phone
Melanie Corbin	Melanie Corbin	3702 4th St	283-2282
Kristin Gage	Kristin Gage	3020 47th St	334-0724
V. Halverson	Vicky Halverson	1020 meadow Ln #12	953-5359
G. Bendig			
G. Bendig	Giselle Bendig	2824 Grand.	288-1511
T. Humes	Tony Humes	4536 Douglas Ave	276-1688
Wendy Newby	Wendy Newby	3502 Valdez	251-7218
Al Heilman	Al Heilman	3502 Valdez	251-7218
Kate Raymer	Kate Raymer	3512 Valdez	276-2759
Carol F. Heilman	Carol F. Heilman	3502 Valdez	251-7218
Mike Rose	Mike Rose	3933 Clinton Ave	255-5161
Julie Keith	Julie Keith	1007-29th St.	274-2322
Lisa Barnett	Lisa Barnett	3120 46th St	979-531,
Barbara Barnett	Barbara Barnett	4503-Ovid	271-5096
Mark Siegel	Mark Siegel	7012 Holcomb	
Jan Keisterling	Jan Keisterling	1301 46th St.	274-3289
Colette Snyder	Colette Snyder	3300 Beaver	
Judith Butters	JUDITH BUTTERS	4128 57th	270-1731
Robert Butters	ROBERT BUTTERS	4120 57th	270-1731
Mike Graham	MIKE GRAHAM	1509-34th	274-3283
Nancy Graham	Nancy Graham	1509 34	"
Zoey Wagner	Zoey Wagner	4810 Ovid	"
Broderick Henry	Broderick Henry	" "	"
Kathleen Koenig	Kathleen Koenig	3127 Cottage St	
DAVE KOBWIG	DAVE KOBWIG	3127 Cottage	202-4069
Matthew Culp	Matthew Culp	1507 Germania	255-4699

10000
10000

No to Development of Rio Field

signature

name

address

phone

Renee McGill
 Renee McGill
 2891 SW Sunnybrooke Dr.
 Ankeny IA 50023
 289-0391

Chae Miller
 3618 SW 29th St
 Ankeny Ia 50023
 289-4602

Don Miller →
 Marilyn Miller 3019 Cornell 244 5157
 Audrey Kumpkin 4102 55th

MATTHEW HENRY 556 NW 63rd PL 289-9802

SCOTT WURLEY 2700 KILGIMAN 274-4664

MARGIE POPE 1916-61st DSM, IA.

Catherine & Wiltha 221 55th AVE ^{WINTERSET} 462-2445

DENNIS HUDLEY 3406 LEADER AVE 255-7755

Shirley Huey 3406 Beaver Ave 255-7755

Dorey Allen 1795 S.E. 82nd

Thomas E. Die 1795 SE 82ND

Kim Jackson 3818 VALDEZ DR 251-6832

Kim England 1536 24th ST 279-7842

RICK ENGLAND 1536 24th ST. /

JEFF CLARO 3906 SW 28th PL 285-2496

Lori Manselley 2612 Boston Ave 279-4092

Doug Manselley 2612 Boston Ave 279-4092

Mike Whaley 6306 HOLCOMBS AVE 277 5711

Kory Mayenaan 3843 41st ST 255-6632

Sheryl Vest 1610 Coyer Creek Ct 262-8770

Laura Martin 3317 E 52nd ST DSM IA 50317 988-2950

Save Rice Field

No to development!

Perry Hummel	PERRY Hummel	4120 Amick	279-8793
J.H.	Sharon Hummel	4120 Amick	279-8793
Sharon	Sharon Simmons	4011 Amick	255-5770
DK	Diano Kebede	4004 Amick Ave.	255-2503
Fasil	Fasil Kebede	4004 Amick Ave.	255-2503
Jan	Jan Longcor	4105 Amick Ave.	255-2559
Jan	Jan Longcor	" " "	"
Moss	Moss Martinez	4009 Amick Ave	633-2958
Brian	Brian	4051 Amick Ave	749-3732
John Ellen	Neldeberg	3641 47th St	277-8059
John Ellen	Neldeberg		
Ann	Currie	4022 Amick	279-9251
Ryan	Gearhart	4601 Amick	334-5171
Will	Will Nicholls	3925 Beaver	633-7196
Chris	Stonecipher	4420 Amick	334-7373
Juni	Braun	4512 49th PL	276-9482
Juni	Braun	4512 49th PL	276-9482
Dallas	Ailes	4008 9th St.	710-6314
Amy	Sheeler	3927 Beaver Ave	202-0617
Claire	Tasler	245 SE Olson Dr	778-0992
Jonda	Shiff	5419 Ovid Av	278-0302
Angel	Shiff	5419 Ovid Av	278-0302
Shirley	Reiste	5414 Ovid Av	279-0302
Margaret	Jaworski	3916 E. 40th St. DSM	264-1784
Louison	Jaworski	7127 OAK CREST JOHNSTON	331-1861
Louison	Jaworski	7127 OAK CREST JOHNSTON	331-1861

NAME	SIGNATURE	ADDRESS	PHONE
Royce, Joe	Joseph Royce	3438 Chinton	279 9959
Prillot, Erin	Erin Prillot	4917 Holcomb	554 3294
McLaughlin, Susan	Susan McLaughlin	3015 E 36th Ct.	265 2383
Sydney Johnson	Sydney Johnson	2809 46th St	277-8811
Ignacio, Bailey	Bailey Ignacio	2812 46th	277-1547
Kathy Brown	Kathy Brown	4111 Cottage Grove	276-8849
Linkler, Elyse	Elyse Linkler	2922 36th	279-1460
Jan Tyler	Jan Tyler	4110 Douglas	277-6858
Thomas Johnson	Thomas Johnson	2619 39th St.	277-4320
Joel Swanson	Joel Swanson	3934 Urbandale Ave	633-0656
Ayla Strain	Ayla Strain	2512 57th St.	274-0219
Wicote Cramblit	Wicote Cramblit	3105 48th St	2807740
Wilder, Hal	Hal Wilder	1919 38th St	279-5854
Andrew Johnson	Andrew Johnson		
Roy Atkins	Roy Atkins	3020 48th St.	491-2146
Linda Bisanti	Linda Bisanti	2926 35th St	274 1060
Paul Bisanti	Paul Bisanti	2926 35th St	274-1064
Bill Wilberts, Bailey	Bailey Wilberts	2905 38th St	249-9965
Walkup, Susan	Susan Walkup	2900 35th	
Steve Monroe	Steve Monroe	4332 New York	209-2195
TRAUSSNER	TRAUSSNER	2924 35th	279-5665
Kelli Shaffner	Kelli Shaffner	4066 Wallace Ln	277-2584
Mrs Snowberger	Mrs Snowberger	2320 33rd St.	577-9623
Kati Snowberger	Kati Snowberger	2320 33rd St	205-9894
Negan Mamberg	Negan Mamberg	2407 34th St	277-0304
Dary Kemyon	Dary Kemyon	3020 48th St.	557-0800
Jessica Varten	Jessica Varten	3206 54th St.	615-669-0571

NO to Development of RICE School Trac

SAVE the GREEN

<u>name</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
Justin Reese		2518 56 th St	988-5128
Jeremy Jorgenson		2346 Ashurst	321-1737
Angelica Sim		4706 E Pine	224-8445
Andrew Ferree		3121 36 th St	681-9568
KELLI FERREE		3121 36 th St.	681-9567
BRIAN DEETS		2605 45 th St.	559-6998
Derek Sammy		2901 Park Ave	559-0608
John Bonanno		3216 Watrous.	953-7303
CHRIS E ROHWER		4217 BEAVER	276-9698
Janece S Rohwer		4217 Beaver	276-9698
Bev Brown		395 4th Street	669-4024
Narcia Henderson		4216 SE 13 th St.	285-9042
AUERIE SUTKAMM		STORM LAKE, IA	732-2385
Michael Bailey		3615 61 st #3	681-4666
Ben Bragan		1427 42 nd St	240-1240
Rick MARLES		4812 45 th St DSN, IA.	420-9876
Justin Kitchen		4844 EP Pine Hwy	751-0491
Stacia Tapken		4401 Woodland Ave #20	202-6900
Ben McAndrews		101. 2nd Ave #512	2502-9549
ey Bohnenkamp		1324 41 st St.	279-0581
Marylandt		668 35 th St	255-5013
Marylandt		4018 E 32 nd DSN 50317	262-3027

22

NO to Development of RICE FIELD

SAVE the GREEN

<u>name</u>	<u>Signature</u>	<u>address</u>	<u>Phone</u>
Justin Hayes	Justin Hayes	2711 48 th St.	(515) 274-3149
Greg Stonecipher	Greg Stonecipher	4420 Amick	334-7373
Bill Radcliffe	Bill Radcliffe	1112 45 th St	277-3279
Nike Delaney	Michael Delaney	1112 45 th	277-3279
"What is green space/nature worth?"			
Janet Kirschbaum	Janet Kirschbaum	3523 50 th St, DSM	252-1575
Robert Shearer	Robert Shearer	2101 38 th St DSM	277-4588
Michael Jesn	Michael Jesn	3912 42 nd St DSM	771-768
Debbie Seibert	Debbie Seibert	5220 Merced	276-606
Jared Naimi	Jared Naimi	3940 Beaver AVE	971-187.
Jason Carpenter	Jason Carpenter	3100 Bear Ave	313-5393
Jake Smeltzer	Jake Smeltzer	3925 39 th St	515-2382643
Bud Bolken	Bud Bolken	3100 Bel Aire Rd.	255-89
MARTIN DWYER	Martin Dwyer	4802 MERCED	278-2533
Lee Murray	Lee Murray	3408 47 th St	276-5790
BRIAN EVANS	Brian Evans	1333 39 th St.	279-5463
Jan Clave	Jan Clave	2326 Paque Rd.	277-6372
John Noah Galt	John Noah Galt	5288 Merced St	991-6174
Samuel Shanon	Samuel Shanon	4552 Douglas	278-6935
Carl V. Allyn	Carl V. Allyn	2901 Bullard Ave #10	255-5842
Steven Lee Fara	Steven Lee Fara	2911 Meete Hay Rd	991-1902
Richard E. Holm	Richard E. Holm	4011 Shawnee Ave.	278-0961
Janell Mary	Janell Mary	1723 Volk St	263-0151
BRIAN BURNETT	Brian Burnett	4128 6 th Ave.	288-1719
CHRISTINE FORTES	Christine Fortes	4424 CARPENTER AVE	306-1940
Alex Fortes	Alex Fortes	4424 CARPENTER AVE	306-1940 2

name	signature	address	phone
Elyse Sinkler	Elyse Sinkler	2922 36th	279-141
Sara Hathaway	Sara Hathaway	2215 40th Place	274-925
		2215 40th Place	778-3965
Alicia Eggers	Alicia Eggers	8108 Hadfield	710-4488
Keith Belger	Keith Belger	2906 Adams	633-221
Dan Oswald	Dan Oswald	2515 40th Pl	279-21
Ken Baeth	Ken Baeth	9800 Valdez Dr	278-406
Laurin Baeth	Laurin Baeth	3110 50th St.	418-621
Alan Thorsen	Alan Thorsen	2008 34th St.	279-9923
Christine Lynn	Christine Lynn	3024 Leads Ave	206-591
Miss Lemon	Miss Lemon	2415 35th St	277-7798
MATT REPPE	MATT REPPE	4112 Sheridan Av	510-847-84
Bob Andersen	Bob Andersen	3219 BEAVER AVE	274-5256
Manuel			
Lauri Hellickson	Lauri Hellickson	5011 Ovid	270-9921
Jim Flannery	Jim Flannery	5011 Ovid	243-3333
Wendy Vincent			
Susan R. Sahn		4116 Wallace Ln.	255-6486
Ray R. Suckley		4211 Amick Ave	277-8216
Linda Shappell		2835-46th St. DM	255-2029

ATTEND PLEASE SIGN
PUBLIC MEETING @ NOON MONDAY OCT. 16th
CASSIDY BUILDING 1801 16th St

PETITION

TO THE DES MOINES SCHOOL BOARD

NOT NOW: PLEASE DON'T SELL RICE SCHOOL YARD

NAME	ADD.	PHONE	EMAIL
Steve Guckman	9965 Oakbrook Pl.	371-0389	
Lindsay Swan	2620 30th St	255-2399	lnzswin@alltel.com
Susan Splungin	2728 67th St	270-6806	
Tina B. Selig	2729 67th St	27-6806	
Mary Brown	3033 Leardo Ave	277-4684	
Samartha Toole	" "	" "	
John Lawyer	13133 Cedarwood Ave	419-3241	
Marshall Allen	370 NE Whitetail Ln	987-7356	
Joyce James	1824 Jefferson	255-0920	
Robert James Jr.	1824 Jefferson	255-0920	
Allene Hoagland (Patty)	2915 35th St	279-1919	dhugans9@
Patty McAndrew	2915 35th St	279-1919	
Uli Bunn Brian	4020 Fager Ave	279-7260	
B. W. Turner	2108 37th St	274-0384	
Bob DeHoff	2623 39th St	279-7120	
Arthur Huson	2623 39th St	279-7120	
Lois Capaldo	3100 38th St	633-9283	

SAY NO TO COMMERCIAL DEVELOPMENT AT RICE FIELD

- 1 Chew Buckett & DeLuat 1659 NW 102
- 2 Keenan McCollum 3100 40th PL
- 3 ~~Matt Nelson~~ 3107 40th PL
- 4 BRITAIN SQUIR 3132 40th PL
- 5 NOAH SQUIR 3132 40th PL
- 6 Mike Anderson 3132 40th PL
- 7. Karen Luebbers 4040 Wallace Lane
- 8 Dan Gopson 3614-36th
- 9 Diane Gopson 3614-36th
- 10. Deb Cashman 8401 Sharon Cir, UNB
- 11. Dan Cashman 8401 Short St., UNB
- 12. Min Martin 3014 44th
- 13 Joe Martin 3014 44th
- 14.

- | | <u>SIGNATURE</u> | <u>ADDRESS</u> |
|----|-----------------------|-----------------------------------|
| 1 | Eric Van Dusseldorp | 4711 S Union |
| 2 | Christine Andrus | 1120 Polk Blvd #110 DSM IA 50311 |
| 3 | Mike Huss Jr. | 3927 Jagersoll #402 |
| 7 | Jeren Schrand | 1961 Arlington |
| 5 | Bred + LARA DILLON | 4315 Northwest Dr 515-277-81 |
| 6 | Randy Welch | 33 2315 39th DM. 50310 |
| 7 | Woodward | 4320 NE 34th St DSM |
| 8 | Bill Jones | 3018 44th St. DSM IA |
| 7 | Bill Jones | 3930 36th St DSM, IA |
| 10 | Kyle Dinky | 15790 Wildwood Dr. Clive, IA |
| 11 | | |

####

<u>Name</u>	<u>Signature</u>	<u>address</u>	<u>Phone</u>
Nary Williams	May Williams	3008 32 nd St	274-9846
FRANK L. PERKINS	Frank L. Perkins	2009 Beaver	255-2658
Briette Messa	Briette Messa	4043 39 th Pl	276-1257
Richard Mawyer	Richard Mawyer	Bx 3187 DSM 50316	70748
Kim Keeran	Kim Keeran	2320 46 th St	556-1811
Bob Fejer	Robert Fejer	3117 Shendon	279-1684
Penny Selkink	Penny Selkink	2205 40 th St.	210-8255
Tom Ballard	Tom Ballard	1905 46 th St	255-2071
Ryan Hunt	Signature	2604 44 th St	278-7097
Alison Hunt	Signature	2604 44 th St	278-7097
Elizabeth Wilson	Elizabeth Wilson	4312 NY Ave	440-2439
Tom Beckmann	Signature	4895 NW 53 rd Ct	255-9055
Wendy Beckmann	Wendy Beckmann	" "	" "
Elizabeth Keest Sedel	E Keest Sedel	2415 35 th St.	277-7798
Sarah Friedinger	Sarah Friedinger	3128 40 th St	669-8724
Alex Kintzle	Alex Kintzle	↑	↑
Laurie Sinkler	Laurie Sinkler	2922 36 th St.	279-1460
Nantha Wallace	Nantha Wallace	4001 Ovid Ave	720-9650
Mandy Berkley	Mandy Berkley	4916 Crestmoor Dr	277-6459
Janeen Green	Janeen Green	1300 34 th # 31	277-1140
Rick Sun	Rick Sun	2126 30 th St	255-2322
Suad Modronjo	Suad Modronjo	2266 ESTHERIA AV	(511) 263-35
LATIF BATAWONE	Latif Batawone	3316 Rollins Dr. DSM-2A	(515) 953-88

NO TO DEVELOPMENT OF RICE FIELD SAVE the GREEN

<u>Name</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
	Margaret Anderson	3524-37	
ANN VERNIA	Ann Vernia	4041 Urbandale	279-2384
Betty Sward	Betty Sward	2728 41 st Pl	355-7162
ELVA VERNIA	Elva Vernia	4218 AURORA AVE	278-6101
Linda Vernia	Linda Vernia	4218 Aurora Ave	278-6101
Richard E. Johanson	Richard E. Johanson	6300 School St., #106	255-1458
Mary M. Johansen	Mary M. Johansen	6300 School St., #106	255-1458
Mary Young	Mary Young	5920 Urbandale	277-6078
Deb Connors	Deb Connors	2600-5312	279-9588
Lotty J. Bowen	Lotty J. Bowen	4204 Mary Lynn Dr	254-1119
SARA A. LAMBERT	Sara A. Lambert	3940-43 rd ST.	279-7245
Shirley D. Dibser	Shirley D. Dibser	2526 Glenwood Rd.	277-3930
Gloria F. Edwards	Gloria F. Edwards	2718 DASH RD.	279-2136
Marcella L. Nelson	Marcella L. Nelson	4210 Hickman Rd	277-9943
Dorothy Huntbach	Dorothy Huntbach	3823 Boston	277-0724
Wanda I. Baidow	Wanda I. Baidow	3827-52 nd	278-2210
Dorothy E. McCaswell	Dorothy E. McCaswell	3615 48th Pl	276-561
ONNIE BRADY	Onnie Brady	4920 Urbandale	279-238
Lola Hyman	Lola Hyman	10415 Lakewood Dr	331-479
FRANCES ENGGUIST	Frances Engquist	8903 Long Meadow Dr	276-5507
Don Engquist	Don Engquist	8903 Long Meadow Dr.	276-5507
Mary Carey	Mary Carey	3709 Madison	279-0546
Betty Bues	Betty Bues	3919- Urbandale Ave	279-6507
Miriam Pinder	Miriam Pinder	5413 Aurora apt 230	278-820

No to DEVELOPMENT of RICE SCHOOL YARD

Name	Signature	address	phone
Kristi Little		2000 30th Street	277-1456
Rene Barwick		3120 46th	979-5417
Kim Glyn		3210 44th Pl	
Kate Bruns		3218 40th Pl	255-9022
Staci Chandler		3208 Leado Ave	689-9601
Ms Lage		4012 crestmoor	277-6933
Tasha Donoran		33rd St.	710-3200
Nancy H. Johnson		3941 Elington	277-3221
Kerry Young		3403 49th St.	309-1014

No to Development of RICE School Yard SAVE the GREEN

<u>Name</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
Justin Klein		4726 EPRUE	913-489-556
Shannon Walker		620 Juncot Ave	915-988-1711
Michael Munoz		1646 York St	266-1551

SAVE the GREEN

No to Development at RICE FIELD

<u>name</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
KIM HENDERSON		2005 35 th ST	274-6760
Donald C. Motz		4014 OVID	279-0300
Julianne VanLieu		4104 Amick Ave.	279-0010

No to Development of Rice Field SAVE the GREEN

<u>name</u>	<u>signature</u>	<u>address</u>	<u>phone</u>
Jicole Mowrey	<i>Jicole Mowrey</i>	N/A	515-339-9006
Justin Brown	<i>Justin Brown</i>	N/A	315-339-9006
JOHN HAYES	<i>John Hayes</i>		515-274-9121
Linda Hestibek	<i>Linda Hestibek</i>		515 277-48
Ed Berson + Brian Cooney	<i>Ed Berson + Brian Cooney</i>	SAVE Rice Coll Artline	205-3114
Dennis + Lynda Wilson	<i>Dennis + Lynda Wilson</i>	3301-52nd	2743468
Jill + Bryan Druer	<i>Jill + Bryan Druer</i>	2517 45th St.	515-360-8916
Olivia Kennedy	<i>Olivia Kennedy</i>	4103 Wallace Ln.	515-274-5
Carlene Aramey	<i>Carlene Aramey</i>	3915 Lincoln Pl Drive	515/402-7887
Jenny Deene	<i>Jenny Deene</i>	3931 Lincoln Pl Drive	
JIM REST	<i>Jim Rest</i>	3819 41st	515-274-2986
CYNTHIA HAYES	<i>Cynthia Hayes</i>	2726 47th	274-1578

No to Development of RICE FIELD SAVE the GREEN

<u>name</u>	<u>signature</u>	<u>address</u>	<u>phone</u>
Jim Moran	<i>Jim Moran</i>	2007 E. 9th	243-5097
Hannon Walker	<i>Hannon Walker</i>	6020 John Goodhue Rd	559-7978

SAY NO TO COMMERCIAL DEVELOPMENTS AT RICE ARKO

- | | <u>NAME</u> | <u>ST</u> | <u>ADDRESS</u> |
|-----|---|-----------|--|
| 1. | Janet | 3560 | East Douglas |
| 2. | Christ Thue | 1670 | 1354 th Knoxville, IA 50131 |
| 3. | Drew Eramp | 755 | Knolly |
| 4. | Steve Carson | 4219 | Allison Ave 50138 |
| 5. | Carolyn Hanson | " | " |
| 6. | Shawn Durrell | 3705 | 42nd 50310 |
| 7. | Kelli Capps-Durrell | 3705 | 42nd 50310 |
| 8. | Abbi Durrell | 3705 | 42nd 50310 |
| 9. | BLAKE DURRILL ³⁷⁰⁵ _{42nd} ₅₀₃₁₀ | | |
| 10. | Larry | | |
| 11. | Kate Ganser | 4110 | Wallace Ln. |
| 12. | Doug Hedert | 4120 | Ashby Ave 50310 |
| 13. | Jim Lyons | 4120 | Ashby Ave 50310 |
| 14. | James More | 4130 | Ashby Ave 50310 |
| 15. | John | 3136 | BEAVER AVE 50310 |
| 16. | KERRY Munyon | 3124 | Beaver Ave 50310 |
| 17. | Emily Munyon | 3124 | Beaver Ave 50310 |
| 18. | Mary J. Munyon | " | " |
| 19. | Jessica Munyon | " | " |
| 20. | Sueverly Katzman | 3112 | Beaver Ave " |
| 21. | Angie Katzman | 672 | 19th apt # 6 |
| 22. | Heraldine Lavia | 3106 | Beaver |
| 23. | Frank C. Lavia | 3106 | Beaver |
| 24. | JIE DEGROAT | 1659 | NW 102nd ST. 22 |

79-17836

SAY NO TO COMMERCIAL

DEVELOPMENT AT RICE FIELD.

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>
1. Linda Olson-King	Linda Olson-King	690-31st, DSM IA 50
2. Carl E. Zeh	Carl E Zeh	689 18th St, #2, DM, IA 50314
3. Pamela S. Belew	Pamela S. Belew	2201 S.E. Park #104, Dsm 50302
4. Wendy Sindyey	Wendy Sindyey	6113 Franklin DSM IA 50
5. MARK GRUNZWEIG	Mark Grunzweig	3013 WOODLAND AVE #308 DSM IA 50310
6. Ron Gilbert	Ronald Gilbert	P.O. Box 352 DSM, IA 50302
7. _____	_____	_____
8. ALLAN Wellworth	Allan Wellworth	1175 21st Dr Des Moines Iowa 50311
9. JOHN MORROW	John Morrow	2828 45th ST DM-IA 50314
10. Lori Hyde	Lori S. Hyde	6215 SE 5th St #61 Dm, IA 50314
11. Linda Smith	Linda Smith	4711 SW + South Union
12. CONSTANCE ALANSON	Constance Alanson	7205 SE. 5th St. Dm IA 50315
13. Dale Brown	Dale Brown	1519 Grand Ave #101
14. Barbara Johnson	Barbara Johnson	5015 SW 9th St Apt C-54, 50315
15. John Rutt	John Rutt	5201-SW 9th St, #75, 50312
16. Todd Reindors	Todd Reindors	1196 47th St Dm IA 50314
17. Susan Strike	Susan Strike	212 4th St. Res Home IA, 50300
18. Michael Lemm	Michael Lemm	4121 Oxford St Dm IA 50314
19. Christina L Simpson	Christina Simpson	2804 Oxford St. Dsm, 50314
20. Brian & Crut	Brian & Crut	1101 Creech Ln SE
21. Marla Dzanga	Marla Dzanga	1516 Evergreen D 22
22. Jill Purdy	Jill Purdy	1770 Arlington 249-8296
23. Kris McNeely	Kris McNeely	1140 Park Blvd Apt 112, 274-1283

Save Rice Field

Name	Signature	Address	Phone#
B.A. Wicker		4501 73 rd St. ^{DRU} 50322	515 753-7205
rika Tyler		4110 Douglas	515 277-6858
ma Hall		1809 Allison	515-480-8003
nicole Gooch		3001 27 th St	(515) 277-6755
Frankie Kaiser		4501 73 rd St.	(515)-254-2526
Christiana Anthony		(3201 30 th St APT 32	(515)-277-6083
loti Zepeda		1822 22 nd ^{Blk 1011}	279-6923
Judy Mega		9800 Greenview Ln	986-5786
Bob + Jennifer		300 Midway	274-3135
SERRY MCGEE		9800 Greenview Ln	986-5786
Jeanne Wicker		4501 73 rd St	254-2526
Jan Tyler		4110 Douglas	277-6858
Rellay Kaiser		3716 42 nd St	274-4259
JEFF KAISER		3716 42 nd St	274-4259
TRAVIS BROWN		2212 50 th St.	277-4932
Shari Baeth		3116 50 th St.	276-6876
Maxine Whipple		3102 52 nd St.	334-5576
Steve Hillickson		3013 Lamview	249-6862
DORIS HALL		1809 Allison	243-4313
DARA Hanigan		1704 Allison	379-8299
Kori Williams		2612 12 th St SW	987-1878
Drusilla Dolder		1919 38 th St.	279-5854
ALL MONTGOMERY		3015 40 th PL	710-8465
Allison Reese		2900 39 th St.	847-431-7032

No to development of RICE SCHOOL YAFF

<u>PRINT NAME</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
MARY TAYLOR	Mary Taylor	4321 OVID AVE DM.	286-3457
Naisha Herman	Marsha Herman	915 Frederick DM.	287-1905
Tanice Bartusek	Jenice M. Bartusek	4334-Ovid 58310	279-6555
MARY SMYTH	Mary Smyth	4307 OVID AVE DM	255-3538
ROBERT J. BARTUSEK	Robert Bartusek	4334 OVID AVE	279-6556
PATRICIA SMYTH	Patricia Smyth	4307 OVID AVE	255-3538
Kathy Ambrose	Kathy Ambrose	3878 4th St	
Jane Wyatt	Jane Wyatt	3223 Lane	279-6974
JANELL BLACK	Janel Black	3925 VALDEZ DR	278-2751
Carla Peck	Carla Peck	1216 Bel Aire Rd.	979-9422
Donna Murphy	Donna Murphy	867 48th Street	274-4889
Norma Helms	Norma Helms	3624-36th St	274-2311
Harl Helms	HARL HELMS	3624 36th ST	274-2319
Lavonne Streeter	Lavonne Streeter	10914 150th Ave.	652-65
Dory Platty	Dory Platty	707 2nd Ave SW	669-129
Julia Larin	Julia Larin	150th Ave Maguevota	652-38
Jim Van Weelden	J Van Weelden	1424 62nd	279-015
Carol Kears	CAROLE KARN'S	3316 BEL AIRE	274-8904
Susan Thompson	Susan Thompson	2538 Jean Ave	265-6559
Maria Cunningham	Maria Cunningham	4038 - 55 D.M.	276-4683
Jennifer Brown	Jennifer Brown	2911 54th DM	238-7748
Kelly Burk	Kelly Burk	2911 54th DM	515-238-7729
Linda Plum	Linda Plum	3006 48th Pl DM.	515-331-1440

NO

DEVELOPMENT OF TO RICE SCHOOL YARD

<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE</u>
JONNY	<i>Jonny</i>	1610 FOREST	280-1007
Heidi Warren	<i>Heidi Warren</i>	1114 NW Greenwood Avenue	964-0211
Angie Doyle	<i>Sar Marie Doyle</i>	207 Chestnut Street	883-2113
	<i>Margaret Brown</i>	7179 Hamlet	255-6550
Josann O'Connell	<i>Susan O'Connell</i>	76435 th ST DSM	255-1984
Mary Lumley	<i>Mary C. Lumley</i>	5000 38 th Pl.	252-6388
Archie Lumley	<i>Archie Lumley</i>	5115 4 th St. Ames, IA 50010	770-412
Kim Hunt	<i>Kim Hunt</i>	3017 N. Walnut Creek	50322 251-3843
J. Gerstenberger	<i>J. Gerstenberger</i>	3941 16 th DSM	
CHRIS KILLOUGH	<i>Chris Killough</i>	1611 9 th DSM	
CAROLE GASSAWAY	<i>Carole Gassaway</i>	1117 Oak Hill Circle DSM	50310
MARY ANN LEPORTE	<i>Mary Ann Leporte</i>	2603 - 48 th Place	50310 272-0021
Shannon P. Reese	<i>Shannon Reese</i>	2214 40 th PL	274-5785
Vicki Hoffbauer	<i>Vicki Hoffbauer</i>	700 Iltis Dr #477 Urbandale	50322 #270 8787
Susan Robinson	<i>Susan Robinson</i>	3309 4 th St. DSM	50313 10

Save Rice Field "NO" to Development

27

Signature	Name	Address	Tele #
	Ruth Aldrich	Belmond	641-44-7293
	James R. Oldrich	Same	Same
	Eugene Buckmiller	3909 Fayer DA.	255-7815
	TONY GACI	3903 Fayer Dr.	255-7139
	EFENDIC Ibro	3932 48TH PL	326-0349
MWSINOVIC EDIN	MWSINOVIC EDIN	4912 meadow cir	681-8655
Jasmin Becirovic		3823, 66 St, Urbandale	867-6101
Anel Suljic			
Sabit Ibrahimovic	Edin Mursic	2060 Douglas rd # 6	
	Amir Durbic	2224 124th st	991-21
Meho Pozic		7213 Hyde Rd	997-11
Ibro Civeni	Ibro Civeni	5524 76th st	771-92
	Saba	05-4, 3908 South St	
Zeljka Ferhatovic		4138 56th St Des Moines IA	
	MARK IVERSON	6915 PLEASANT RIDGE DR SW CEDAR RAPIDS IA (FORMER BEAVERDALE RESIDENT)	276-3330
Lisa Iverson	LISA IVERSON	6915 Pleasant Ridge Dr SW Cedar Rapids IA 52404	
		919-31st WDM	235-8813
	Christine Huel	1450 41st Place DM	255-5159

SAVE Rice Field

No to development!

<u>signature</u>	<u>name</u>	<u>address</u>	<u>phone</u>
	Jim Hunter	2817 38 th St	277-6196
	Bernice Bergman	2811 38 th St	255-2764
	JAMES F. BERGMAN	2811-38 th St.	255-2764
	Kinney Carnahan	2810 38 th St.	277-2997
	Terrence J. Smith	2825 38 th St	277-3983
	Linda M. Malloy	2824-38 th St	277-7131
	Ben Barber	2833-38 th	255-1965
	BRETT WILBERTS	2905 38 th Boulevard #A 5035	771-1563
	Debi Boylan	404 11 th St. S.E.	
	Lisa Buckingham	2922-38 th St.	277-2333
	Ginny Antiehl	2922 38 th St	277-2333
	CHAROL L. MANLEY	2914-38 th St	279-8313
	PAUL L. MANLEY	2914-38 th	279-8313
	John Norris	2805 38 th St	274-1612
	Jackie Norris	2805 38 th St.	274-1612
	Molly Roberson	2806 38 th	309-2680
	M.M. BROWN	3918 Fagen	255-0192
	Nancy Franklin	4000 Fagen	255-3447
	CRAIG FRANKLIN	"	"
	Steve Schultz	4030 Fagen Dr.	277-6179
	Charlotte Schultz	" " "	" " "
	KURT ZIMMERMANN	4029 FAGEN DR	274-1286
	Paula Watson	4027 Fagen	279-4269
	Martha Watkins	4019 Fagen	508-0727
	Kathy Fitch	4005 Fagen	255-6881
	BOB NORLON	4001 FAGEN	279-0612
	Deanne Harlan	4001 Fagen Dr.	279-0612

name	Signature	address	phone
Ester, Shannon		2910 Allison	401-34
Patrick Treman		2101 37th St.	277-76
Matt Schmidt		3609 Adams Ave	272-148
		4041 Adams Ave	279-378
Eamon McNeill		1010 School St. #2	306-6117
Zoe SHAPPEL		9096 WALLACE LN	277-2509
Kalina Overton		3934 50th Street	270-202
Emitha Burny			
Adam Hoyt		166 South 21st Ave	750 770
Kathy Towner		4203 Krawler	
Steve Mussett		3814 WASHINGTON	277-5788
Arten Little		201 32nd St	277-1678
JACK LARSH		1519 46th St.	277-856
David Wallace		4110 SHERIDAN	255-3341
Matt Reppe		4112 SHERIDAN	-
Iyler N. Smith		4326 Sheridan	274-4012
ETH KLOHSEN-SMITH		4326 Sheridan	274-4011
Laura Nelson		3107 40th PL.	279-6691
Amanda Detman		727 Forest	296-72
Arvid SMITTY		3134 50th St	249-755
Ann Melton		3118 Beaver	274-1219
Paul Melton		"	"
Bob Vander Bracken		4316 New York	255-4079
Tom UMPHRESS		3004 4th St	255-5571

ADDED TO COUNCIL ROSTER
 DELETED FROM ROSTER

NAME	SIGNATURE	ADDRESS
1. Dale Carlson	Dale Carlson	6912 Sweetwater Dr, DSM 50320
2. Lucille Emerson	Lucille Emerson	1709 Jefferson Ave ^{DSM} 50314
3. Sr Catherine Talarico, CHM	Catherine Talarico	2921-49 th St. 50310
4. Donna Krause	Donna Krause	706 Maxwellton Drive 50315
5. David Matzke	David Matzke	312 3rd St WDSM Ia. 5026
6. Neale Roller	Neale Roller	4020 Muskogee Ave, DSM 50312
7. Julie Keller	Julie Keller	PO Box 57484 DM. 50317
8. Nancy Gilbert	Nancy Gilbert	3438 Kinsey Ave. DSM 50311
9. Nicki Prati	Nicki Prati	Des Moines, IA
0. Kent Whitmore	Kent Whitmore	Ankeny, Iowa 50021
1. Carol Larry Iddings	Larry Iddings	424 Inwood, Pleasantville, IA 50321
2. Rich MARTEL	Rich Martel	2914 Thonotson, Des Moines 50319
3. Lori Hecht	Lori Hecht	2709 Cornell St - Des Moines, IA 50313
4. Tim Stacy	Tim Stacy	4216 Adams Ave DM 50316
5. Marlon Laverman	Marlon Laverman	3715 SW 2nd St, DM 50321
6. Jeff Johannsen	Jeff Johannsen	900 Shawver Dr., Grimes, IA 5011
7. Dale Uhl	Dale Uhl	3800 Park Dr 50310
8. Maurice English	Maurice English	1120 #217 Des Moines IA.
9. Peter Matzke	Peter Matzke	1120 Polk Blvd.
0. Michael S. Marmet	Michael S. Marmet	1120 #302 Polk Blvd.
1. Chad T. Lynn	Chad T. Lynn	1120 POLK BLVD
2. Mike Timney	Mike Timney	1120 #314 PLK BLVD
3. Henry Ellis	Henry Ellis	1120 POLK BLVD ^{OR}
4. Linda Shaffner	Linda Shaffner	4046 Wallace Ln 24

NO TO COMMERCIAL DEVELOPMENT AT RICE School Property

<u>NAME</u>	<u>SIGNATURE</u>	<u>ADDRESS</u>	<u>PHONE</u>
Jeff Koch	Scott Koch	3001 27th	277-6155
Shawn Sullivan	Shawn Sullivan	3104 57th	276-2851
John Sigis	John Sigis	3913 55th	334-7498
Kate R. Bowman	Kate R. Bowman	242 Mendenhall Ave P.O. Box 41322	203 2903
Joe Gaur	Joe Gaur	3316 53rd	255-1710
Bonnie Suttum	Bonnie Suttum	2501 27th	274-0568
Dante & Michael Suter		314 50th St Bakery	845-8478
Carol Hall	CAROL HALL	1145 12 5314	243 6371
Jim Jones	Jim Jones	976 26th DSM 50310	
Nicole Wilson		2505 Wolcomb Bm 50310	279-05
Rachelle Zanders		2818 Hickman Rd. 50310	
Kathy Carter		1819 2nd St 50310	
Jim Garner		276 2 1/2 Beaver 50310	274-2941
Patricia A. Woodward-Young		1328 41st. Dsm 50311	277-7611
Larry M. Olson		4052 Ashby Ave Dm 50310	255-2978
LAURIE HAEDER		4038 Ashby Ave 50310	319-721-5847
W. Krieg		4050 Ovid Ave	255-7623

Beardsley
1/1/10

No Development of Rice Field

Signature	Name	Address	Phone
Tom Ammerman	CAROL Ammerman	2515 36th St.	274-2938
Terry Farrell	Terry Farrell	1139 Ravina Dr	282-8138
Charles Farrell	Charles Farrell	1139 Ravina Dr.	282-8138
Colleen Rossiter	Colleen Rossiter	1410 Germania Dr	279 9514
Mary Van Liew	Mary Van Liew	4104 Amick Ave.	279-0010
Carrie S. Krier	Carrie S. Krier	4217 92 nd St <small>former Brauerdale resident</small>	274-2312
Abby Buckhouse	Abby Buckhouse	2805 68th St	278-4816
Jenny Buckhouse	Jenny Buckhouse	2805 68th St	278-4816
Jenna Reding	Jenna Reding	2809 68th St.	278-5593
Sue Bach	Sue Bach	2904 45th St	255-5589
Steve Reed	Steve Reed	3212 48th St	334-5088
Kurt Stumpf	Kurt Stumpf	1142 GARDEN AVE	288-1233
Tess Boylan	Tess Boylan	4046 Adams Ave	274-4691
Tracy Telner	Tracy Telner	208-34 St	225-4077
Paul Binder	PAUL BINDER	3130-44th St	279-7657
JERRY SZUMSKI	JERRY SZUMSKI	2705-39th St	277-9394
Rose Neal	Rose Neal	4035 47 Street	276-5587
Joan Thorup	Joan Thorup	4047 ASHBY AVE.	255-1784
Justin Boyle	Justin Boyle	4026 Amick Ave	277-0155
Annie Doyle	Annie Doyle	4026 AMICK AVE	274-0155
Stacy Conrath	Stacy Conrath	2509 60th St.	(671) 270-1381
Trinitte Worthey	Trinitte Worthey	2519 62nd	(515) 274-1192
Mary Ann Abdallah	Mary Ann Abdallah	3807 Twana	237-7374
Mike DeLong	Mike DeLong	4210 Euclid	270-4010
Julie Currie	Julie Currie	4022 Amick	279-9251

South Side Community

Jan 07

<u>name</u>	<u>signature</u>	<u>address</u>	<u>phone</u>
DEBRA THORSTEIN		2410 Raymond Dr	202-1418
Whitney Thorstein	Whitney Thorstein	2410 Raymond Dr	991-8035
Aaron Glynn	Aaron Glynn	3210 98th Pl	253-8702
Mike Glynn	Mike Glynn	3210 98th Pl	253-8702
MONICA WATERS	Monica Waters	4404 Webb Ave	274-3438
Jinda Butler	Jinda Butler	2604 34th St.	
John Mully	John Mully	2824 38th St	277-7131
Ann Innes	Ann Innes	2509 39th St.	
Kathy Elliott	Kathy Elliott	3843-43rd St.	279-2563
Jmello	Jmello	2505 44th	255-3311
Heuman Robert	Heuman Robert	2505 45th	277-8254
Mary Fox	Mary Fox	5810 Crabapple Ln.	274-1442
Richard Fox	Richard Fox	5810 Crabapple Ln.	274-1442
Taty Sabo	Taty Sabo		274-8954
Sauera with			2183202
OSCAR HOWARD	Oscar Howard	2004 46th St	
Josua Bowers	Josua Bowers	2118 36th St.	515-291-8483
Joy Brady	Joy Brady	46th St	
M.E. CINOVA	M.E. CINOVA	46th	515-255-1256
Ynesay Pany	Ynesay Pany	51st	515-270-6186
AN PHAM			
AN PHAM	An Pham	BOO!	
Brad Meister	B. Meis	4415 Urbandale	

NAME ADDRESS PHONE EMAIL

Maddie Culp 1507 Germania Dr. 255-4699 cutekittyqueen@
gmail.com

Matt Culp " " " Matt.Culp@DNR.State.N.C.

Chip Williams 3614 Davison 274-6168 Jwax@netins.net

Col Williams " " " "

Kim Williams " " " "

Roger ^{MCRA} ~~MSA~~ 3627 Davison 277-5267

Sue Huber 3627 Davison 277-5267 huber_susan@
msh.com

Elizabeth Mopet Huber

SAVE the GREEN

No to Development of Rice Field

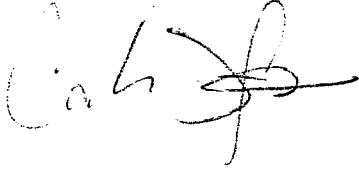
Name

Signature

address

Phone

Carlos
Sabin



1134 14th Pl

(619) 435-8800

Dec '06

Megan Nischlaum 3523 50th St 2521575
 Shawn Frank
 Bob Updegraff Eleanor Van Dyke
 Tom Weiss 3109-46 St.
 Melinda Grimes
 Bryan Nash
 Seth Johnson
 Zach Robinson 3312 47th St 270-0708
 Wilson Brown 4845 50th St 279-9593
 Megan Moberg

NAME	Signature	address	phone
Shawnae Foster		2910 Allison Ave	274-85
ALCB	unintelligible		

Stephanie Jacobson 4119 Ardmore Rd (515) 255-1303
 Andy Bunge 3101-57th 228-8614
 Jan Bunkers 2925 39th 255-5797
 Tammy Kuhn 3320 Adam Ave. 279-8353
 Erica Jackson 2601 48th St
 Jim CARAWAN 2810 38th St
 Natalie Hutchison 4328 New York Ave 917-572-2989
 Karen McCarthy 2508-45th 255-9159
 Teresa Sieglaff 2310 45th
 Kim Williams 3514 Davison R
 Ch Bly
 Theresa Frederiksen 2420-34th St 988-8116

Dec '06

<u>Name</u>	<u>Signature</u>	<u>address</u>	<u>phone</u>
Tom Zavor	Tom Zavor	2320 SHERIDAN AVE	408 0797
Joe Royce	Joe Royce	3938 Clinton	279 9989
Nancy Connolly	Nancy Connolly	3030 40th Pl.	—
Deanna Schumacher	Deanna Schumacher	2515 38th St	277-4024
PERRY Hummel	Perry Hummel	4120 Amick	279-8793
Ryan Ghee	Ryan Ghee	1685 Northwest Dr.	255-9101
Ami Wilkinson	Ami Wilkinson	4000 Urbandale Ave.	279-4247
Cory Orman	Cory Orman	5800 NW 66th St	537-3657
Ramon McCarrell	Ramon McCarrell	111 University #110	—
USAN MCDONOUGH	Susan McDonough	3015 E. 30th Ct.	—
Vy Rohwing	Vy Rohwing	3312 47th St	—
Walt Cooper	Walt Cooper	364 Hillsdale Dr	—
Walter Rdy	Walter Rdy	2051 36th St.	—
Katie Grobner	Katie Grobner	2320 33rd St	205-9874
Jessica Thomsen	Jessica Thomsen	2410 Raymond Dr.	255-0287
JEFFREY WORTH	Jeffrey Worth	3108 36th St	—
ALEX DUMMAY	Alex Dummay	2107 27th	—
ZOO FITCH	Zoo Fitch	6103 Franklins Av.	277 1574
Patricia George	Patricia George	1548 31st St	—
Mary Sheka	Mary Sheka	2100 36th St	—
Karl Dan	Karl Dan	4041 Adams	—
Janet Dunlop	Janet Dunlop	5000 30th Place	—
Ryan Danson	Ryan Danson	5000 Oaklyn Dr.	—
Kyle Anderson	Kyle Anderson	2012 47th St	—
Tara & Tony Royster	Tara Royster	4221 Sheridan Ave.	—
ACK LARSH	Jack Larsh	1519 46th St.	—
Thonda Buckley	Thonda Buckley	3925 39th St.	—

SANDY HILL COUNCIL

Dec 10

STEW BARNES	2719 42nd St	DSM	205-2530
Migren Manberg	2407 34th	DSM	277-0309
Christopher Davis	2816 53rd St	DSM	274-0339
Jeff Schmeemann	2201 46th St.	DSM	238-3887
Breika Spellman	"	"	"
XXXXXXXXXX			
Laurel J. J. J.	2006 47th St.	DM	277-7516
Cathy Heiko	4115 Kingman	DM	297-8871
HJ Jenkins	3113 20th St	DM	255-3707
Sarah Wilson	4045 41st	DM	2788535
Quincy L. Swan	2620 30th St.	DM	
Phil J. J.	4143 1st St	DM	277-2914
Wille Crumbit	3105 48th St	DSM	280 1740
Will Capenago	455 69th St	WDSM	279-1942
Jon P. J.	2815 46th	DSM	279-5677
Amethyst Merchant	2500 Kenway Drive	DSM.	
Greg Greiner	4333 Allison Ave	DSM	
Barbara Larina	4333 Allison Ave	DSM	
Michelle Jones	2706 30th St	DSM	
Scott Jones	2706 30th St	DSM	
Adam Larsen	7314 Oakwood dr	Urbanite	252-8895
Sara Thompson	3125 40th Place	DSM	255-8531

No Development of Rice Field

Signature	Name	Address	Phone
<i>Christy Sheaff</i>	Christy Sheaff	4615 Waveland Ct	255-3051
<i>Jack Moore</i>	Jack Moore	1711 E 9th St	266-3645
<i>Pat Moore</i>	Pat Moore	"	"
<i>Lara Miffari</i>	LARA MIFFARI	2905 PAINERD	279-2841
<i>Ulluduba Dadaenic</i>	Ulluduba Dadaenic	2500 Rocklyn Dr	251-6384
<i>Tina C. Flores</i>	Tina C. Flores	3427 47th St.	331-7644
<i>Dianne McGarvey</i>	Dianne McGarvey	42156 Websterwood Dr.	964-7222
<i>Jeff & Jen Strain</i>	JEN STRAIN	2825 5th St.	274-0219
<i>Carol Lovan</i>	Carol Lovan	3706-47th St	270-6379
<i>Marilyn Roth</i>	Marilyn Roth	3433-56th	276-4384
<i>Neo Logan</i>	Neo Logan	3706-47th St	270-6379
<i>B. Ellis Roth</i>	B. Ellis Roth	3433-56th St.	276-4384
<i>Claire Moore</i>	Claire Moore	1711 E 9th	266-3645
<i>Christine Hollister</i>	Christine Hollister	4111 Beaver	270-9610
<i>Mark Hollister</i>	Mark Hollister	↓	↓
<i>Laura Hollister</i>	Laura Hollister	4111 Beaver	270-9610
<i>Elissa H</i>	Melissa Hollister	4111 Beaver	270-9610
<i>Tyler Gilbreath</i>	Tyler Gilbreath	1108 Ashley Ave.	274-9628
<i>Scott Casbar</i>	Scott Casbar	2822 BEAVER AVE	274-4257
<i>Tracy Rieglin-Landwehr</i>	Tracy Rieglin-Landwehr	4121 Amick Ave	277-4310
<i>Chris</i>		4100	277-8793
<i>Doug Thompson</i>	Doug Thompson	6510 Washington Ave	255-9456

No Development at Rice Field

Signature	NAME	ADDRESS	Phone
AW	John A Warr	3500 River Oaks	277-5575
Kmm	Katie McKenzi	2515 35th st.	277-5074
PF	Patty Judge	4100 Wallace Ln.	280-3104
PF	Patty Judge	4100 Wallace Ln.	280-3104
Kate Gilmore	Kate Gilmore	4110 Wallace Ln.	253-0980
Karen Kennedy	Karen Kennedy	4103 Wallace Ln	214-5364
Cindy Gilbreath	Cindy Gilbreath	4108 Ashby Ave	279-8038
Cathy Knoepfler	Cathy Knoepfler	4060 Ashby Ave	279-6116
J Knoep	Jim Knoepfler	4060 Ashby	279-6118
Alanna Davidson	Alanna Davidson	4127 Amick Ave	277-7702
Paul Fuller	Paul Fuller	4053 Amick	255-8574
H. M. Anderson	H. M. Anderson	4031 Amick	255-1505
Margie Hylle	Margie Hylle	3400 40th Pl	277-7159
Lisa Styer	Lisa Styer	4008 Ovid Ave	277-8315
Steve's Budget	Steve's Budget	4000 Amick Ave	279-3149
Ed Van Dam	Ed Van Dam	3920 Amick	274-1779
Carol L. Evans	Carol L. Evans	4001 Amick	255-6927
Janetha Anderson	Janetha Anderson	4031 Amick Ave	255-1505
Derrick Peacock	Derrick Peacock	3816 Amick Ave	277-8933
Christine Peacock	Christine Peacock	3816 Amick "	" "
Roberto Pyle	Roberto Pyle	4051 Amick Ave	279-7922
Neil Pyle	Neil Pyle	" "	" "
Jon Scott	Jon Scott	1612 N. HAPPY HOLLOW OMAHA NE 68104	402-558-8807
Ju Berr	Ju Berr	3405-40th Pl	615-279-4201
Dan Berr	Dan Berr	3405-40th Pl	315-279-9201
Unda Anderson	Unda Anderson	3132 40th Pl	515 279-4208

No Development at Rio Field

Signature	Name	Address	Phone
	Janine Mitgishin	3224 Beaver	277-585
	Charlotte Pett	" "	" "
	Carolyn Taylor	" "	" "
	Rocky Fees	" "	" "
	Virginia Scoonover	" "	" "
	Patti Stober	929 FOREST RD.	" "
	Michelle Kelsey	1129 Cummins Pkwy	255-324
	Jason Scoonover	2755 Adams Ave	554-37
	Shari Scoonover	1443 NW 104th St.	440-1343
	Norman Tuerson	1443 NW 104th St.	440-1343
	" "	4021 Amick	279-3870
	Carl Simmons	" "	" "
	Mary Goodrich	4011 Amick Avenue	255-5770
	Jerry Goodrich	4114 Amick Ave. D.M.	279-6726
	Jerry Young	4114 Amick D.M.	279-6726
	SIRM-SMITH	7110 Wilcox Dr	255-0980
	Jake Hestbech	3205 Sun St DSM	270-2411
	Grey Lovelace	2125 40th St.	277-4820
	Katherine Taylor	4023 Shawnee Ave.	278-4122
	Elizabeth Seiser	2013 33rd Street	326-2130
	Warren Taylor	2013 33rd Street	279-0011
	Lisa Negrete	2615 33rd St.	279-084
	Karen Endres	2116 39th St	
	Ann Hall	8062 Suncrest	285-3538
		6120 College Ave	

RENTA

Pocahontas
Road

No development of Rice Field

Signature	Name	Address	Phone
Melanie Corbin	Melanie Corbin	3702 4th St	283-2282
Kristin Gage	Kristin Gage	3020 47th St	334-0724
V. Halverson	Vicky Halverson	1020 Meadow Ln #12	953-5359
G. Bendig			
G. Bendig	Giselle Bendig	2824-Grand.	988-1511
T. Humes	Jay Humes	4536 Douglas Ave	276-1658
Wendy Newby	Wendy Newby	3502 Valdez	251-7218
Al Hailman	Al Hailman	3502 Valdez	251-7218
Kate Raymer	Kate Raymer	3512 Valdez	276-2759
Carol F. Heilman	Carol F. Heilman	3502 Valdez	251-7218
Mike Rose	Mike Rose	3933 Clinton Ave	255-5161
Julie Keith	Julie Keith	1007-29th St.	274-2322
Lisa Barnett	Lisa Barnett	3120 46th St	979-531,
Barbara Barnett	Barbara Barnett	4503-Ovid	277-5096
Mark Siegel	Mark Siegel	7012 Holcomb	
Jan Keisterling	Jan Keisterling	1391 46th St.	274-3289
Colette Snyder	Colette Snyder	3300 Beau	
Judith Butters	JUDITH BUTTERS	4128 57th	270-1731
Robert Butters	ROBERT BUTTERS	4120 57th	270-1731
Mike Graham	Mike Gra Ham	1509-34th	274 3283
Nancy Graham	Nancy Graham	1509 34	"
Zoey Wagner	Zoey Wagner	4810 Ovid	"
Andrew Henry	Andrew Henry	" "	"
Kathleen Koenig	Kathleen Koenig	3127 Cottage St	
DAVE KOBENIG	DAVE KOBENIG	3127 Cottage	202-4069
Matthew Cup	Matthew Cup	1507 Germania	255-4699

Wade Rouse

No to Development of Rice Field

<u>signature</u>	<u>name</u>	<u>address</u>	<u>phone</u>
	Renee McGill	Renee McGill 2219 SW Sunnybrook Dr. Ankeny IA 50023	289-0391
	Char Miller	3618 SW 29th St Ankeny IA 50023	289-4622
	Don Miller	→	
	Marilyn Williams	3019 Cornell	244 5157
	AUDY Bumpkin	4108 85th	
	MATTHEW HENRY	556 NW 63rd PL	289-9802
	SCOTT WURLEY	2700 KIRKMAN	274-4664
	MARGIE POPE	1916-61 st , DSM, IA.	
	Catherine A Weitha	221 55 th AVE ^{WINTERS ST}	462-2445
	DENNIS HUDLEY	3406 BEAVER AVE	255-7755
•	Shirley Huley	3406 Beaver Ave	255-7755
	Daley Klum	1795 S.E. 82nd	
	Thomas E. Orr	1795 SE 82ND	
	Kim Hucker	3818 VALDEZ DR	251-6832
	Kim England	1536 24 th ST	279-7842
	RICK ENGLAND	1536 24 th ST.	'
	JEFF CLARO	3906 SW 28 th PL	285-2496
•	Lori Moresley	2612 Boston Ave	279-4092
•	Dany Moresley	2612 Boston Ave	279-4092
	Mike Whaley	6346 HOLCOMB AVE	277 5711
	Kory Magenaar	3843 41 st ST	255-6632
	Sheryl Vest	1610 Copper Creek Ct	262-8770
	Laura Martin	3317 52 nd ST DSM IA 50317	988-2950

Save Rice Field

No to development!

Perry Hummel PERRY Hummel	4120 Amick	279-8793
J.H. Sharon Hummel	4120 Amick	279-8793
Sharon Sharon Simmons	4011 Amick	255-5770
DK Diano Kebede	4004 Amick Ave.	255-2503
Amikileda Fasil Kebede	4004 Amick Ave.	255-2503
Jared Jared Longcor	4105 Amick Ave.	255-8959
Jorge Jan Longcor	" " "	"
ross GROSS HARTZINK	4009 Amick Ave	633-2958
Jane & Brian	4051 Amick Ave	279-3732
John & Ellen Neldeberg	3641 47th St	277-8059
John & Ellen Neldeberg		
Anna Currie	4022 Amick	279-9251
Ryan Gearhart	4601 Amick	334-5171
Will Will Nicholls	3925 Beaver Ave	633-7196
Chris Stonecipher	4420 Amick	334-7373
Joni Braun	4512 49th Pl	276-9482
Paul Braun	4512 49th Pl	276-9482
Dallas Ailes	4008 9th St.	710-6314
Amy Sheeler	3927 Beaver Ave	202-0617
Claire Taster	245 SE Olson Dr	778-0992
Jonda Shiffr	5419 Ovid Av	278-0302
Angel Shiffr	5419 Ovid Av	278-0302
Brad R Shiffr	5419 Ovid Av	279-0302
Shirley Reiste	3916 E. 40th St. DSM	264-1784
Margaret Jaworski	7127 Oak Crest Johnston	331-1861
Louise Jaworski	7127 Oak Crest Johnston	331-1861

NAME	SIGNATURE	ADDRESS	PHONE
Royce, Joe	Joseph Royce	3438 Chinton	279 9954
Trillot, Erin	Erin Trillot	4917 Holcomb	554 3294
McLaughlin, Susan	Susan McLaughlin	3015 E. 36th St.	265 2383
Madhney Johnson	Suzanne Johnson	2809 46 th	277-8811
Magnoire, Bailey	Bailey Magnoire	2812 46 th	277-1547
Kathy Brown	Kathy Brown	4111 Cottage Grove	276-8847
Sinkler, Elyse	Elyse Sinkler	2922 36 th	279-1460
Jan Tyler	Jan Tyler	4110 Douglas	277-6858
Thomas Johnson	Thomas Johnson	2619 39 th St.	277-4320
Joel Swanson	Joel Swanson	3934 Urbandale Ave	633-0656
Ayla Strain	Ayla Strain	2512 57 th St.	874-0219
Lucy Cramblit	Lucy Cramblit	3105 48 th St	2807740
Jordan, Heidi	Heidi Jordan	1919 38 th St	279-5854
John Johnson	John Johnson		
Roy Almaraz	Roy Almaraz	3020 48 th St.	491-2146
Linda Bisanti	Linda Bisanti	2926 35 th St	274 1060
Paul Bisanti	Paul Bisanti	2926 35 th St	274-1064
Bill Wilberts, Bailey	Bailey Wilberts	2905 38 th St	249-9965
Walkup, Susan	Susan Walkup	2900 35 th	
Steve Monroe	Steve Monroe	4332 New York	209-2195
TRAUSSNER	TRAUSSNER	2924 35 th	279-5665
Kelli Shaffner	Kelli Shaffner	4066 Wallace Ln	277-2584
Kris Snowberger	Kris Snowberger	2320 33 rd St.	577-9623
Kati Snowberger	Kati Snowberger	2320 33 rd St	265-9874
Negan Mambery	Negan Mambery	2407 34 th St	277-0304
Dary Kemyon	Dary Kemyon	3020 48 th St.	557-0800
Jessica Warden	Jessica Warden	3206 54 th St.	615-669-0574

No to Development of RICE School Trce

SAVE the GREEN

<u>name</u>	<u>Signature</u>	<u>address</u>	<u>Phone</u>
Justin Reese		2518 56 th St	988-5128
Jeremy Jorgenson		2346 Asher St	321-1737
Angelica Spu		4716 EPT Ave	224-8445
Andrew Ferree		3121 36 th St	681-9568
KELLI FERREE		3121 36 th St.	681-9567
BRIAN DEETS		2605 45 th ST.	559-6998
Derek Summy		2901 Park Ave	559-0608
John Bonanno		3216 Watsons.	953-7303
CHRIS E ROHWER		4217 BEAVER	276-9698
Janece S Rohwer		4017 Beaver	276-9698
Bev Brown		395 4th Street	669-4024
Narcia Henderson		4216 SE 13 th St.	285-9042
JAERIE SUTKAMM		STORM LAKE, IA	732-2385
Michael Bailey		3615 61 st #3	681-4666
Ken Bringham		1427 42 nd St	240-1240
Rick MAPLES		4812 45 th St DSN, IA	420-9876
Justin Mitchem		4844 EP Pine Sky	751-0491
Stacia Tapken		4401 Woodland Ave #20	252-6900
Don McAndrews		101. 2nd Ave #512	252-9549
Jeff Bohnenkamp		1324 41st St.	279-0581
Mary Beth Fori		668 35 th St	255-5013
Mary Lindt		4018 E 32 ND DSN 50317	262-3827

NO to Development of RICE FIELD SAVE the GREEN

<u>name</u>	<u>Signature</u>	<u>address</u>	<u>Phone</u> (515)
Justin Hayes	Justin Hayes	2711 48th St.	274-3149
Greg Stonecipher	Greg Stonecipher	4420 Amick	334-7373
Bill Radcliffe	Bill Radcliffe	1112 45th	277-3279
Nike Delaney	Michael Delaney	1112 45th	277-3279
"What is green space/nature worth?"			
Janet Kirschbaum	Janet Kirschbaum	3523 56th St DSM	252-1575
Robert Shearer	Robert Shearer	2101 38th St DSM	277-4588
Michael Jesn	Michael Jesn	3912 42nd St DSM	771-7681
Debbie Seibert	Debbie Seibert	5220 Merced	276-604
Jared Naimi	Jared Naimi	3940 Beaver Ave	971-187
Jason Carpenter	Jason Carpenter	3100 Beaver Ave	313-5393
Jake Smeltzer	Jake Smeltzer	3925 39th St	515-2382643
Bud Bolken	Bud Bolken	3100 Bel Aire Rd.	255-89
MARTIN JUYER	Martin Juyer	4802 MERCEP	278-2533
Lee Murray	Lee Murray	3408 47th St	276-5790
BRIAN EVANS	Brian Evans	1333 39th St.	279-5463
Jan Clae	Jan Clae	2326 Payne Rd.	277-6372
Jim Noddy	Jim Noddy	5288 Merced St	991-6179
Patricia Shearon	Patricia Shearon	4552 Douglas	278-6935
Carl V. Adams	Carl V. Adams	2901 Railroad Ave #10	255-5842
Steven Lee Pace	Steven Lee Pace	2911 Meete Hay Rd	991-1902
Richard E. Holm	Richard E. Holm	4011 Shawnee Ave.	278-0961
Janell Mary	Janell Mary	1723 Volk St	263-0151
BRIAN BURNETT	Brian Burnett	4128 6th Ave.	288-1719
CHRISTINE FORTES	Christine Fortes	4424 CARPENTER AVE	306-1940
Alex Fortes	Alex Fortes	4424 CARPENTER AVE	306-1940 2

name	signature	address	phone
Elyse Smickler	Elyse Smickler	2922 36 th	279-141
Sara Hathaway	Sara Hathaway	2215 40 th place	274-925
		2215 40 th place	778-3965
Alicia Eggers	Alicia Eggers	8108 Hadfield	710-4488
Keith Berger	Keith Berger	2906 Adams	633-221
Dan Oswald	Dan Oswald	2515 40 th PL	279-25
Ken Baeth	Ken Baeth	9800 Valdez Dr	278-406
Laurin Baeth	Laurin Baeth	3110 50 th St.	418-621
Han Thorsen	Han Thorsen	2008 34 th St.	279-9923
Christine Egan	Christine Egan	3024 Leads Ave	206-59
Lisa Lemon	Lisa Lemon	2415 35 th St	277-7798
MATT REPPE	MATT REPPE	4112 Sheridan AV	510-847-84
Bob Anderson	Bob Anderson	3219 BEAVER AVE	274-5256
Narvel		5011 Ovid	270-9921
Lauri Hellickson	Lauri Hellickson	5011 Ovid	243-3333
Jim Flannery	Jim Flannery		
Kelsey Nimut			
Susan R. Sahn		4116 Wallace Ln.	255-6486
Jay R. Buckler		4211 Amick Ave	277-8216
Linda Applegate		2835-46 th St. Du	255-2029

PLEASE SIGN

ATTEND PUBLIC MEETING @ NOON MONDAY OCT. 16th
 CASSIDY BUILDING 1801 16th ST

PETITION

TO THE DES MOINES SCHOOL BOARD

NOT NOW: PLEASE DON'T SELL RICE SCHOOL YARD

NAME	ADD.	PHONE	EMAIL
Steve Guckman	7936 Sunflower Pl.	371-0389	
Lindsay Swan	2620 30th St	255-2399	lnzswan211@a.com
Susan Spelling	2728 67th St	270-6806	
Tina B. Selig	2728 67th St	27-6806	
Mary Brown	3033 Leado Ave	277-4086	
Samantha Toole	" "	" "	
John Lawyer	13133 Cedarwood Ave	419-3241	
Marshall Allen	370 NE Whitell Ave	987-7356	
Joyce James	1824 Jefferson	255-0920	
Robert James Jr.	1824 Jefferson	255-0920	
Allene Hoagland (PATTY)	2915 35th St	279-1919	dhugans9@a
Patty McAndrew	2915 35th St	279-1919	
Uli Bunn Brian	4020 Fagen Ave	279-7260	
Bill Turner	2108 37th St	274-0384	
Ed DeHester	2623 39th St	279-7120	
Arthur Hanson	2623 39th St	279-7120	
Loy Capaldo	3100 38th St	633-9283	

SAY NO TO COMMERCIAL DEVELOPMENT AT RICE FIELD

- 1 Chew Buckett & DeLuat 1659 NW 102
- 2 Keenan McCollum 3100 40th PL
- 3 ~~Matt Nelson~~ 3107 40th PL
- 4 BRITAIN SGLUR 3132 40th PL
- 5 NOAH SGLUR 3132 40th PL
- 6 Mike Anderson 3132 40th PL
7. Karen Luehmann 4040 Wallace Lane
- 8 Dan Goppen 3614 - 36th
- 9 Diane Gerspesser 3614 - 36th
10. Deb Cashman 8401 Sharon Cir, LMB
11. Dan Cashman 8401 Stark St., LMB
12. Min Martin 3614 44th
- 13 Joe Martin 3014 44th
- 14

- | | <u>SIGNATURE</u> | <u>ADDRESS</u> |
|----|------------------------|-------------------------------------|
| 1 | Eric Van Dusseldorp | 4711 S Union |
| 2 | Christine Andrus | 1120 Polk Blvd #110 DSM IA 50311 |
| 3 | Mike Huss Jr. | 3927 Jurgersoll #402 |
| 7 | Steven Schrand | 1961 Arlington |
| 5 | Bred + LARA Dillon | 4315 Northwest Dr 515-277-81 |
| 6 | Bandy Welch | 3015 2315 39th Dm. 50310 |
| 7 | Woodward | 4320 NE 34th St DSM |
| 8 | Bill Morris | 3018 44th St. DSM IA |
| 9 | Bill Morris | 3930 36th St DSM, IA |
| 10 | Kyle Dinky | 15790 Wildwood Dr. Clim, IA |
| 11 | | |

MECHANICAL STRUCTURE SCREENING
ALL MECHANICAL EQUIPMENT WILL BE DESIGNED ALONG WITH THE BUILDINGS. IT IS THE DEVELOPER'S INTENT TO MAKE THIS SCREENING PART OF THE BUILDING DESIGN.

SITE LIGHTING
SITE LIGHTING WILL BE A SHORTER FIXTURE THAN A 25' AND WILL MAKE A DESIGN STATEMENT AND WILL DEFINITELY NOT BE YOUR TYPICAL COBRA HEAD. WE INTEND ALL SITE LIGHTING TO HAVE A PEDESTRIAN FLAIR TO IT.

ARCHITECTURAL STYLING
IT IS THE INTENT OF THE DEVELOPER TO MATCH THE ARCHITECTURAL STYLING OF THE PROPOSED TOWNHOMES AND CONDOS WITH THE CURRENT CHARACTER OF THE BEAVERDALE NEIGHBORHOOD.

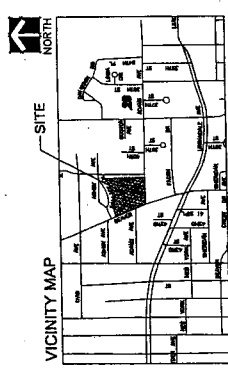
PARKING LOT SCREENING
PARKING LOTS WILL BE SCREENED IN ACCORDANCE TO THE LANDSCAPE STANDARDS APPLICABLE IN THE C-1 DISTRICT.

SIGNAGE PLAN
SIGNAGE STATEMENT
SIGNAGE ON THE COMMERCIAL STRUCTURES WILL BE IN ACCORDANCE WITH THE STANDARDS APPLICABLE TO THE C-1 NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT.

MONUMENT SIGNAGE PLAN
THE DEVELOPMENT WILL HAVE THREE MAIN SIGNS. THE FIRST SIGN WILL BE LOCATED AT THE CORNER OF BEAVER AND ADAMS STREETS. THE SECOND WILL BE ALONG ADAMS TO THE EAST NEAR THE ENTRANCE TO THE PARKING LOT. THE THIRD SIGN WILL BE ALONG BEAVER AT THE NORTHERN MOST ENTRANCE TO THE SITE. ALL SIGNS ARE INTENDED TO BE CONSTRUCTED OF A MATERIAL THE DEVELOPER INTENDS TO BE DETERMINED AT A LATER DATE CONSISTENT WITH THE REST OF THE DEVELOPMENT.

ENVIRONMENTAL STATEMENT
ALL EXISTING SITE FEATURES HAVE BEEN IDENTIFIED ON THE PLAN. ONCE A DEMOLITION PLAN IS COMPLETE WE WILL IDENTIFY SIGNIFICANT ELEMENTS TO REMAIN. IN THE CASE OF TREES A FENCE WILL BE PLACED AT THE DRIP LINE OF THE TREE TO PROTECT THE ROOT STRUCTURE AND ALL GRADING OPERATIONS NEAR IT WILL BE MINIMIZED WHERE POSSIBLE.

THE SITE WILL HAVE A SWPPP PLAN COMPLETED AND THE SITE WILL BE MONITORED THROUGHOUT CONSTRUCTION BY A LICENSED STORM WATER CONSULTANT. AS PART OF THIS PROCESS THE APPROPRIATE SILT FENCES AND EROSION PROTECTION WILL BE INSTALLED AND MAINTAINED AS DIRECTED.



LANDSCAPE ARCHITECT
BRIAN CLARK AND ASSOCIATES
1300 WALNUT STREET
SUITE 200
DES MOINES, IA 50309
PHONE: 515.288.4875

DESIGNATED BY THE BOARD OF ARCHITECTS
DESIGNATED BY THE BOARD OF ARCHITECTS
DESIGNATED BY THE BOARD OF ARCHITECTS

PROJECT NARRATIVE
THE PROPOSED BUILDING UPON THE EXISTING URBAN FABRIC SOUTH OF THE SITE PREVIOUSLY OCCUPIED BY RICE ELEMENTARY SCHOOL. THIS TRANSITIONAL NEIGHBORHOOD IS PREDOMINANTLY SINGLE FAMILY RESIDENTIAL PROPERTIES TO THE NORTH ALONG BEAVER AVENUE AND EAST ON ADAMS AVENUE. PROPERTIES TO THE SOUTH ARE PREDOMINANTLY COMMERCIAL, INCLUDING A LARGE APARTMENT COMPLEX WHICH ANCHORS THE SOUTHEAST CORNER OF ADAMS AVENUE AND BEAVER AVENUE.

THE PROPOSED SITE CONCEPT CONCENTRATES RESIDENTIAL TOWN HOMES OF SEVERAL DIFFERENT STYLES ON THE NORTH HALF OF THE SITE WHILE LOCATING LARGER MULTI-USE BUILDINGS ON THE SOUTH HALF OF THE SITE. PARKING AND ROADS ARE PLACED LARGELY TO THE INTERIOR OF THE SITE.

THE MULTI-USE BUILDINGS ENHANCE THE EXISTING URBAN SPACE AT THE INTERSECTION OF BEAVER AND ADAMS AVENUE. THE PLAZA AT HOLY ESPECIALLY ON SUNDAYS. A PUBLIC PLAZA ON THE NORTHEAST CORNER WILL LINK THE TWO PLAZAS AND CREATE A UNIQUE URBAN SPACE FOR THE BEAVERDALE NEIGHBORHOOD. THE RETAIL/APARTMENT BUILDING FURTHER DEFINES THE URBAN SPACE ON THE EAST.

THE DYNAMIC EXTERIOR SPACE PLAYS BETWEEN THE TWO MULTI-USE BUILDINGS OF BEAVER AND ADAMS AVENUE FEATURING A RAISED PLAZA. THE AREA IS SEEN AS A PLACE FOR A NEIGHBORHOOD MARKET, BAZAAR, JAZZ IN JULY, EVENING CONCERTS, ETC. THE LAWN IS CONNECTED TO THE NORTH TO AN EXISTING PEDESTRIAN PATH PROVIDING EASY ACCESS TO WALLACE LANE AND BEYOND.

THE LARGEST MULTI-USE BUILDING OF THE DEVELOPMENT IS LOCATED ON BEAVER AVENUE AND ADAMS AVENUE. THE SCALE OF THE BUILDING IS CLASSIC ON THE RETAIL LEVEL MAKE VIEWS IN SHORTS INTERESTING TO PEOPLE PASSING BY CAR OR ON FOOT. THE SMALLER MULTI-USE BUILDING ACTS AS A TRANSITION TO THE RESIDENTIAL AREA TO THE EAST THROUGH THE USE OF SLOPED ROOFS, BRICK, AND WINDOWS.

THE RESIDENTIAL PORTION OF THE SITE FRAMES BEAVER AVENUE WITH ROW HOMES TO CREATE A SYMBOLIC ENTRY TO THE RESIDENTIAL NEIGHBORHOOD BEHIND. THE NEIGHBOR FRIENDLY TOWN HOMES FEATURE REAR YARDS BACKED UP TO THE EXISTING REAR YARDS ON WALLACE LANE. THE LAYOUT ALSO MAINTAINS THE PEDESTRIAN CONNECTION TO WALLACE LANE.

BUILDING INFORMATION

PHASE 1 / TIMING OF DEVELOPMENT
PHASE #1 - JULY, 2007 - OCTOBER, 2008
PHASE #2 - JULY, 2008 - APRIL, 2009

MINIMUM SQUARE FOOTAGE FOR UNITS
A) Bi-attached units - 1,200 sf (Total of 15 anticipated)
B) ROW houses - 1,000 sf (Total of 7 anticipated)
C) Apartment - 800 sf (Approx. 30 units anticipated)

TOTAL FLOOR AREAS(S)
RETAIL APARTMENT - 8,900 x (1) = 8,900 SF
RETAIL APARTMENT - 8,900 x (1) = 8,900 SF
TOWN HOMES - 1,400 x (18) = 25,200 SF
ROW HOMES - 1,800 x (7) = 12,600 SF

BUILDING PHASE 1
SITE GRADING, BOTH RETAIL BUILDINGS, 4 ROW HOMES (THE SOUTHERN MOST), THE PLAZA (THE SOUTHERN MOST) AND ALL ROADS AND PARKING LOTS

BUILDING PHASE 2
THE REMAINING 3 ROW HOMES AND 5 TOWN HOMES ALONG THE NORTHERN EDGE OF THE SITE.

LAND USE DESIGNATION

USES WILL BE LIMITED TO THE C-1 NEIGHBORHOOD RETAIL COMMERCIAL DISTRICT, EXCEPT GAS STATIONS, BOARDING HOUSES, SHELTERS FOR THE HOMELESS, AND FINANCIAL SERVICE CENTERS THAT PROVIDE CHECK CASHING AND LOANS SECURED BY POST DATED CHECKS OR PAYROLL GUARANTEE AS THEIR PRIMARY ACTIVITY. PACKAGE GOODS STORES FOR THE SALE OF ALCOHOLIC BEVERAGES WILL NOT BE PERMITTED. THE WINE AND SPIRITS RESTAURANT USE WILL BE LIMITED TO 50% OF THE RETAIL SF.

DES MOINES 2020 COMMUNITY CHARACTER PLAN
PUBLIC USES-PUBLIC GOVERNMENT FACILITIES, EDUCATION AND HOUSING (MIXED USE). THE CURRENT DEVELOPER HAS USED THIS ACCEPTED PLAN AS A GUIDE FOR LAND USE. THIS WAS DISCUSSED WITH THE CITY OF DES MOINES AND WE ARE IN AGREEMENT THAT THE PROPOSED USE MEETS THE INTENT OF THE 2020 PLAN.

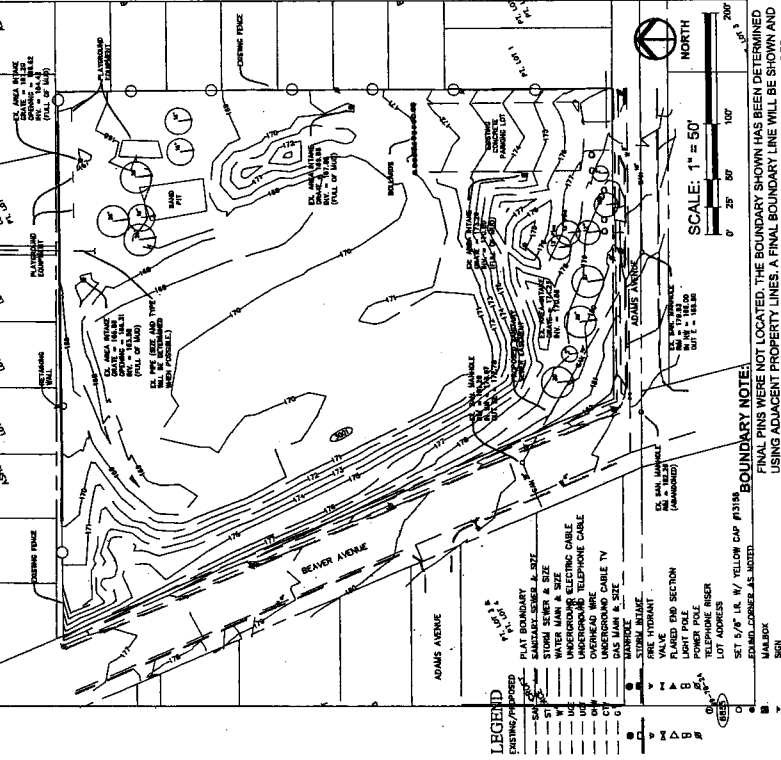
LONG TERM MAINTENANCE
EACH TOWNHOME AND ROW HOUSE WILL HAVE A PROPERTY BOUNDARY THAT WILL END AT THE FOUNDATION. EXCEPT IN THE CASE WHERE A DECK OR PATIO IS ATTACHED TO THE PROPERTY TO THE EDGE OF THE DECK. THE DECK STRUCTURES ARE INTENDED TO BE RELATIVELY SMALL AND DESIGNED FOR PERSONAL USE. THE LONG TERM MAINTENANCE OF THE PROJECT WILL BE TAKEN CARE OF BY THE HOMEOWNERS ASSOCIATION IN THE RESIDENTIAL AREAS OF THE SITE. THE RETAIL/CONDO DEVELOPMENT PORTION OF THE SITE WILL ESTABLISH ANOTHER ASSOCIATION ON THE FINAL USE. THE APARTMENTS WILL BE MAINTAINED BY THE OWNER.

STORM WATER STATEMENT
STORM WATER COLLECTION WILL BE HANDLED ON SITE. THE DEVELOPER UNDERSTANDS THAT THE RELEASE RATE OF A FIVE YEAR STORM IS REQUIRED. FURTHER STUDY OF THE SITE WILL DETERMINE THE FINAL DETENTION CALCULATIONS AND METHODS. THE DEVELOPER INTENDS TO WORK WITH THE CITY OF DES MOINES TO COME UP WITH A LOGICAL PLAN TO ROUTE THE RUNOFF. THESE DISCUSSIONS ARE STILL TIMING PLACE. SEE ATTACHED NARRATIVE.

LEGAL DESCRIPTION
THE WEST 5 ACRES OF LOT 5 OF THE OFFICIAL PLAT OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., DES MOINES, POLK COUNTY, IOWA

AND
LOT C, ASHBY MANOR, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 5.022 ACRES MORE OR LESS (INCLUDING 0.582 ACRES ROAD EASEMENT).



PROPERTY ADDRESS
3001 BEAVER AVENUE

FUTURE PROPERTY OWNER
BOESSEN, BOETTCHER, CLARK INVESTMENT DEVELOPMENT COMPANY
208 8TH AVENUE
DES MOINES, IOWA 50309

CURRENT PROPERTY OWNER
DES MOINES PUBLIC SCHOOL DISTRICT
C/O DUANE VANHEMERT
1698 E. EUCLID
DES MOINES, IA 50313

LEGAL DESCRIPTION
THE WEST 5 ACRES OF LOT 5 OF THE OFFICIAL PLAT OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M., DES MOINES, POLK COUNTY, IOWA

AND
LOT C, ASHBY MANOR, AN OFFICIAL PLAT, DES MOINES, POLK COUNTY, IOWA.

SAID TRACT OF LAND SUBJECT TO ALL EASEMENTS OF RECORD. SAID TRACT OF LAND CONTAINS 5.022 ACRES MORE OR LESS (INCLUDING 0.582 ACRES ROAD EASEMENT).

SURVEY

BOUNDARY NOTE:

FINAL PINS WERE NOT LOCATED. THE BOUNDARY SHOWN HAS BEEN DETERMINED USING AERIAL PHOTOGRAPHS. A FINAL BOUNDARY LINE WILL BE SHOWN AND THE SITE DEVELOPMENT ADJUSTED ACCORDINGLY AFTER THIS IS ADJUSTED.

OVERSTORY TREE 2" CAL. B&B

EVERGREEN TREE 8" TALL B&B

UNDERSTORY TREE 1.5" CAL. B&B

DECIDUOUS SHRUBS 1 GALLON CONT.

PERENNIAL BED 1 GALLON TRI. SPACED

ORNAMENTAL PAVERS

PUBLIC ART INSTALLATION

PROVIDED PARKING
 16 APARTMENTS @ 1,500 SELLING UNIT = 24 CARS
 UNDERGROUND PARKING LOT FOR 24 CARS PROVIDED
 15,800 SF OF RETAIL @ 1 CAR/400 SF = 40 CARS
 7,200 SF OFFICE @ 1 CAR/400 = 18 CARS
 58 CARS REQUIRED

PLANTINGS TO BE ADJUSTED BASED ON NATURE OF TENANT
 PLANTINGS TO BE ADJUSTED TO BE CALCULATED @ 1 CAR/150 SF

RESTAURANT PARKING TO BE CALCULATED @ 1 CAR/150 SF

DEFINED AREAS

TOTAL LOT AREA	218,789 SF	5,022 ACRES
BUILDING AREA	66,805 SF	30.53% OF TOTAL LOT
PARKING PAVEMENT	53,235 SF	24.33% OF TOTAL LOT
SIDEWALK PAVEMENT	13,238 SF	6.08% OF TOTAL LOT
OPEN SPACE	85,499 SF	39.06% OF TOTAL LOT

OPEN SPACE AREA (20%)
 43,751 SF
 65,493 SF

REQUIRED DECIDUOUS TREES 34
 (1 PER 2500 SF OF OPEN SPACE)
PROVIDED DECIDUOUS TREES 42

REQUIRED UNDERSTORY TREES 38
PROVIDED UNDERSTORY TREES 25

EVERGREEN TREES 25
SHRUBS (AS NEEDED FOR SCREENING OR CREATING PLAZA SPACE)

PERENNIALS/GROUNDCOVER (AS NEEDED TO CREATE SPACE)

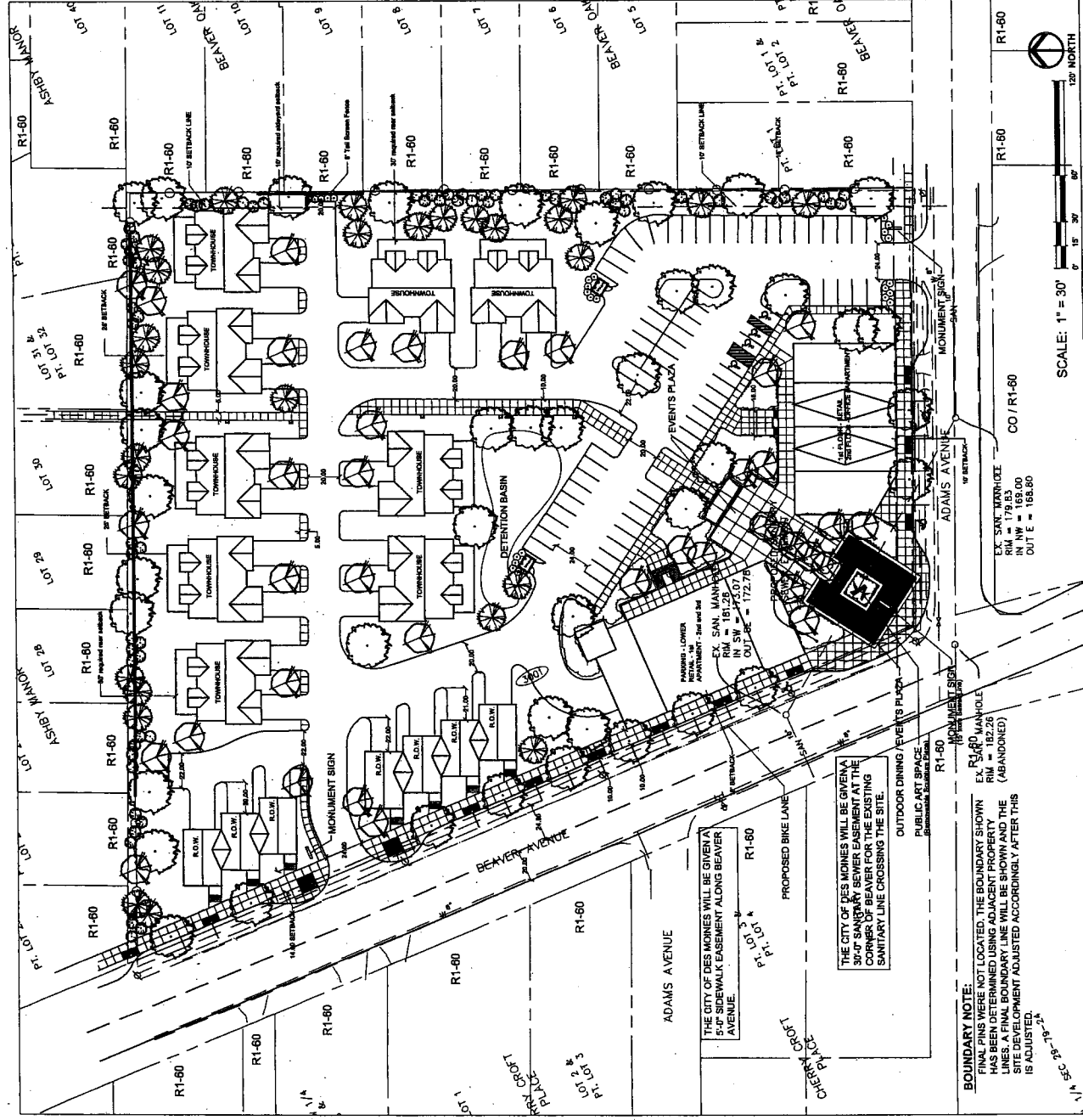
STREETSCAPE NOTES
 THE DEVELOPMENT TEAM INTENDS TO WORK WITH THE BEAVERDALE NEIGHBORHOOD ASSOCIATION TO CONSTRUCT A UNIFIED STREETSCAPE FOR THE SITE.

UTILITY NOTES (STORM SEWER)
 STORM WATER DETENTION WILL BE PROVIDED ON SITE. CONSERVATION DESIGN WAS EXPLORED, HOWEVER EXISTING SOIL CONDITIONS PREVENT THIS OPTION. THE DEVELOPMENT WILL BE AN INFILTRATION SYSTEM WHICH WAS ENCOUNTERED WHICH WILL BE CONSTRUCTED IN EITHER ADAMS AVENUE OR WALLACE LANE TO PROVIDE AN ACCEPTABLE CONDUIT FOR STORM WATER RELEASE. IF THE ADAMS AVENUE ROUTE IS SELECTED, A MORE STRINGENT RELEASE RATE WILL BE REQUIRED.

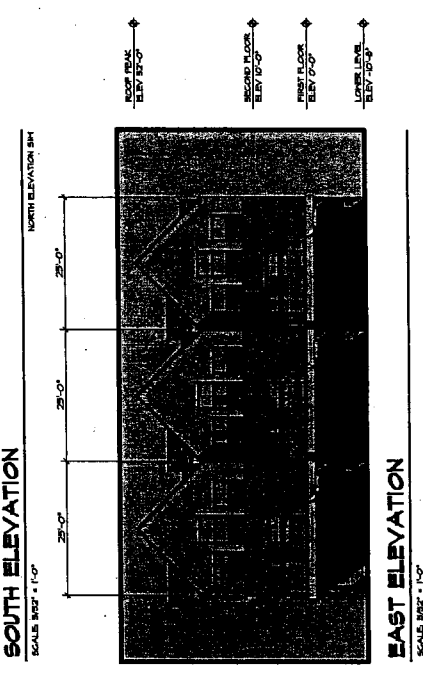
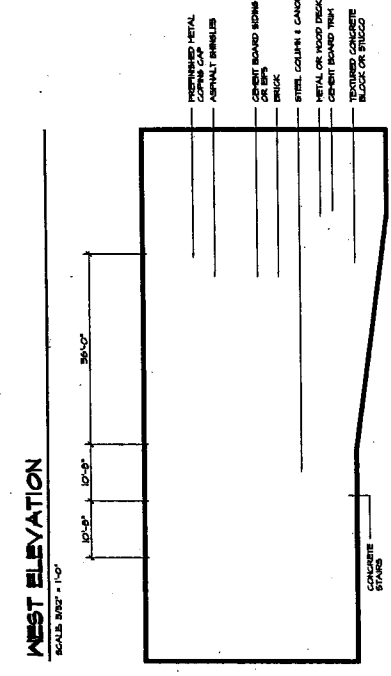
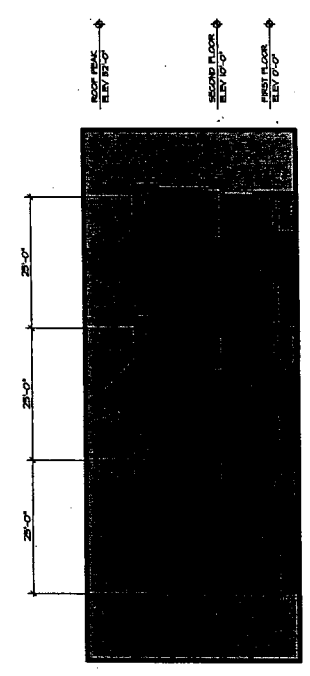
UTILITY NOTES (SANITARY SEWER)
 AN EXISTING 10" SANITARY SEWER IS LOCATED IN WALLACE AVENUE. AN EXISTING SERVICE LINE PROVIDED THE SUBJECT PROPERTY SANITARY SERVICE. THE CONDITION OF THE EXISTING SERVICE IS UNKNOWN. IT IS ANTICIPATED THAT A NEW PUBLIC MAIN WILL BE EXTENDED FROM WALLACE LANE TO THE PROPERTY TO PROVIDE THE SITE WITH SANITARY SEWER SERVICE.

EASEMENT NOTES
 AN AGREEMENT BETWEEN THE CITY OF DES MOINES AND THE OWNER WAS STRUCK AT THE JANUARY 30TH, 2007 MEETING. THE STANDARD 15' SETBACK WILL BE APPLIED AT THE EAST BUILDING, BUT A VARIANCE WAS GIVEN TO THE WEST STRUCTURE AS THE FOOTING EXTEND BELOW THE LINE. THE WEST STRUCTURE AS THE FOOTING WERE TO BE A 5'-0" PUBLIC SIDEWALK EASEMENT ALONG BEAVER AVENUE.

FENCING NOTES
 ANY FENCE CONSTRUCTED ON THE PROPERTY WILL BE OF A STANDARD MATERIAL. IF CHAIN LINK IS INSTALLED, IT SHALL BE BLACK VINYL COAT FENCING. ALL MATERIALS OTHER THAN STANDARD CHAIN LINK WILL BE EXPLORED.



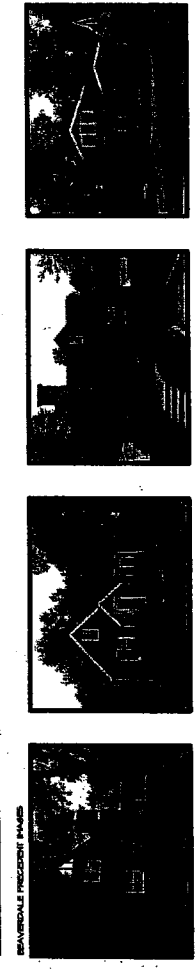
CONCEPTUAL ROW HOMES



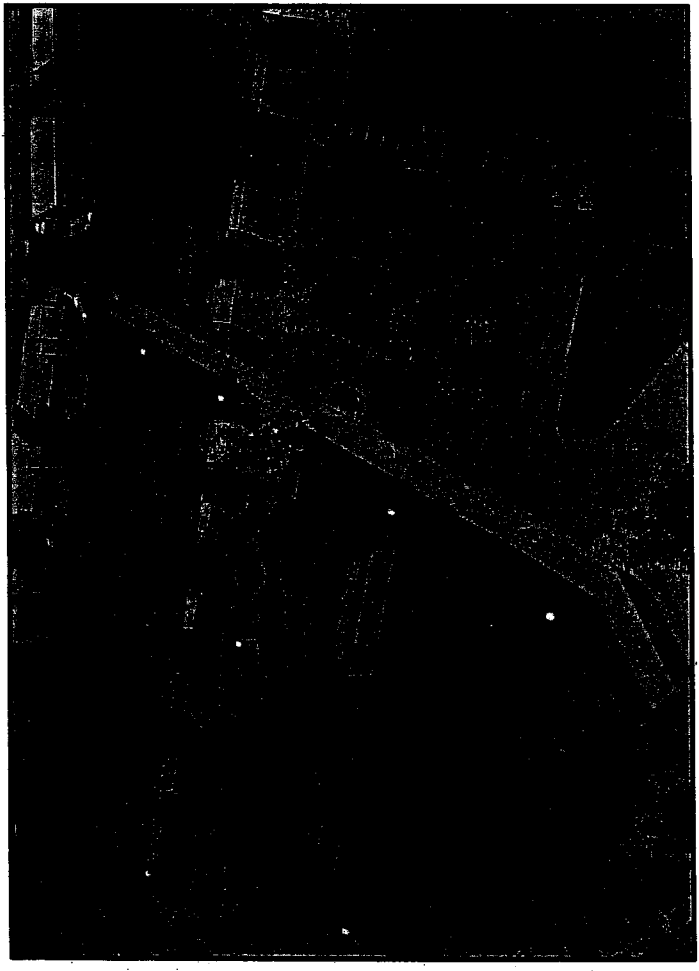
ARCHITECTURAL DESIGN STANDARDS

ARCHITECTURAL DESIGN WITHIN THIS DISTRICT SHALL RECOGNIZE THE IMPORTANCE OF MATERIAL STRENGTH AND PERMANENCY THROUGH THE SELECTION OF BUILDING MATERIALS CONSISTENT WITH THE SURROUNDING ENVIRONMENT. BLAZED SHALL ALSO BE THE PREVALENT EXTERIOR MATERIAL. SMALL CONSTITUENTS OF A COMBINATION OF BRICK, ARCHITECTURAL BLOCK, LIGHT COLORED STONE, STONE PANELS OR ARCHITECTURAL STILES. THE STANDARD SHALL APPLY TO ALL SIDES OF THE BUILDING. THE DESIGN SHALL BE CONSISTENT WITH THE SURROUNDING ENVIRONMENT AND SHALL NOT ALTER THE APPEARANCE OF THE BELLEVUE. IT SHALL BE CONSISTENT WITH THE DESIGN STANDARDS OF THE DISTRICT. THE DESIGN SHALL NOT EXCEED 28 FEET. NO FLOOR, MAGNETIC, ALUMINUM STEEL, AND VENT SHINGLES SHALL BE USED. CONCRETE BLOCK OR OTHER SIMILAR MATERIALS SHALL CONSTITUTE A PORTION OF ANY BUILDING EXCEPT AS NOTED.

CONCEPTUAL TOWN HOMES



IT IS OUR INTENT THAT THE TOWN HOMES BE DEVELOPED IN SUCH A MANNER AS TO BLEND INTO THE EXISTING ENVIRONMENT'S ARCHITECTURAL STYLE. SCALE PHASE: THE CONCEPTUAL IMAGE BELOW IS INTENDED TO ADDRESS THE TOWN HOME LOCATION AND NOT THE FINAL DESIGN.



2006-32	CONCEPTUAL PLAN
LANDSCAPE ARCHITECT	SMITH MEYZER
ARCHITECT AND ASSOCIATES	
CIVIL ENGINEER	
COOPER - CHAMBERS ENGINEERING	

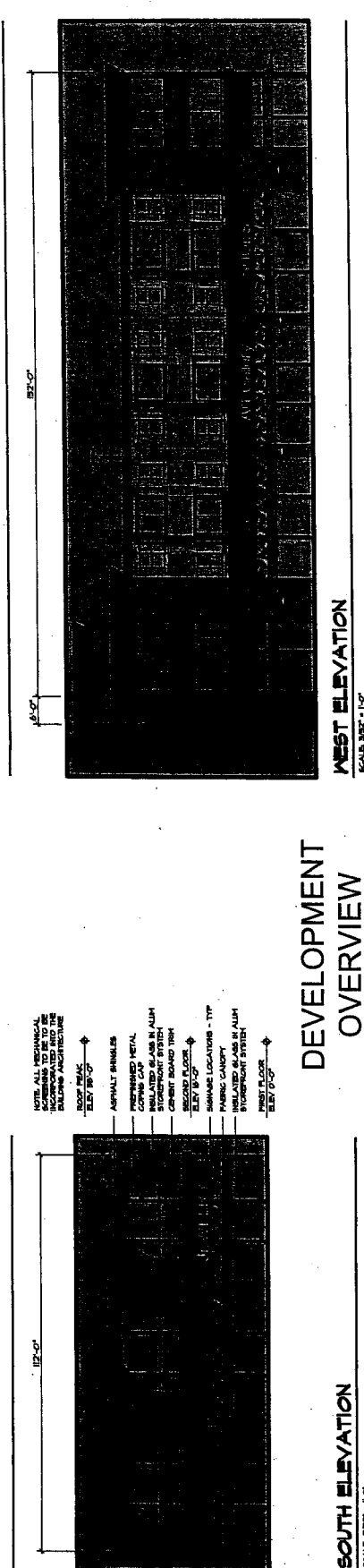
Smith Meizer Architects
 2117 Grand Avenue, Suite 200
 Des Moines, Iowa 50319
 Phone: 515-281-1111 Fax: 515-281-0815
 Email: smithmeizer@smithmeizer.com

CONCEPTUAL PLAN
 A PLANNED UNIT DEVELOPMENT IN THE CITY OF DES MOINES,
 COUNTY OF POLK, STATE OF IOWA

ITEM	DATE
NO. SUBMITTAL	DATE

RETAIL EXTERIORS & SIGNAGE
 SHEET 4 OF 4

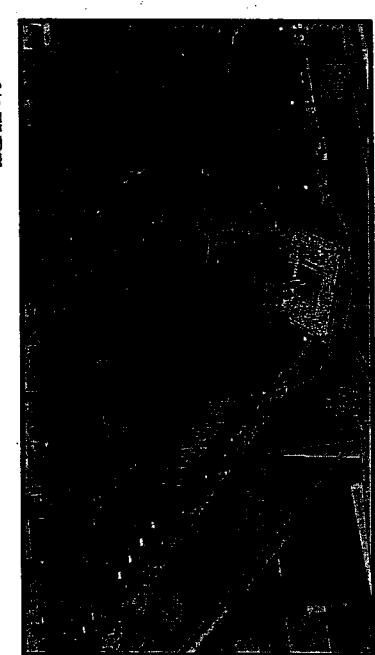
CONCEPTUAL RETAIL OFFICE



- NOTE: ALL MECHANICAL ACCESSIBLE TO BE TO BE BE BALCONY ARCHITECTURE
- ROOF TRAK ELEV 10'-0"
- ASPHALT BRICKLES
- PREFINISHED METAL CORNING CAP
- STORAGE CABINETS IN ALUM STORAGEFRONT SYSTEM
- CORRUGATED BOARD TRSH
- SECOND FLOOR ELEV 10'-0"
- SHRAME LOCATIONS - TYP
- INSULATED GLASS IN ALUM STORAGEFRONT SYSTEM
- FIRST FLOOR ELEV 0'-0"

WEST ELEVATION
 SCALE: 3/32" = 1'-0"

DEVELOPMENT OVERVIEW

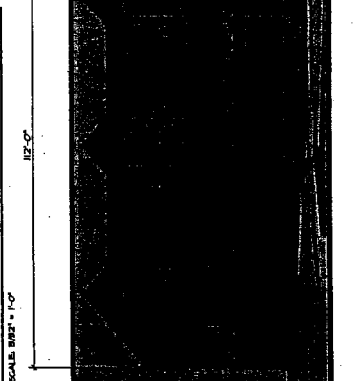


SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"



- NOTE: ALL MECHANICAL ACCESSIBLE TO BE TO BE BALCONY ARCHITECTURE
- ROOF TRAK ELEV 10'-0"
- ASPHALT BRICKLES
- PREFINISHED METAL CORNING CAP
- STORAGE CABINETS IN ALUM STORAGEFRONT SYSTEM
- CORRUGATED BOARD TRSH
- SECOND FLOOR ELEV 10'-0"
- SHRAME LOCATIONS - TYP
- INSULATED GLASS IN ALUM STORAGEFRONT SYSTEM
- FIRST FLOOR ELEV 0'-0"

EAST & WEST ELEVATIONS
 SCALE: 3/32" = 1'-0"



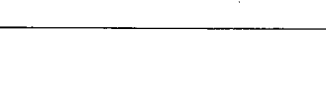
- NOTE: ALL MECHANICAL ACCESSIBLE TO BE TO BE BALCONY ARCHITECTURE
- ROOF TRAK ELEV 10'-0"
- ASPHALT BRICKLES
- PREFINISHED METAL CORNING CAP
- STORAGE CABINETS IN ALUM STORAGEFRONT SYSTEM
- CORRUGATED BOARD TRSH
- SECOND FLOOR ELEV 10'-0"
- SHRAME LOCATIONS - TYP
- INSULATED GLASS IN ALUM STORAGEFRONT SYSTEM
- FIRST FLOOR ELEV 0'-0"

NORTH ELEVATION
 SCALE: 3/32" = 1'-0"

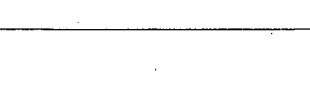
CONCEPTUAL RETAIL APARTMENT



WEST ELEVATION
 SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
 SCALE: 3/32" = 1'-0"

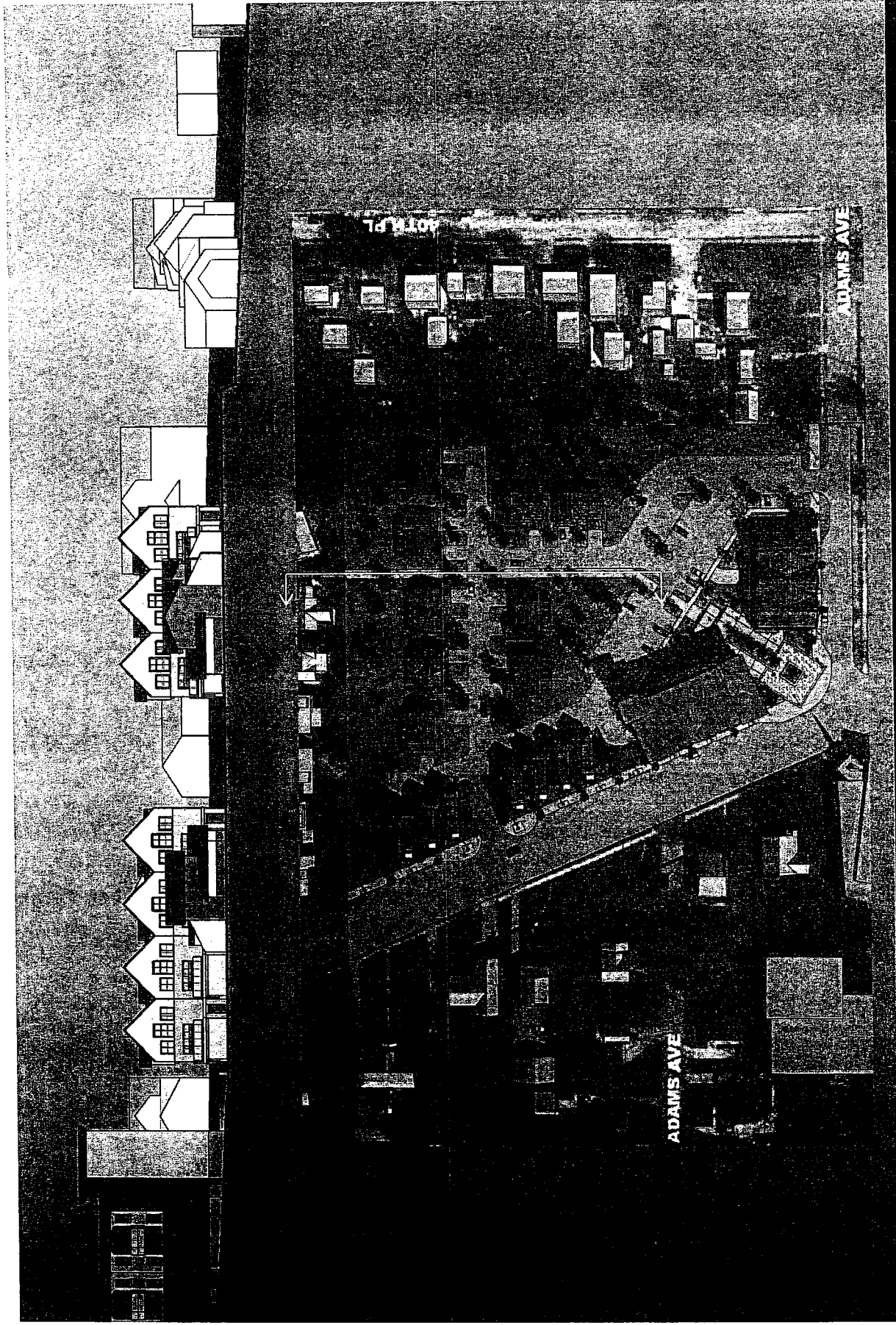


EAST ELEVATION
 SCALE: 3/32" = 1'-0"

- NOTE: ALL MECHANICAL ACCESSIBLE TO BE TO BE BALCONY ARCHITECTURE
- ROOF TRAK ELEV 10'-0"
- ASPHALT BRICKLES
- PREFINISHED METAL CORNING CAP
- STORAGE CABINETS IN ALUM STORAGEFRONT SYSTEM
- CORRUGATED BOARD TRSH
- SECOND FLOOR ELEV 10'-0"
- SHRAME LOCATIONS - TYP
- INSULATED GLASS IN ALUM STORAGEFRONT SYSTEM
- FIRST FLOOR ELEV 0'-0"

SIGNAGE NOTES:
 SIGNAGE ON THE CONCEPTUAL STRUCTURES TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF DES MOINES COMMERCIAL DISTRICT SIGNAGE ORDINANCE. THE SIGNAGE SHALL BE LIMITED TO THE FRONT AND SIDE FACES OF THE BUILDING. IT IS THE INTENT THAT THE SIGNAGE BE LIMITED TO THE FRONT AND SIDE FACES OF THE BUILDING. THE SIGNAGE SHALL BE LIMITED TO THE FRONT AND SIDE FACES OF THE BUILDING. THE SIGNAGE SHALL BE LIMITED TO THE FRONT AND SIDE FACES OF THE BUILDING. THE SIGNAGE SHALL BE LIMITED TO THE FRONT AND SIDE FACES OF THE BUILDING.

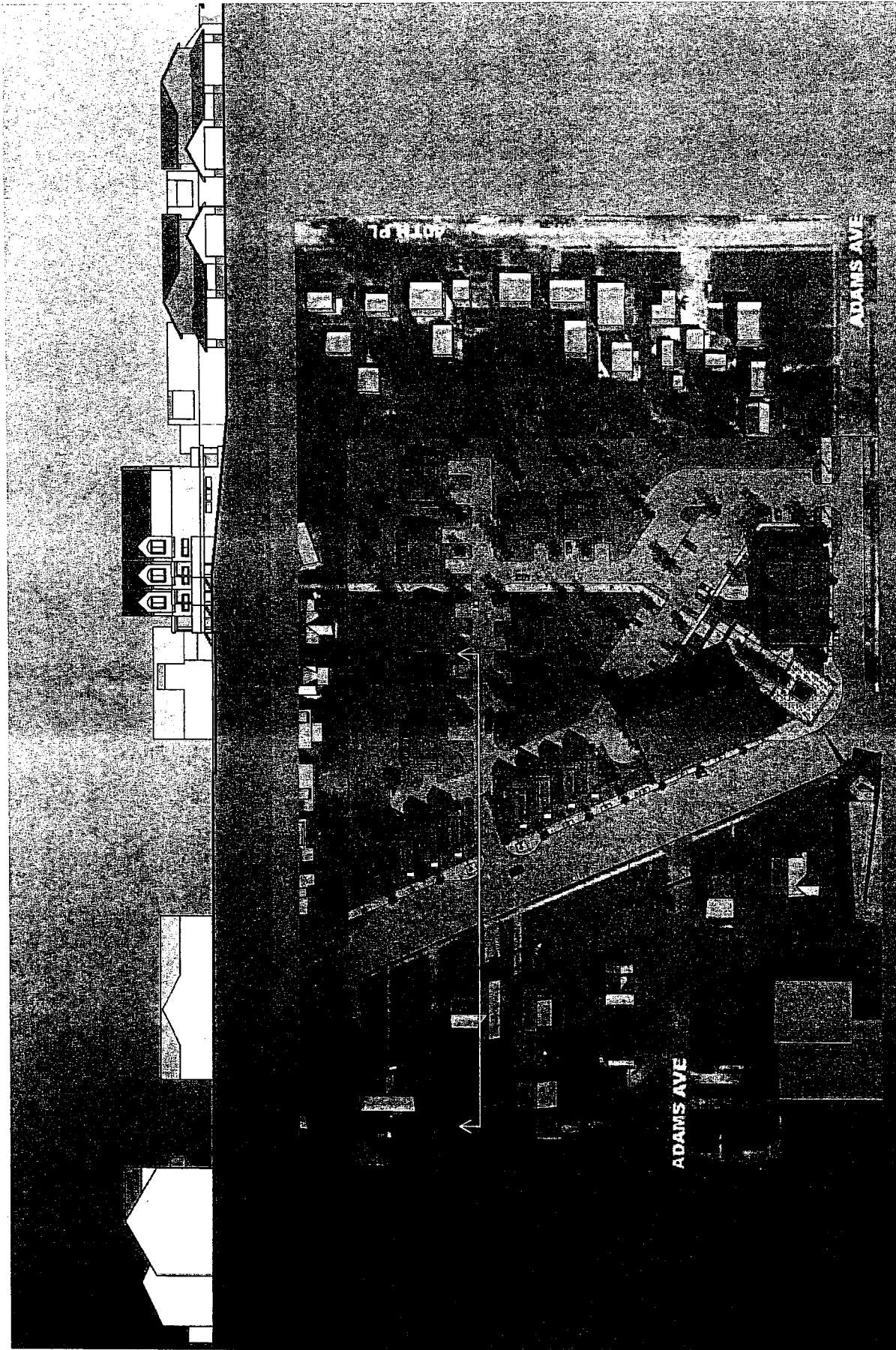
TRASH ENCLOSURE NOTES:
 THE DESIGN OF THE TRASH ENCLOSURES SHALL BE APPROVED BY THE CITY OF DES MOINES. THE TRASH ENCLOSURES SHALL BE LIMITED TO THE FRONT AND SIDE FACES OF THE BUILDING. THE TRASH ENCLOSURES SHALL BE LIMITED TO THE FRONT AND SIDE FACES OF THE BUILDING. THE TRASH ENCLOSURES SHALL BE LIMITED TO THE FRONT AND SIDE FACES OF THE BUILDING. THE TRASH ENCLOSURES SHALL BE LIMITED TO THE FRONT AND SIDE FACES OF THE BUILDING.



architects

smith motzner

Rice Development Partners



architects

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