



Roll Call Number

Agenda Item Number

44 ✓

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Date April 20, 2020

RESOLUTION HOLDING HEARING ON REQUESTS FROM WHITE WILLOW EVENTS TO AMEND THE EXISTING PLAN DSM: CREATING OUR TOMORROW PLAN FUTURE LAND USE DESIGNATION AND REZONE PROPERTY LOCATED AT 6011 AND 6015 GRAND AVENUE

WHEREAS, on April 25, 2016, by Roll Call No. 16-0717, the City Council adopted the PlanDSM: Creating Our Tomorrow Plan; and

WHEREAS, on March 9, 2020, by Roll Call No. 20-0422, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on February 20, 2020, the City Plan and Zoning Commission voted 7-1 in support of a motion to recommend **APPROVAL** of a request by White Willow Events (purchaser), represented by Taylor Boesen (officer), to amend the existing PlanDSM: Creating Our Tomorrow Plan future land use designation for real property locally known as 6011 and 6015 Grand Avenue (collectively "Property") from Parks and Open Space, Development Control, and Low Density Residential to Community Mixed Use, to allow for rezoning to MX1 Mixed Use District;

WHEREAS, on March 9, 2020, by Roll Call No. 20-0422, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on February 20, 2020, its members voted 7-1 in support of a motion to recommend **APPROVAL** of a request from White Willow Events to rezone the Property from RX1 Mixed Use District to MX1 Mixed Use District, to allow demolition of the existing buildings and redevelopment with a 2-story, 7,000-square foot building for an Assembly and Entertainment, Small use as an events center, subject to the following conditions:

1. Any entertainment assembly use permitted shall provide parking at 100% of the calculated requirement in Chapter 135 of the City Code for such use with any approved site plan; and
2. Any business holding a liquor license and./or beer or wine permit shall be prohibited, which is not operated as either:
 - a. An Eating or Drinking Place, Restaurant use, at least half of whose gross income is derived from the sale of prepared food and food-related services; or
 - b. An Assembly and Entertainment, Small use, that occupies no more than 7,000 square feet of gross floor area for assembly that is operated in compliance with an Approved Conditional Use including, but not limited to, hours of operation, sales requirements, and parking arrangements; and

WHEREAS, on March 9, 2020, by Roll Call No. 20-0422, it was duly resolved by the City Council that the request to rezone the Property and for approval of the proposed comprehensive plan amendment, be set down for hearing on March 23, 2020 at 5:00 P.M., in the Council Chamber at City Hall; and



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WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendment to the Zoning Ordinance and comprehensive plan; and

WHEREAS, on March 23, 2020, by Roll Call No. 20-0585, it was duly resolved by the City Council that the time and place for the hearing on said proposed amendment to Zoning Ordinance be continued to April 20, 2020, at 5: 00 p.m., to be held in the Second Floor Board Room in the Richard A. Clark Municipal Services Center at 1551 East Martin Luther King Jr. Parkway; and

WHEREAS, in accordance with said notice, those interested in said proposed comprehensive plan amendment and rezoning and, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and

WHEREAS, the Legal Department has prepared an amendment to the Zoning Ordinance of the City of Des Moines to rezone the Property locally known as 6011 and 6015 Grand Avenue, legally described as:

A PARCEL OF LAND IN LOTS 25, 26, 27, 28, 36, 37, 38, 39, 40, 41, 42, & LOT 'F', GRAND AVENUE WATERBURY, AN OFFICIAL PLAT RECORDED IN BOOK 'J', PAGE 103 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 36, OF SAID GRAND AVENUE WATERBURY, THENCE S89°55'50"E, 147.29 FEET TO A POINT; THENCE S00°06'11"E, 165.18 FEET TO A POINT; THENCE N89°52'14"E, 44.19 FEET TO A POINT; THENCE S00°06'55"E, 59.89 FEET TO A POINT; THENCE S89°59'51"E, 104.00 FEET TO A POINT; THENCE S00°06'55"E, 113.24 FEET TO A POINT; THENCE S53°06'27"W, 4.99 FEET TO A POINT; THENCE N89°58'15"W, 288.40 FEET TO A POINT; THENCE N53°05'42"W, 5.00 FEET TO A POINT; THENCE N00°02'46"E, 338.24 FEET TO THE POINT OF BEGINNING WITH ALL CONTAINNING 1.61 ACRES MORE OF LESS.

EXCEPT

BEGINNING AT THE NW CORNER OF SAID LOT 36; THENCE S89°55'50"E, 53.79 FEET TO A POINT; THENCE S70°24'21"E, 35.17 FEET TO A POINT; THENCE S39°42'13"E, 24.39 FEET TO A POINT; S78°29'52"E, 11.60 FEET TO A POINT; THENCE S05°31'17"E, 68.31 FEET TO A POINT; THENCE S48°08'43"E, 36.34 FEET TO A POINT; THENCE S00°06'11"E, 34.96 FEET TO A POINT; THENCE N78°32'29"W, 13.54 FEET TO A POINT; THENCE N47°44'55"W, 31.28 FEET TO A POINT; THENCE S65°31'18"W, 16.28 FEET TO A POINT; THENCE S02°48'29"W, 28.00 FEET TO A POINT; THENCE S18°33'20"E, 26.17 FEET TO A POINT; THENCE S84°51'11"E, 10.31 FEET TO A POINT; THENCE N64°38'21"E, 18.97 FEET TO A POINT; THENCE S47°56'46"E, 17.86 FEET TO A POINT; THENCE S16°27'07"E, 11.67 FEET TO A POINT; THENCE S63°11'34"W, 14.76 FEET TO A POINT; THENCE

Date April 20, 2020

S32°00'59"W, 14.30 FEET TO A POINT; THENCE S16°56'25"E, 25.94 FEET TO A POINT; THENCE N70°01'42"E, 16.50 FEET TO A POINT; THENCE S41°24'45"E, 9.66 FEET TO A POINT; THENCE S05°28'38"E, 18.25 FEET TO A POINT; THENCE S03°23'05"W, 21.59 FEET TO A POINT; THENCE S49°43'57"W, 30.20 FEET TO A POINT; THENCE S59°23'59"W, 20.14 FEET TO A POINT; THENCE S88°12'58"W, 23.73 FEET TO A POINT; THENCE S20°02'34"E, 9.46 FEET TO A POINT; THENCE N89°58'15"W, 92.33 FEET TO A POINT; THENCE N53°05'42"W, 5.00 FEET TO A POINT; THENCE N00°02'46"E, 338.24 FEET TO THE POINT OF BEGINNING WITH ALL CONTAINING 0.98 ACRES MORE OR LESS.

from RX1 Mixed Use District to MX1 Mixed Use District, to allow demolition of the existing buildings and redevelopment with a 2-story, 7,000-square foot building for Assembly and Entertainment, Small use as an events center.

WHEREAS, alternative conditions limiting the use of the Property have been agreed to in writing by the Contract Purchaser and owners of the property, to run with the land and be binding upon all owners, successors, heirs and assigns as part of the ordinance so rezoning the Property as follows:

- (a) Any assembly of persons shall be limited to 300 persons or less at one time; and
- (b) The assembly uses allowed at the Property shall be limited to events, such as, wedding ceremonies and receptions, celebrations of life, graduation receptions, baby showers, engagement parties, anniversary celebrations, birthday parties, reunions, fundraisers, charity events, galas, silent and live auctions, corporate events, holiday parties, neighborhood meetings and gatherings, chamber events, festivals, cultural celebrations, food and beverage tastings, pop-up food and beverage events, community engagement events, cooking classes, religious ceremonies and services, political events, speaking engagements, business meetings, networking sessions, team building events, workshops, conferences, school dances, trivia night, fraternity and sorority socials, art shows, exhibitions, performance art, guided dance, yoga and meditation, television, movie and sports screenings, book club meetings, book and poetry readings, music recitals, and similar events. Live music shall be permitted to accompany the assembly uses allowed on the Property, but concerts where live music performed for profit is the main event shall not be permitted; and
- (c) The hours of operation shall be limited as follows:
Sunday through Thursday: 8:00 a.m. – 10:00 p.m., and
Friday and Saturday: 8:00 a.m. – midnight.

Notwithstanding the foregoing, the hours of operation for Public Holidays (defined below) and the day preceding Public Holidays shall be limited as follows:
8:00 a.m. – midnight.

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“Public Holiday” as used herein includes: New Year’s Day, Birthday of Martin Luther King Jr., Memorial Day (the last Monday in May), Independence Day (July 4), Labor Day (the first Monday in September), Veterans Day (November 11), Thanksgiving (the fourth Thursday in November), and Christmas Day (December 25).

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

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed amendment to the PlanDSM: Creating Our Tomorrow Plan future land use designation for 6011 and 6015 Grand Avenue, or the proposed rezoning of the Property to MX1 Mixed Use District, subject to the conditions stated above, are hereby received and filed, and the hearing is closed.

Alternative A

MOVED by _____ to adopt and **DENY** the proposed rezoning, and to make the following findings of fact regarding the proposed rezoning:

- a. That the City Clerk received and filed a signed protest from owners of 20% or more of the property located within 200 feet of the exterior boundaries of the area included in the proposed zoning map amendment area, at or before the City Council hearing on the proposed zoning map amendment.
- b. The PlanDSM: Creating Our Tomorrow Plan future land use designation of the Property is Parks and Open Space, Development Control, and Low Density Residential, is not in conformance with the proposed Community Mixed Use of the Property as stated above.

If the application of the existing zoning regulations has the effect of denying the owner all economic use of the Property, then the appropriate remedy is to seek relief from the Zoning Board of Adjustment.

Alternative B

MOVED by _____ to adopt and **APPROVE** the proposed rezoning, subject to the conditions stated above, and to make the following findings of fact regarding the proposed rezoning:

- a. The proposed amendment to the PlanDSM: Creating Our Tomorrow Plan for the property locally known as 6011 and 6015 Grand Avenue, from Parks and Open Space, Development Control, and Low Density Residential is in conformance with the proposed Community Mixed Use of the Property, as stated above.

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b. The proposed rezoning of the Property, as legally described above, to MX1 Mixed Use District, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan, any objections to the proposed rezoning of the Property to Limited MX1 Mixed Use District, with conditions as set forth above, are hereby overruled, subject to final passage of an ordinance rezoning the Property subject to conditions set forth above as set forth herein.

FORM APPROVED:

Judy K. Parks-Kruse
 Judy K. Parks-Kruse, Assistant City Attorney

(21-2020-4.01)
 (ZON2020-00005)

NOTE: Affirmative votes of three-fourths of the council members who are not disqualified by reason of a conflict of interest are required to approve the proposed rezoning due to the Protest filed by 20% or more of the Property Owners located within 200 feet of the exterior boundaries of the area included within the proposed zoning map amendment area. Des Moines City Code §134-6.3.10 & Iowa Code §362.6 .

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

CERTIFICATE

I, P. Kay Cmelik, 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



March 3, 2020

Date _____

Agenda Item _____

Roll Call # _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their February 20, 2020 meeting, the following action was taken regarding a request from White Willow Events (purchaser) represented by Taylor Boesen (officer) to rezone properties located at 6011 and 6015 Grand Avenue from "RX1" Mixed Use District to "MX1" Mixed Use District, to allow demolition of the existing buildings and redevelopment with a 2-story, 7,000-square foot building for an Assembly and Entertainment Small use (events center). This would exclude property currently zoned "F" Flood District which would only be intended for accessory surface off-street parking use.. The subject property is owned by 6011 Grand Avenue, LLC, Phyllis M. Woods Trust, Marjorie Schwarz (trustee), Marjorie Schwarz Trust, Steven O. Herndon (trustee), Steven O. Herndon Revocable Trust, Ronald W. Herndon (Trustee), Louise A. Herndon (Trustee) and Ronald and Louise Herndon Revocable Trust.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 7-1-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Jacqueline Easley				X
Jann Freed				X
John "Jack" Hilmes				X
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones				X
William Page				X
Rocky Sposato	X			
Steve Wallace		X		
Greg Wattier				X
Emily Webb	X			

APPROVAL of Part A) the Commission find the proposed rezoning not in conformance with the Des Moines' PlanDSM: Creating Our Tomorrow Plan future land use designations of Park and Open Space, Development Control, and Low Density Residential on portions of the subject property, Part B) **APPROVAL** of the request to amend the future land use designation to Community Mixed Use for portions of the property not within the 100-year Floodplain designation on the Federal Insurance Rate Maps issued by FEMA and Part C) **APPROVAL** of the requested rezoning to "MX1" Mixed Use District for portions of the property not zoned "F" Flood District subject to the following conditions:

1. Any Entertainment Assembly use permitted shall provide parking at 100% of the calculated requirement in Chapter 135 of the City Code for such use with any approved Site Plan.
 2. Any business holding a liquor license and/or beer or wine permit shall be prohibited, which is not operated as either:
 - a. An Eating and Drinking Place, Restaurant use at least half of whose gross income is derived from the sale of prepared food and food-related services; or
 - b. An Assembly and Entertainment, Small use that occupies no more than 7,000 square feet of gross floor area for assembly that is operated in compliance with an approved Conditional Use including, but not limited to, hours of operation, sales requirements, and parking arrangements.
- (21-2020-4.01) & (ZON2020-00005)

Written Responses

11 in Favor

12 in Opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the Commission find the proposed rezoning not in conformance with the Des Moines' PlanDSM: Creating Our Tomorrow Plan future land use designations of Park and Open Space, Development Control, and Low Density Residential on portions of the subject property.

Part B) Staff recommends approval of the request to amend the future land use designation to Community Mixed Use for portions of the property not within the 100-year Floodplain designation on the Federal Insurance Rate Maps issued by FEMA.

Part C) Staff recommends approval of the requested rezoning to "MX1" Mixed Use District for portions of the property not zoned "F" Flood District subject to the following conditions:

1. Any Entertainment Assembly use permitted shall provide parking at 100% of the calculated requirement in Chapter 135 of the City Code for such use with any approved Site Plan.
2. Any business holding a liquor license and/or beer or wine permit shall be prohibited, which is not operated as either:

- a. An Eating and Drinking Place, Restaurant use at least half of whose gross income is derived from the sale of prepared food and food-related services; or
- b. An Assembly and Entertainment, Small use that occupies no more than 7,000 square feet of gross floor area for assembly that is operated in compliance with an approved Conditional Use including, but not limited to, hours of operation, sales requirements, and parking arrangements;

Should the requested rezoning be denied, the applicant would have up to one (1) year following that denial to seek a Use Variance from the Zoning Board of Adjustment to allow the specific proposed uses of the property.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed rezoning to the “MX1” District would allow the applicant to request Conditional Uses from the Zoning Board of Adjustment for Assembly and Entertainment, Small use and for Sales for On-Premises Consumption of Alcoholic Liquor, Wine, and Beer. The rezoning would permit redevelopment of the site with an events center using a Storefront or Commercial Cottage building type in accordance with requirements in Chapter 135 Article 2 of the City Code.

The applicant has proposed a 2-story, 7,000-square foot events center as a redevelopment concept with the proposed zoning amendment.

2. **Size of Site:** 70,660 square feet (1.62 acres).
3. **Existing Zoning (site):** “RX1” Mixed Use District. Additional property for the site is zoned “F” Flood District. The applicant is not seeking to amend the zoning for any area zoned “F” Flood District.
4. **Existing Land Use (site):** The subject property at 6015 Grand Avenue, which was previously occupied by Herndon’s Des Moines Seed & Nursery, contains a 1-story commercial building containing 3,964 square feet of space, a 1,400-square foot warehouse building, and a 720-square foot garage. The property at 6011 Grand Avenue contains a 2-story, 6,025-square foot building with residential apartment, office and retail space. Both properties have accessory paved off-street parking.
5. **Adjacent Land Use and Zoning:**
 - North** - “RX1” & “N3c”, Uses include one household dwellings.
 - South** - “RX1” & “F”; Use is an office building.
 - East** - “RX1” & “N3c”; Uses are one household dwellings and offices for Madden Construction.
 - West** - “F”; Uses are Viva Restaurant and Cornerstone Credit Union.
6. **General Neighborhood/Area Land Uses:** The subject property is located along the north side of the Grand Avenue corridor, in an area that includes a mix of commercial,

educational, and office uses along Grand Avenue transitioning to a one household dwelling neighborhood to the north.

- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the Waterbury Neighborhood and within 250 feet of the Westwood Neighborhood. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda of the original public hearing on January 17, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on January 17, 2020 (20 days prior to the original public hearing) and January 27, 2020 (10 days prior to the original public hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. A Final Agenda was mailed to recognized neighborhoods on February 14, 2020.

The Waterbury Neighborhood mailings were sent to Martha Miller Johnson, 525 Country Club Boulevard, Des Moines, IA 50312, and the Westwood Neighborhood mailings were sent to Ed Truslow, 109 51st Street, Des Moines, IA 50312.

The applicant had held a required neighborhood meeting on January 9, 2020. After the February 6, 2020 hearing, the applicant determined that they would hold another neighborhood meeting on February 17, 2020. The applicant will provide the required summary of the meeting as provided for in Chapter 134 of the City Code and will be available to discuss the summary of the neighborhood meeting at the continuation of the hearing.

- 8. Relevant Zoning History:** The City' new Zoning Ordinance took effect on December 15, 2019, at which time the property became zoned "RX1" District and "F" Flood District.
- 9. PlanDSM Land Use Plan Designation:** The property is designated with Community Mixed Use on the eastern portion, Parks and Open Space over-laid with Development Control on a majority of the remaining portion, and a small amount of Low Density Residential on the northeast corner portion.
- 10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, 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.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. PlanDSM Land Use Plan:** In order to allow for the proposed rezoning, the City's comprehensive land use plan would require an amendment to designate the property as Community Mixed Use. PlanDSM Creating Our Tomorrow Plan describes "Community Mixed Use" as: *Small- to medium-scale mixed use development, located*

on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customer.

The recently adopted Zoning Ordinance describes the requested "MX1" District as follows: *intended for the mixed use, neighborhood-scale nodes and corridors within the city, where daily uses are accessible by walking from surrounding neighborhoods.*

Staff recommends that the requested "MX1" District be found in conformance with the Des Moines' PlanDSM: Creating Our Tomorrow Plan future land use designation of "Community Mixed Use".

In addition to approval of the requested rezoning to the "MX1" District, the developer would be required to follow additional process to fulfill the proposed development concept for the property. The Small Assembly and Entertainment and On-Site Consumption of Alcohol, and Off-Street Parking in the "F" District would all require granting of a Conditional Use by the Zoning Board of Adjustment. The Board may consider these concurrently. A site plan and building plan approval would be required following that prior to issuance of any building permits. These plans would all have to comply with Chapter 50 Floodplain Development in addition to the respective chapters of the City Code for Building and Planning & Design review.

At the February 6, 2020 meeting of the Commission, the question was raised whether a business selling liquor, wine, and/or beer could be permitted in the existing "RX1" District. The determination after reviewing Chapter 134 is that it could not be considered under a Conditional Use in this district. In the "RX1" District, a business could receive a Conditional Use for Small Entertainment and Assembly use from the Zoning Board of Adjustment. In that instance, catering liquor, beer and wine licenses could be transferred to the premise on an event by event basis. However, this would not allow a catering liquor license to be based from this property.

2. **Sound:** At the February 6, 2020 meeting of the Commission, concern was raised about the difference in the City of Des Moines Ordinance applied to sound. The enforceable maximum sound levels and hours are based on the zoning of the adjoining receiving residential properties, and would be the same standard whether the subject property retained the existing "RX1" District or is rezoned to the proposed "MX1" District. Staff does not recommend placing conditions on any rezoning to adjust requirements for enforcement of the sound Ordinance.
3. **Streets and Access:** A traffic study was not required by the City's Traffic Engineering Division for the requested rezoning. For purposes of future redevelopment of the site, Grand Avenue is considered a Primary Street Frontage. 60th Street and 61st Street are considered Non-Primary Street Frontages.
4. **Parking:** If the site were developed with the proposed 7,000-square foot events center concept, the site plan would typically generate the requirement for one off-street parking space for every 6 seats and one space per 400 square feet of office space. Open assembly areas without fixed seats would be calculated based on the building occupant load. Development in the "MX1" District would then be further only required to provide 60% of this ratio based on a reduction allowance for that district.

The parking requirement based on the submitted concept would be as much as 47 spaces applying an open floor assembly to the entire 7,000 square feet. Staff believes that this number of off-street parking spaces could be accommodated on the subject property and is appropriate to meet the anticipated demands. Staff recommends that any assembly use on the property not exceed the proposed 7,000 square feet and that the minimum required parking not be reduced below 100% of the minimum calculation for the assembly use in the building. The developer would not be permitted to develop more than 120% of the calculated parking ratio in "MX1" District. In this case it would be approximately no more than 94 spaces. Off-street parking in the "F" Flood District areas of the property would require Zoning Board of Adjustment approval of a Conditional Use.

Bicycle parking would be required at four (4) plus 1 per 250 seats of assembly occupancy. This would amount to 32 spaces based on the current concept proposed.

- 5. Floodplain:** A portion of the subject property is zoned "F" Flood District with the recently adopted Zoning Ordinance update. This reflected the recently Federally adopted 100-year Floodplain mapping for FEMA on the Federal Insurance Rate Maps effective in February of 2019. Areas of the PlanDSM Creating Our Tomorrow Plan future land use map for Parks and Open Space and Development Control were a slightly greater area than the amendments for the Zoning Ordinance as these designations also took into account projected 500-year flood data being reviewed by FEMA at the time of the Plan adoption. Staff is comfortable amending the future land use plan for this 500-year floodplain area as it is not regulated by the Chapter 50 provisions of the City Code for Floodplain Development.

None of the proposed building development would occur in the "F" Flood District areas. However, parking and open space uses would be proposed for this area. Any site plan for development within or which would impact the 100-year floodplain area will be required to comply with provisions in Chapter 50 of the City Code for Floodplain Development.

Engineering staff has indicated that storm water management improvements will be required on site, to be reviewed with a site plan submittal. Surface detention may be located within the flood impacted areas.

SUMMARY OF DISCUSSION (02/06/2020)

Jason Van Essen presented staff report and recommendations.

Taylor Boesen stated she started White Willow Events in 2013 which executes several events throughout the year. They are looking to create something unique for the Waterbury neighborhood that will host events and neighborhood outings. Currently they are proposing 45 parking stalls but are in hopes to do much more than that based on the amount of property they have to work with. They plan on having conversation with the bank next door about using their parking lot for additional overflow as they conclude their hours around 12(noon) on the weekends and hopes that people will use shuttle services as well. She wants to be clear that this venue will not be another Val Air ballroom and it will comply with the City noise ordinance. Events will be done around 11pm on the

weekend and 10pm during weekdays. There will be 2 off duty police officers working all events making sure everyone is being respectful and not out wandering the neighborhood. They don't want to see another chain take over this property and want to create something with historic charm that will be a great asset to the community.

CHAIRPERSON OPENED THE PUBLIC HEARING

Todd Von Stein, presented a preliminary site plan of the Property. They have been working on this plan for months, which has given people plenty of time to comment on this project.

Mike Ludwig stated with the flood plain designation in this area, there is very limited opportunity for reuse of the old Herndon's Nursery site. No new development can take place in a floodplain. Staff asked the applicant to consider acquiring the adjoining property to the east to place the proposed building outside the floodplain and then develop parking and stormwater detention on the former Herndons' property which is in the floodplain.

Lynsey Oster, 6034 Waterbury Road stated she doesn't see this plan as being anything like Val Air ballroom. They want to take a property that is becoming an eye sore and make it an attractive place in the neighborhood. She believes this would be a nice addition and doesn't see any downside to this proposal.

Billy Kirby, 6001 Walnut Hill Drive stated there are 22 homes adjacent to this property that this project would directly affect. No one has approached him about this project but he did learn of it by a letter from the City. If someone had approached him he would have shared concerns involving increased traffic, on-street parking, noise disturbance and declining property value. He believes they should wait for the correct business to meet the current zoning designation or see it turned into a park.

Gretchen Johnson, 6018 Waterbury Circle stated she would like to bring up a few points of interest that include irregular business hours, alcohol consumption, increased noise and traffic congestion from an undetermined number of guests for events.

Jena Newell, 535 Waterbury Circle stated traffic is a big concern for her because of the existing Mexican restaurant that is well attended. They utilize the bank's parking lot that was mentioned for over flow and then resort to the narrow street once the bank parking lot is full. She doesn't feel this type of use is good for their neighborhood. This is something that should be located downtown that people are able to walk too.

Howard Newell, 535 Waterbury Circle asked how they can make sure hours of operation and noise levels are implemented into this project?

Jason Van Essen stated the Zoning Board of Adjustment could limit hours of operation through the conditional use process for a small event center and any conditional use permit request allow sale of beer, wine or liquor on the premises.

Howard Newell asked how does one get in front of Board of Adjustment to ensure those things happen.

Jason Van Essen stated it would be a public hearing just like today and property owners within 250-feet of the subject property would be notified of the hearing.

Howard Newell stated he wouldn't be investing that type of money to hold an event every now and then. Business owners usually want to fill their place frequently to generate good revenue.

Ramona Wright, 435 61st Street stated she hated to see the previous business close because she felt lucky to live next to such a lovely place. She would like the trees to remain on the property as they act as a buffer from the noise and sight of the building. She also is worried about the increase in traffic as it is already congested on 60th and 61st Street.

Tom McBride, 1718 Polk Boulevard stated he was in attendance representing the Waterbury Neighborhood Association so he isn't speaking for or against the project. He wanted to clarify that this property is owned by an 8-person trust and they still aren't certain if they will sell or not. He also wanted to clarify what could be done because of the flood plain designation.

Mike Ludwig stated the existing Herndon's building could be reused if it is reoccupied within as set period of time, but cannot be expanded or altered. The reason why this is in front of the commission tonight is because of alcohol sales. Ludwig erroneously stated that an event center in a RX1 district could sell beer and wine. (Note: A small event center is a conditional use in both the RX1 and MX1 districts. Further, the sale of beer, wine and /or liquor on the premises is also subject to approval of a conditional use permit by the Zoning Board in both the RX1 and MX1 district. A caterer could have a beer, wine liquor sales license transferred to this address for a specific event / defined period.)

Tony Colacino, 801 Grand Avenue, representing Sara and Erik Flores that reside at 6015 Walnut Hill Drive. He stated Mrs. Boesen has made some promises in respect to hours of operation, noise levels and parking. He is hearing that those issues would have to be addressed by a different board.

Mike Ludwig stated the parking regulations are listed in Chapter 135 of the municipal code.

Tony Colacino asked if the City can limit the hours of operation.

Mike Ludwig stated the Planning Commission could recommend conditional zoning that limits the hours of operation of any commercial use on the property. The zoning board of adjustment could also recommend limitations on the hours of operation for a specific use as part of a specific conditional use permit review.

Tony Colacino stated some people around this area just got information regarding this project a few days ago. The president of the neighborhood association lives well East of this location and didn't think anyone would have a problem with it. He isn't sure how they could take that position without hearing the concerns of surrounding neighbors.

Anthony Carroll, 525 60th Street stated the lack of transparency is the problem and with it being so late in the day, he had asked staff to table this discussion to a later date and

allow more conversation with the neighborhood. He was told that it would have to be requested during the hearing. He believes a venue like this doesn't belong in a residential neighborhood and it's the people you can't control that cause problems. When he and his wife moved to the neighborhood, they knew about Val Air Ballroom but didn't expect something like that to be right in his back yard. If this is approved the fight will get worse, not one person in this area will embrace this.

David Barajas, 6101 Walnut Hill Drive stated he and his wife do have concerns because of the use for a wedding venue. The neighborhood won't be able to support the number of cars the venue will bring, knowing that the bank parking lot is always full during the weekends. Also, 60th and 61st only allows parking on one side. It's also ambitious to think people will use services such as Uber or car pool to the venue. As an owner you can't dictate on how people will arrive at your location. He respects Mrs. Boesen trying to get the hours of operation shut down between 10-11pm but when people are looking for a venue to host a wedding reception, they won't want it to be shut down at that time. He has requested a traffic study to be done in this area because he doesn't believe the number of cars wouldn't be feasible to this area.

Todd Von Stein stated they aren't concerned about the use of on street parking or using the bank parking lot. They will have adequate off-street parking by using the land that is in the flood plain designation. Chapter 42 of the municipal code will regulate noise levels. The site is across the street from Viva Restaurant who also sells liquor, and closes at 11. McDonalds closed at 1am. They also want to keep the approach on Grand and are willing prohibit any vehicular access from 61st Street. There is no vehicular access proposed to 60th Street. A pedestrian sidewalk will be placed on the property allowing them to preserve all the trees along 61st Street.

Lisa Howard asked where the front entrance to this building will be located

Todd Von Stein stated there is a front entrance proposed to face Grand Avenue but he believes people will mainly utilize the rear entrance coming from the parking lot.

Jann Freed stated there is a disagreement on transparency. Asked Mr. Von Stein to explain what has been done so far to communicate with neighbors.

Todd Von Stein stated they have done everything that was required of them by the City. They have met with the City, City issued a notice to the neighborhood and they have met with the neighborhood association in person.

Taylor Boesen stated they are trying to be as transparent as possible, they aren't trying to hide anything. She is open to any considerations the neighbors have and again promised it wouldn't be another Val Air Ballroom. She has also provided her contact information on the Next-door app and has answered all the questions through that system as well.

Greg Jones asked for hours of operation?

Taylor Boesen stated it will differ from each event. 9am event crews would start setting up for an event, being open till 10pm on the weekdays and 11pm on the weekends.

Abby Chungath asked for the max number of occupants?

Taylor Boesen stated they estimate around 250.

Abby Chungath stated there is a proposed 45 parking stalls.

Taylor Boesen stated that is the minimum required by City code but they are hoping to provide upwards of 70 parking stalls to exceed minimum City Code requirements.

David Barajas stated there is a requirement under chapter 134 6.1.6[C] that requires the applicant to supply a letter to staff within 3 days of the public hearing stating effort to contact the neighbors about the proposal, who was involved in those discussions, suggestions and concerns raised by the neighbors and what specific changes were made by the results of the neighborhood meeting. He has not seen that document.

Anthony Carroll stated this was a reason why he requested to table this to a future date. They would like to find out the position the neighborhood is taking on this because right now it is unclear if they are for or against this proposal.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Jann Freed stated she feels there should be more communication with the neighborhood association and surrounding neighbors. Therefore, she feels inclined to table this to a later date.

Greg Jones stated he feels like he wouldn't be any more informed as he is tonight so we should discuss it and vote on it tonight.

Jann Freed made a motion for continuation to the February 20th, 2020 Plan and Zoning Meeting.

Motion failed: 5-5-1 (Jann Freed, Dory Briles, Will Page, Abby Chungath and Steve Wallace voted in favor. Rocky Sposato, Emily Webb, Jacqueline Easley, Lisa Howard and Greg Jones voted in opposition. John "Jack" Hilmes abstained).

Lisa Howard made a motion for approval of Part A) the Commission find the proposed rezoning not in conformance with the Des Moines' PlanDSM: Creating Our Tomorrow Plan future land use designations of Park and Open Space, Development Control, and Low Density Residential on portions of the subject property, Part B) **APPROVAL** of the request to amend the future land use designation to Community Mixed Use for portions of the property not within the 100-year Floodplain designation on the Federal Insurance Rate Maps issued by FEMA and Part C) **APPROVAL** of the requested rezoning to "MX1" Mixed Use District for portions of the property not zoned "F" Flood District.

Motion Failed: 4-6-1 (Jaqueline Easley, Greg Jones, Lisa Howard and Emily Webb voted in favor. Abby Chungath, Rocky Sposato, Will Page, Jann Freed, Dory Briles and Steve Wallace voted in opposition. John "Jack" Hilmes abstained).

Will Page made a motion for the requested rezoning be denied, the applicant would have up to one (1) year following that denial to seek a Use Variance from the Zoning Board of Adjustment to allow the specific proposed uses of the property.

Motion failed: 5-5-1 (Abby Chungath, Rocky Sposato, Will Page, Steve Wallace and Jann Freed voted in favor. Emily Webb, Jacqueline Easley, Dory Briles, Lisa Howard and Greg Jones voted in opposition. John "Jack" Hilmes abstained).

COMMISSION ACTION:

Emily Webb made a motion for continuation to the February 20th, 2020 Plan and Zoning Meeting.

THE VOTE: 8-2-1 (Lisa Howard and Greg Jones voted in opposition. John "Jack" Hilmes abstained).

SUMMARY OF DISCUSSION (02/20/2020)

Erik Lundy Presented staff report and recommendations. Due to the percentage of property within 200 feet of the rezoning having owners in objection to the rezoning exceeding 20%, a 6 of 7 vote of the City Council would be required for passage of an Ordinance for the requested rezoning.

Taylor Boesen as the applicant read a submitted letter verbatim. Images shown have also been included for reference.

CHAIRPERSON OPENED THE PUBLIC HEARING

The Chair solicited testimony from individuals in favor of the rezoning request.

Russ Bitterman, 6044 N. Waterbury Road stated he is in support of this project and would like to make some points around the issue of sound. Val Air Ballroom has spent over \$100,000 on their house system so what they are able to pump out what will be much greater than what's planned for this venue. The development of this site will provide sound-deadening windows and 2"x6" stud walls with insulation that will bring down the outside sound as well. If the event is at 100 decibels inside, the sound that will project outside will be 65 decibels which will meet the city noise ordinance.

Bill Elson, 712 Polk Boulevard stated he owns the building directly across the street and looks at this blighted property every day. There could be other proposals for this property that people would object more to than they are for this one. They are willing to provide additional parking for events that will be during nights and weekends. Turning this property into a park would be a waste of a commercial parcel and the additional tax revenue would be great.

Maya Boettcher, 724 56th Street stated she has known Taylor for several years and has watched her grow her company and gain respect of the community as a reputable business woman. As a business owner in this neighborhood, she sees this project being a positive and would love to see revitalization on this portion of Grand Avenue.

Laura Biggins, 2915 61st Street stated she owns 3 businesses in Valley Junction and has worked with Taylor on many projects. She is in favor of Willow on Grand and knows Taylor will take the appropriate measures to make sure the concerns of the neighbors are not an issue.

Theresa Finnegan, 6001 Waterbury Circle stated when she first heard about this project she had many of the same concerns as her neighbors. After several conversations with the White Willow Event staff, she feels they really want to make this work and be a good neighbor.

Tasha Palacioz, 2908 Elm Street read a submitted letter verbatim and advised she was speaking on behalf of the following. Kristine Flynn - 5505 Waterbury Road, Brady Hogan - 332 49th Street, Megan Milligan - 223 52nd Street, Daniela Milani – 285 49th Street, Betsy and Brian Boesen – 286 49th Street, Roman Mirsky – 285 49th Street, Lynsey Oster – 6034 N. Waterbury Road, Cynthia Wanamaker – 5700 Waterbury Road, Lauren Conrad – 5709 Walnut Hill Drive and Sue Honkamp – 681 50th Street.

Rachel Rullestad, 1309 SE Birch Lane, Ankeny, IA, a staff member for the applicant , stated that during any event, last call will be made 30 minutes before it concludes. Music will be shut off and the lights will come on once they have reached closing time and the off-duty police officers will assist with escorting the remaining guests. In her time with White Willow, the number of guests remaining at closing time are typically 15-20 people and in the event of a wedding, those are usually family members. They do anticipate most of their events being held during the weekend, all events will have 3-4 staff members to serve as a point of contact and 2 off-duty police officers will be provided for any event serving alcohol.

Rocky Sposato asked if the last call would be 10:30pm at the latest?

Rachel Rullestad responded yes.

Sophie Gillotti, 640 S 50th Street, WDM, IA, stated Des Moines lacks this type of event space. Willow on Grand would help beautify the area and grow the opportunity for different events.

David Newman, 8124 NW Beaver Drive stated the Quick Trip that was once near this location was more invasive than what is proposed today. He believes the alternatives for this site will be more detrimental than what Taylor is purposing.

Brooke Pavel, 795 SE Waco Place stated she is photographer that's had the pleasure of working with Taylor for 7 years now. Once she heard about this project, she couldn't think of anyone better to create a place to bring people together. Taylor's attention to detail, problem solving, ability to coordinate and execute flawless events has always impressed her. She has total confidence this space will be a total success not only for her and other professionals but also the community.

Nick Reed, 5208 Ingersoll Avenue stated Taylor has presented herself in a very professional fashion right out of the gate and has been very tentative to the questions of the neighbors through the next-door app. He cannot think of a better use for this property and this is something that is needed for the younger generation in Des Moines.

Michael La Valle, 435 49th Street stated he has dealt with the Boesen family for many years and anything they do will be an asset to the community. Event centers in neighborhood locations are needed. These places provide a service to the community and this will be a big positive for the neighborhood.

The Chair then solicited testimony from individuals opposed to the requested rezoning.

Mark Cooper, 5811 Walnut Hill Avenue stated he's had the chance to speak with a lot of his neighbors and the main concern is parking. They don't have a lot of sidewalks in their neighborhood so they are forced to walk in the street. He believes parking will be a nightmare for those walking in the street because of the problems they already have with Viva Restaurant.

Billy Kirby, 6001 Walnut Hill Drive stated no one from White Willow contacted them and they didn't get a chance to sit down and go over their concerns at the neighborhood meeting. He would like to see a good neighbor agreement attached to the motion if this is approved. Also, a lot of people speaking in favor tonight do not live in the area and will not be directly affected by the uptick in traffic.

Megan Barajas, 6101 Walnut Hill Drive stated her family moved away from downtown because they wanted to live in a quiet neighborhood but stay close to the diversity Des Moines has to offer. If Des Moines passes something like this, they are sending a message saying business belong in neighborhoods too. No one wants to live by a venue like this as you can see from the people here tonight in opposition and the petition submitted.

Scott Siepkner, 515 60th Street stated people aren't good at carpooling and no one is going to wait for a shuttle when they can jaywalk across Grand Avenue to the venue much quicker. For all the gymnastics required to make this work, this tells him this isn't a good location.

Anthony Carroll, 525 60th Street stated not one person who lives in the circle (250-foot owner notification area) around this property is in favor of the rezoning. You are asking the people directly impacted to become a buffer for the rest of the Waterbury Neighborhood. If the board does not vote in opposition, please ask for good neighbor agreements.

Tony Colacino, 801 Grand Avenue, representing Sara and Erik Flores who reside at 6015 Walnut Hill Drive stated they would also like to see a good neighbor agreement that would address things such as number of guests (maximum), celebratory events only, hours of operation, off-duty police officers required, enforceable parking agreements, no outside activities in the evening, landscaping around the site for buffer and noise containment.

Jena Newell, 535 Waterbury Circle stated the neighbors are concerned this could affect the integrity of the neighborhood. She believes if the event center was to accommodate 100 people, that would be more feasible for the neighborhood as they could handle parking onsite. Different people coming in and out of our neighborhood each weekend will certainly change the dynamics of the neighborhood.

Connie Whalen, 6000 Ronwood Drive stated her concern is control of noise, that they've been battered by for 5 years now. The vibrations from the bass rattles the windows and come through the walls from Val Air Ballroom. If you can't have peace and quiet in your own home, where can you find it now days.

Dory Briles asked for clarification around a good neighbor agreement.

Erik Lundy stated the City has had agreements like this for City projects in the past but wasn't aware that it has ever been considered with a rezoning. The Commission can recommend conditions as part of the rezoning but to take effect, the owner would have to agree to those conditions based on requirements of the City and State Code. It would be much easier to enforce conditions on the specific assembly use given under a Condition Use granted by the Zoning Board of Adjustment rather than conditions set with this rezoning.

Abby Chungath asked how these neighborhood agreements have been put in place previously?

Erik Lundy stated the City has been in partnership with Neighborhood Associations to oversee projects or maintenance of properties and neighborhood taskforces have been put in place to oversee development as well. The concept has been around but he has never seen it tied to a rezoning.

The Chair opened the hearing for rebuttal by the applicant.

Taylor Boesen stated they will be putting in a sidewalk along 61st Street and parking issues that stem from Viva restaurant are out of her control. This property would allow restaurant use as it's currently zoned, that would be much more uptick in traffic and would ask the neighbors to think about other possibilities that would impact their neighborhood more than her proposal. She deals with parking issues with every event she runs but always finds a way to make all the guest happy. They will still act as a buffer to the neighborhood with the number of trees they'll plant and the hours of operation are more than feasible given the Viva restaurant and McDonalds down the street are opened until 11pm or later. There were some concerns about an outdoor patio but the Credit Union up the street holds outdoor events on their lot as well. Current homeowners bought their homes knowing commercial property was in this location, she wants to be a good neighbor and if there are suggestions from the neighbors she has yet to review, she would be more than willing to do so.

Todd Von Stein stated the buffer, landscaping, noise control and hours of operation are all set by the zoning code and they have already exceeded the buffer and landscape needs.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Francis Boggus stated the applicant has done a fantastic job in presenting an improvement to what has been a wasted asset for over 5 years. This is consistent with the commercial district along Grand Avenue. As a resident of the Beaverdale Neighborhood, they have lived consistently with the mix of commercial and residential and with that he would move to approve the staff recommendation.

Abby Chungath asked if there has been a request to add no parking along 60th and 61st Street?

Erik Lundy stated those requests would go through the Traffic Safety committee, then would be considered by City Council as an Ordinance.

COMMISSION ACTION:

Francis Boggus made a motion for approval of Part A) the Commission find the proposed rezoning not in conformance with the Des Moines' PlanDSM: Creating Our Tomorrow Plan future land use designations of Park and Open Space, Development Control, and Low Density Residential on portions of the subject property, Part B) **APPROVAL** of the request to amend the future land use designation to Community Mixed Use for portions of the property not within the 100-year Floodplain designation on the Federal Insurance Rate Maps issued by FEMA and Part C) **APPROVAL** of the requested rezoning to "MX1" Mixed Use District for portions of the property not zoned "F" Flood District subject to the following conditions:

1. Any Entertainment Assembly use permitted shall provide parking at 100% of the calculated requirement in Chapter 135 of the City Code for such use with any approved Site Plan.
2. Any business holding a liquor license and/or beer or wine permit shall be prohibited, which is not operated as either:
 - a. An Eating and Drinking Place, Restaurant use at least half of whose gross income is derived from the sale of prepared food and food-related services; or
 - b. An Assembly and Entertainment, Small use that occupies no more than 7,000 square feet of gross floor area for assembly that is operated in compliance with an approved Conditional Use including, but not limited to, hours of operation, sales requirements, and parking arrangements;

Motion passed: 7-1-0

Respectfully submitted,


Erik Lundy, AICP
Senior City Planner

EML:tjh

White Willow Events (purchaser) represented by Taylor Boesen (officer) for properties located at 6011 and 6015 Grand Avenue. The subject property is owned by 6011 Grand Avenue, LLC, Phyllis M. Woods Trust, Marjorie Schwarz (trustee), Marjorie Schwarz Trust, Steven O. Herndon (trustee), Steven O. Herndon Revocable Trust, Ronald W. Herndon (Trustee), Louise A. Herndon (Trustee) and Ronald and Louise Herndon Revocable Trust.			File # 21-2020-4.01		
Description of Action	Amendment to the PlanDSM Creating Our Tomorrow Plan to revise the future land use plan from Parks and Open Space, Development Control, and Low Density Residential to Community Mixed Use.				
PlanDSM Future Land Use	Current: Parks and Open Space, Development Control, and Low Density Residential. Proposed: Community Mixed Use.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"RX1" Mixed Use District.				
Proposed Zoning District	"MX1" Mixed Use District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	X
	Denial			No	

White Willow Events, 6011 and 6015 Grand Avenue

21-2020-4.01

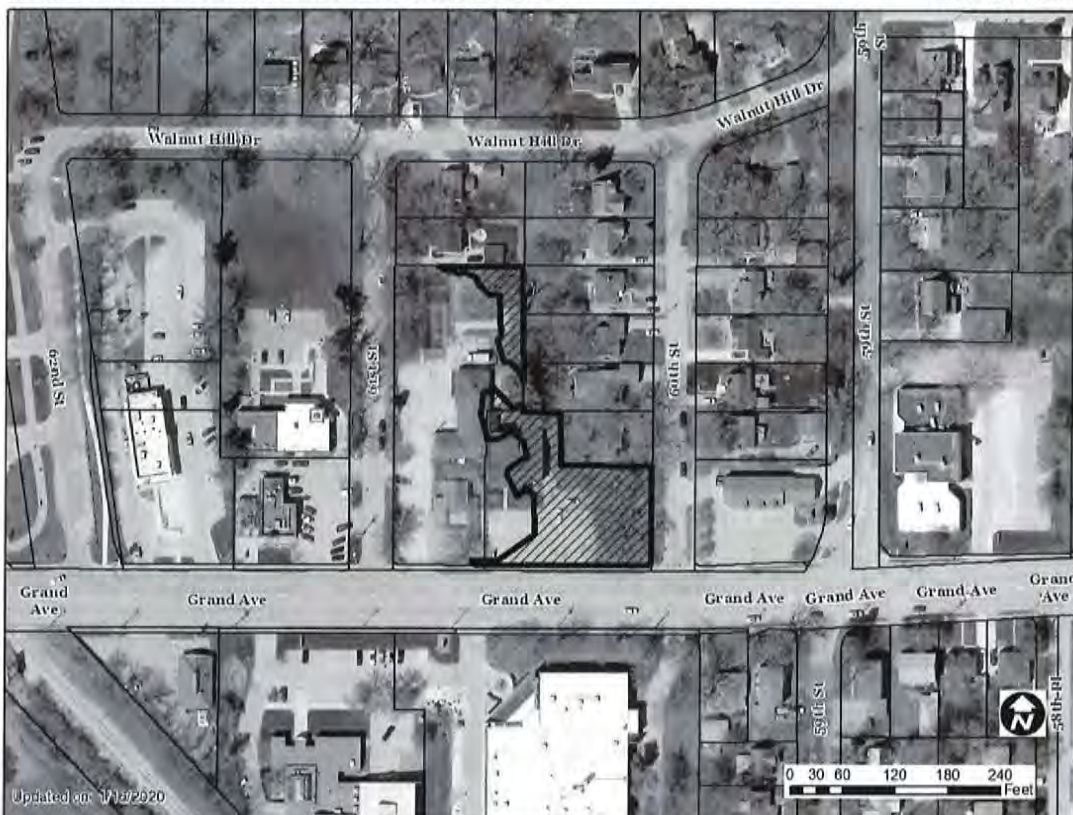


1 inch = 123 feet

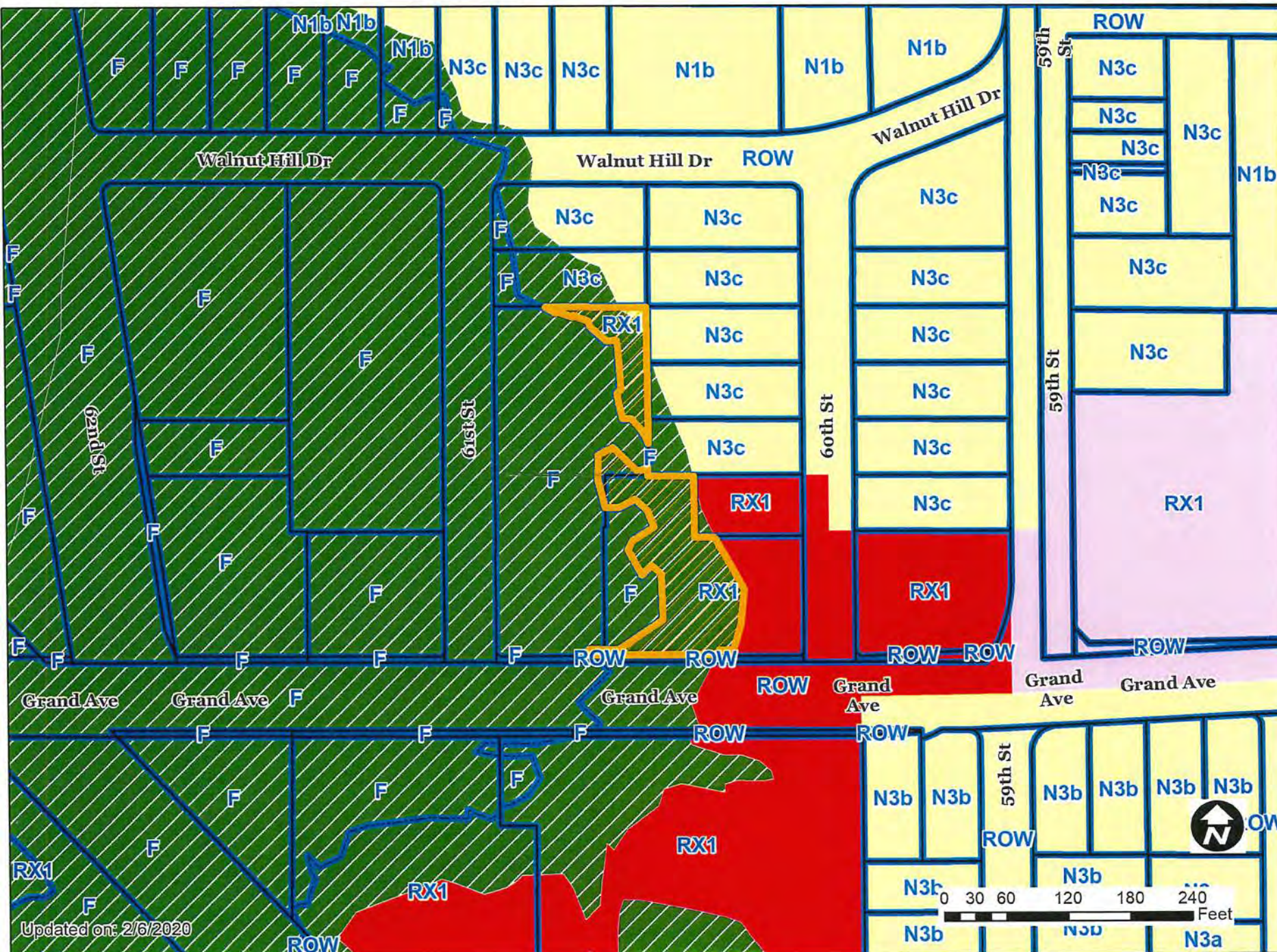
White Willow Events (purchaser) represented by Taylor Boesen (officer) for properties located at 6011 and 6015 Grand Avenue. The subject property is owned by 6011 Grand Avenue, LLC, Phyllis M. Woods Trust, Marjorie Schwarz (trustee), Marjorie Schwarz Trust, Steven O. Herndon (trustee), Steven O. Herndon Revocable Trust, Ronald W. Herndon (Trustee), Louise A. Herndon (Trustee) and Ronald and Louise Herndon Revocable Trust.				File # ZON2020-00005	
Description of Action	Rezone property from "RX1" Mixed Use District to "MX1" Mixed Use District, to allow demolition of the existing buildings and redevelopment with a 2-story, 7,000-square foot building for an Assembly and Entertainment Small use (events center). This would exclude property currently zoned "F" Flood District which would only be intended for accessory surface off-street parking use.				
PlanDSM Future Land Use	Current: Parks and Open Space, Development Control, and Low Density Residential. Proposed: Community Mixed Use.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"RX1" Mixed Use District.				
Proposed Zoning District	"MX1" Mixed Use District.				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	10	0		24.69%	
Within Subject Property	1	12			
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	X
	Denial			No	

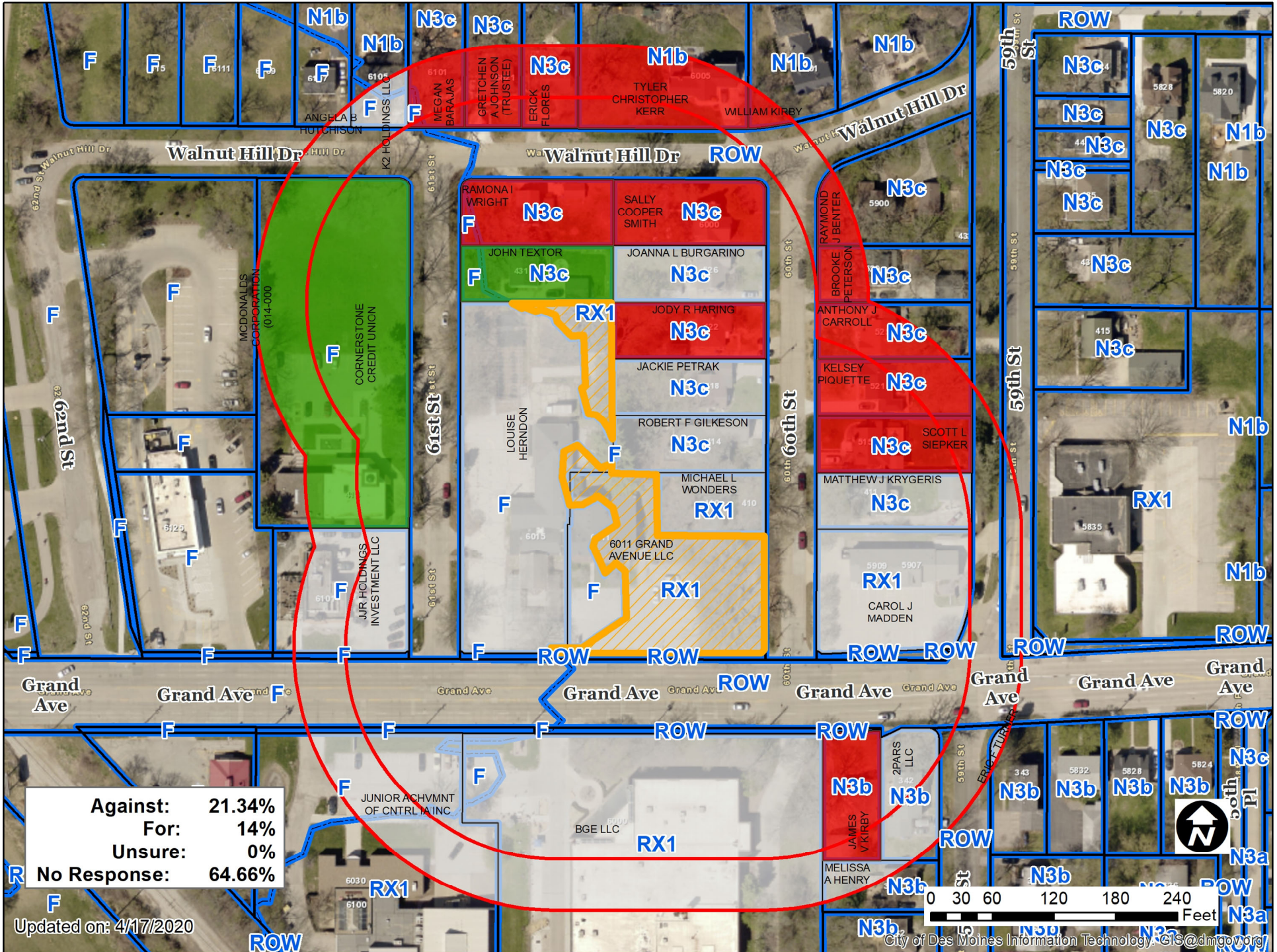
White Willow Events, 6011 and 6015 Grand Avenue

ZON2020-00005



1 inch = 123 feet





Item: ZON2020-00005 Date: 2/4/20

I (am) (am not) in favor of the request: OUTSIDE 250 FT AREA

(Circle One)

Print Name: Missy Miller (? HENRY)

RECEIVED
COMMUNITY DEVELOPMENT

Signature: [Handwritten Signature]

FEB 10 2020

Address: 336 59th St DM

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

Its already a chaotic area/intersection
near 163rd & Grand, and no parking,
where will people attending events park?
How will noise affect the neighborhood?

Item: ZON2020-00005 Date: 2-4-20

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

(Circle One)

Print Name: DOUG SMITH

RECEIVED
COMMUNITY DEVELOPMENT

Signature: [Handwritten Signature]

FEB 14 2020

Address: 6000 Walnut Hill Dr.

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

Eye sore of unwanted traffic in
a residential area

Item: ZON2020-00005 Date: _____

I (am) (am not) in favor of the request: (PETERSON)
(Circle One) Print Name: Brooke Phillips

RECEIVED
COMMUNITY DEVELOPMENT

FEB 12 2020

Signature: Brooke Phillips
Address: 529 60th St

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

We already have too much noise from Val Air,
two railroad crossings, and two busy streets.
This is just not a good idea here.

Item: ZON2020-00005 Date: 2/6/20

I (am) (am not) in favor of the request:
(Circle One) Print Name: Kelsey Piquette

RECEIVED
COMMUNITY DEVELOPMENT

FEB 12 2020

Signature: Kelsey Piquette
Address: 521 60th St. 50312

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

Item: ZON2020-00005

Date: 2/14/20

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

(Circle One)

Print Name: Anthony and Carroll Amanda

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Anthony Carroll

FEB 18 2020

Address: 525 60th St, Des Moines, IA 50312

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

Noise, traffic, parking, drunk people, noise, noise, noise, BOOZE in a residential neighborhood, PARKING!!!! on, and noise!

Item: ZON2020-00005

Date: 2/2/20

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

(Circle One)

Print Name: RAMONA WRIGHT

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Ramona Wright

FEB 20 2020

Address: 435-61st St, Des Moines, IA 50312

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

TOO PARKING OVERFLOW IN NEIGHBORHOOD; TOO LARGE OF VENUE - LATE NIGHT TRAFFIC IN NEIGHBORHOOD; ALCOHOL-ROWDY PEOPLE NOISE; SIGNIFICANT TRAFFIC IN NEIGHBORHOOD DECREASE PROPERTY VALUES

Item: ZON2020-00005 Date: 1/29/20

Both of us

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

(Circle One)
RECEIVED
COMMUNITY DEVELOPMENT
FEB 06 2020

Print Name: Ed and Gretchen Johnson

Signature: Ed Johnson Gretchen Johnson

Address: 6018 Waterbury Circle

* Our rental properties: 6021-6023 Walnut Hill Drive
Reason for opposing or approving this request may be listed below:
This space is not suited for the proposed plan. Extra space used for over-flow parking on narrow residential side streets isn't adequate. Traffic congestion will be safety hazards to all families & children in our neighborhood. Party celebrations create noise, music and alcohol use which will disturb the peace and safety of neighboring residents at any time the center is rented.

Item: ZON2020-00005 Date: 1/29/2020

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

(Circle One)

Print Name: SARAH + ERICK FLORES

Signature: [Signature]

Address: 6015 WALNUT HILL DRIVE

THIS CENTER WILL BRING TRAFFIC AND NOISE MIXED W/ALCOHOL AT ALL HOURS. THIS IS OUR HOME NOT A BUSINESS ZONE.

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

#1 SAFETY AND PRESERVATION OF QUALITY NEIGHBORHOOD ENVIRONMENT. THE AREA (LOWER WALNUT HILL) IS ALREADY TOO SMALL AND OVERSATURATED WITH MOVEMENT. TRAIL HEAD TRAFFIC FROM MCDONALDS, CREDIT UNION, MEXICAN RESTAURANT, ETC. WE HAVE NO SIDEWALKS AND A HILL WE DON'T NEED LOUD NOT-STOP WEDDING/PARTY PEOPLE

Item: ZON2020-00005

Date: January 31, 2020

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

(Circle One)

Print Name: RAY + SANDY BENTER

RECEIVED
COMMUNITY DEVELOPMENT

Signature: Ray Benter

FEB 06 2020

Address: 5900 WALNUT HILL DRIVE

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

excess:

Noise, parking, traffic = ruining a family neighborhood.

Item: ZON2020-00005

Date: 1/29/20

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

(Circle One)

Print Name: WILLIAM A. KIRBY

RECEIVED
COMMUNITY DEVELOPMENT

Signature: William Kirby

FEB 3 2020

Address: 6001 WALNUT HILL DR.

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

- ① ADDED TRAFFIC & POTENTIAL TO MONOPOLIZE STREET PARKING.
- ② NOISE POLLUTION FROM EVENTS WHILE YOUNG CHILDREN SLEEP.
- ③ DIMINISH QUALITY OF "NEIGHBORHOOD" & ABILITY TO RE-SELL.
- ④ UNKNOWN OF FUTURE OWNERS OF MIX-USE PROPERTY.

Item: ZON2020-00005 Date: _____

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

Print Name: JAMES KIEBY

RECEIVED
COMMUNITY DEVELOPMENT

Signature: [Signature]

FEB 3 2020

Address: 5904 GRAND AVE
DSM - 50312

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

I don't understand what it is
to be built there. Concerned
about noise and traffic

Item: ZON2020-00005 Date: 1/30/2020

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

Print Name: Megan Barajas

FEB 3 2020

Signature: [Signature]

Address: 6101 WALNUT HILL DR

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

↑ traffic on an already congested street, a
neighborhood is not an appropriate place for an event
center, and it will have a significant negative impact on
quality of life of the residents who live nearby & our
home values.

Lundy, Erik M.

From: Lauren Konrad <laurenkonrad@gmail.com>
Sent: Friday, February 21, 2020 10:50 AM
To: Lundy, Erik M.; Van Essen, Jason M.
Subject: willow project



To the City of Des Moines Zoning Board:

As a resident of the Westwood Neighborhood on 49th Street, I stand in support of the rezoning project Taylor Boesen proposed to develop an event center at the 6000 block of Grand Avenue where the old Herndon's Nursery used to be. The proposed event space makes use of an eyesore property on a major roadway that has sat empty for some time. The space will be a great addition to the city of Des Moines, providing not only a wedding venue, but also a meeting place for neighborhoods and private parties locally instead of sending that business to the western suburbs.

While neighbors opposed to the project are concerned about noise and traffic, Ms. Boesen's plans for soundproofing the building will alleviate neighborhood disruption. Her reputation for being a conscientious neighbor and respected business owner in the Ingersoll Ave. neighborhood provides me with proof that she will respect the city's noise ordinance with regard to live music and be a good neighbor to the Waterbury and Westwood Neighborhoods with the new space. Double insulated windows and insulation on the proposed new building means neighbors in the area will not be disturbed by wedding music or other entertainment brought in. Also, let's remember, Ms. Boesen is planning a wedding venue, not a live concert hall, which dramatically changes the type of clientele who will be attracted to hosting their events at her new space.

With respect to parking and traffic, it's important to remember that the proposed property already sits on a four-lane section of Grand Avenue next to a McDonalds and a Mexican restaurant, an area not known for being a quiet section of the neighborhoods, and both already bring in a large amount of traffic each day, so the event center will hardly contribute to the existing traffic patterns. Additionally, Viva, the Mexican restaurant, already is zoned to serve alcohol, so changing the zoning for the proposed property from Rx1 to MX1 to allow alcohol at the events booked there is not a departure from other businesses in the area. Plus, with the addition of ride share services such as Lyft and Uber in the metro, along with Ms. Boesen's plans to use valet parking and shuttle service vendors to cut down on potential traffic congestion, parking won't likely be the issue neighbors opposed are anticipating.

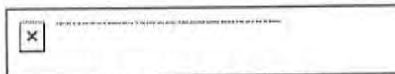
In summation, I support the event space and look forward to seeing how Ms. Boesen will bring life back to an otherwise dead section of our neighborhood.

Sincerely,

Lauren Konrad

600 polk blvd

Waterbury Neighborhood



www.laurenkonrad.com

[facebook](#)

[instagram](#)

[pinterest](#)

Bayley Anshutz

5709 Walnut Hill Ave · Des Moines, IA 50312 · 515-229-0858 · bayleyanshutz@gmail.com

February 20, 2020

To the City of Des Moines Zoning Board:

As a lifetime resident of the Waterbury neighborhood, I stand in support of the rezoning project proposed by Taylor Boesen to develop an event venue at 6000 block of Grand Avenue. The proposed event space makes use of a piece of land that has been empty for several years. The event venue would be an improvement to the current area and would be a great addition to the City of Des Moines and Waterbury neighborhood. The space would keep business for weddings, private parties, and neighborhood events in the city of Des Moines instead of sending business to the suburbs.

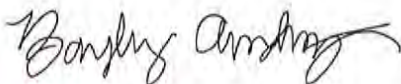
I have heard concerns of neighbors that are opposed including additional traffic in the neighborhood and noise in the evening. Ms. Boesen shared with me her plans for soundproofing the building to minimize noise disruption. Double insulated windows and insulation on the proposed building means neighbors will not be disturbed by wedding music or other entertainment. The event space is for weddings and other smaller events, it is not a concert space, such as the Val Air Ballroom that many neighbors have compared it to.

Ms. Boesen also has plans to address neighbors' concerns about traffic. The proposed event venue is in a section of Grand Avenue that is already home to several business and it is located on a four-lane road. The businesses that surround the property include McDonald's and Viva La Bamba, a Mexican restaurant, which both bring in traffic throughout the day and on weekends. Ms. Boesen also has plans to use valet parking and shuttle services to reduce the amount of cars parking at the venue. As a frequent wedding attendee, I can say that many wedding guests will use rideshare services such as Uber and Lyft to get to and from the venue. Parking will not likely be an issue as the neighbors opposed are anticipating.

A final concern of the neighbors has been the zoning that will allow alcohol to be served during events. Viva La Bamba is a Mexican restaurant across the street from the proposed venue. It is frequented by many of the neighbors as well as other patrons. Viva is already zoned to serve alcohol so changing the proposed property from a Rx1 to Mx1 to allow alcohol at the events is not a departure from the other businesses in the area.

I support the event space and look forward to seeing how Ms. Taylor Boesen will bring life back to an otherwise dead section of the neighborhood. I also look forward to a great partnership between Ms. Boesen's business and the Waterbury neighborhood.

Sincerely,



Bayley Anshutz

RECEIVED
COMMUNITY DEVELOPMENT
FEB 20 2020

Lundy, Erik M.

From: Elizabeth Boesen <betsykboesen@gmail.com>
Sent: Wednesday, February 19, 2020 9:11 AM
To: Taylor Thompson
Cc: Lundy, Erik M.; Van Essen, Jason M.
Subject: Fwd: Support for the Rezoning of the 6000 block of Grand Ave.

RECEIVED
COMMUNITY DEVELOPMENT

FEB 19 2020

Sent from my iPhone

Begin forwarded message:

From: Kristine Flynn <kflynn23@icloud.com>
Date: February 18, 2020 at 10:09:07 PM CST
To: Betsy Boesen <betsykboesen@gmail.com>
Subject: Re: Support for the Rezoning of the 6000 block of Grand Ave.

Happy to support this. Would be great to have an event space there.

Kristine Flynn
5505 waterbury road
Des Moines IA 50312
917-328-0502
Waterbury neighborhood association

Sent from my iPhone

On Feb 18, 2020, at 9:56 PM, Betsy Boesen <betsykboesen@gmail.com> wrote:

Hello friends and neighbors in the Waterbury and Westwood Neighborhood Associations,

Below is a letter supporting a proposed event space being developed in the 6000 block of Grand Avenue. The developer, my sister-in-law Taylor Boesen, owns and operates a successful event planning business called White Willow Events on Ingersoll Ave., and she is proposing a new event space on the property where Herndon's Nursery used to be near McDonald's and Viva Mexican Restaurant. The property is already commercially zoned RX1 and she is requesting it be rezoned to MX1 in order to serve alcohol at events booked there (weddings, fund raisers, neighborhood events, etc.) Please respond to this email indicating your support (also include your name, address and neighborhood association), and I will forward on to city staff on your behalf in advance of Thursday night's zoning meeting.

Thanks for your support!
Betsy Boesen

ZON2020 - 00005
OUTSIDE ZSD PA

Lundy, Erik M.

From: Elizabeth Boesen <betsykboesen@gmail.com>
Sent: Wednesday, February 19, 2020 9:12 AM
To: Taylor Thompson
Cc: Van Essen, Jason M.; Lundy, Erik M.
Subject: Fwd: Support for the Rezoning of the 6000 block of Grand Ave.

RECEIVED
COMMUNITY DEVELOPMENT
FEB 4 9 2020

RECEIVED
COMMUNITY DEVELOPMENT
FEB 1 9 2020

Sent from my iPhone

Begin forwarded message:

From: Brady Hogan <BHogan@1adi.com>
Date: February 18, 2020 at 10:08:40 PM CST
To: Betsy Boesen <betsykboesen@gmail.com>, Wifey <ahogan@dicksonindustries.com>
Subject: Re: Support for the Rezoning of the 6000 block of Grand Ave.

Would be a great addition to Dsm west. Hope this vacant building can be utilized without city red tape, as its an eye sore. Dsm needs to promote any business and incentive for entrepreneurs. Tax revenue in Dsm proper only way to fund city.

Brady Hogan
332 49th st
Dsm, IA 50312

On Feb 18, 2020, at 9:56 PM, Betsy Boesen <Betsykboesen@gmail.com> wrote:

Hello friends and neighbors in the Waterbury and Westwood Neighborhood Associations,

Below is a letter supporting a proposed event space being developed in the 6000 block of Grand Avenue. The developer, my sister-in-law Taylor Boesen, owns and operates a successful event planning business called White Willow Events on Ingersoll Ave., and she is proposing a new event space on the property where Herndon's Nursery used to be near McDonald's and Viva Mexican Restaurant. The property is already commercially zoned RX1 and she is requesting it be rezoned to MX1 in order to serve alcohol at events booked there (weddings, fund raisers, neighborhood events, etc.) Please respond to this email indicating your support (also include your name, address and neighborhood association), and I will forward on to city staff on your behalf in advance of Thursday night's zoning meeting.

Thanks for your support!
Betsy Boesen

Lundy, Erik M.

From: Elizabeth Boesen <betsykboesen@gmail.com>
Sent: Wednesday, February 19, 2020 12:37 PM
To: Taylor Thompson
Cc: Van Essen, Jason M.; Lundy, Erik M.
Subject: Fwd: Support for the Rezoning of the 6000 block of Grand Ave.

RECEIVED
COMMUNITY DEVELOPMENT
FEB 20 2020

Sent from my iPhone

Begin forwarded message:

From: "megan milligan." <meganmilligan1974@gmail.com>
Date: February 19, 2020 at 12:14:47 PM CST
To: Betsy Boesen <betsykboesen@gmail.com>
Subject: Re: Support for the Rezoning of the 6000 block of Grand Ave.

I am excited to hear that someone with the capabilities, vision, and business plan to redevelop the space on the 6000 block of Grand Avenue has stepped up. That space has long been a blight to our neighborhood as well as to the suburban drivers' entrance into our great city. I enthusiastically support the proposal of Taylor Boesen. As for any worries pertaining to traffic, we all purposely live in an urban area; Grand Avenue is a major street. I do agree that something could and should be done with scheduling of lights at the intersection of 63rd and Grand, however traffic is an expected and necessary part of commerce and urban living.

Thank you,

Megan Milligan
223 52nd Street
Des Moines, IA
50312
Westwood Neighborhood

On Tue, Feb 18, 2020 at 9:56 PM Betsy Boesen <betsykboesen@gmail.com> wrote:

Hello friends and neighbors in the Waterbury and Westwood Neighborhood Associations,

Below is a letter supporting a proposed event space being developed in the 6000 block of Grand Avenue. The developer, my sister-in-law Taylor Boesen, owns and operates a successful event planning business called White Willow Events on Ingersoll Ave., and she is proposing a new event space on the property where Herndon's Nursery used to be near McDonald's and Viva Mexican Restaurant. The property is already commercially zoned RX1 and she is requesting it be rezoned to MX1 in order to serve alcohol at events booked there (weddings, fund raisers, neighborhood events, etc.) Please respond to this email indicating your support (also include your name, address and neighborhood association), and I will forward on to city staff on your behalf in advance of Thursday night's zoning meeting.

Thanks for your support!

Lundy, Erik M.

From: Elizabeth Boesen <betsykboesen@gmail.com>
Sent: Wednesday, February 19, 2020 5:03 PM
To: Taylor Thompson
Cc: Van Essen, Jason M.; Lundy, Erik M.
Subject: Fwd: Support for the Rezoning of the 6000 block of Grand Ave.

Sent from my iPhone

Begin forwarded message:

From: Daniela Milani <Milani.mirsky@gmail.com>
Date: February 19, 2020 at 3:56:53 PM MST
To: Betsy Boesen <betsykboesen@gmail.com>
Subject: Re: Support for the Rezoning of the 6000 block of Grand Ave.

In support of Taylor Boesen / Rezoning of 6000 Grand Avenue

Daniela Milani
285 49th Street
Des Moines, IA 50312

Roman Mirsky
285 49th Street
Des Moines, IA 50312

RECEIVED
COMMUNITY DEVELOPMENT
FEB 20 2020

On Tue, Feb 18, 2020 at 9:56 PM Betsy Boesen <betsykboesen@gmail.com> wrote:

Hello friends and neighbors in the Waterbury and Westwood Neighborhood Associations,

Below is a letter supporting a proposed event space being developed in the 6000 block of Grand Avenue. The developer, my sister-in-law Taylor Boesen, owns and operates a successful event planning business called White Willow Events on Ingersoll Ave., and she is proposing a new event space on the property where Herndon's Nursery used to be near McDonald's and Viva Mexican Restaurant. The property is already commercially zoned RX1 and she is requesting it be rezoned to MX1 in order to serve alcohol at events booked there (weddings, fund raisers, neighborhood events, etc.) Please respond to this email indicating your support (also include your name, address and neighborhood association), and I will forward on to city staff on your behalf in advance of Thursday night's zoning meeting.

Thanks for your support!
Betsy Boesen

Lundy, Erik M.

From: Lynsey Oster <lynsaroo@aol.com>
Sent: Thursday, February 20, 2020 9:34 AM
To: Lundy, Erik M.; JMEssen@dmgov.org
Subject: Rezoning Request

I am writing this letter in support of the rezoning request for the proposed event center on Grand Avenue. I am out of town so unable to present this evening.

This project would be an attractive addition to Grand Avenue and would replace a property that has been vacant for several years. It has become an eyesore and needs to come down. The plans of White Willow are for a lovely building with multiple uses. Ms. Boesen would need to have a full liquor license in order to succeed with her business plan. I support a replacement for this vacant property that would generate tax revenue for the City.

I do recognize the concerns of my neighbors regarding parking and noise. Ms. Boesen has addressed these issues both in person and in writing. I also have confidence that she would continue to address questions as her plan progresses. I do not want to see a project stopped by what ifs. And this is what I hear in the con arguments.

In conclusion, I ask your support for this request.

Lynsey Oster
6034 N. Waterbury Rd.

RECEIVED
COMMUNITY DEVELOPMENT
FEB 20 2020

Sent from my iPhone

Lundy, Erik M.

From: Cynthia <c.wanamaker@mchsi.com>
Sent: Thursday, February 20, 2020 4:29 PM
To: Lundy, Erik M.; Van Essen, Jason M.
Subject: Rezoning Request for Former Herndon's Nursery

Zoning Board - City of Des Moines -

As a 30+ year resident of the Waterbury neighborhood, I am writing in support of the purchase and development of the former Herndon's Nursery by Boesen's and White Willow Events.

The former Herndon's property has sat empty for a number of years and is an eyesore. The purchase and development of the property by Boesen's is a win for the neighborhood and for Des Moines. The addition of the proposed venue will improve and enhance the value of the properties along Grand Avenue. White Willow would be a welcome addition to the area.

Boesen's is a multi-generational Des Moines business. A cornerstone in the community. Boesen's has an outstanding reputation and I believe they will make every effort to work with the neighbors to develop an attractive venue that does not interfere or infringe upon the Waterbury neighbors in close proximity to the property. The plans laid out by Taylor Boesen take into account and allow for the concerns expressed by those in close proximity to the property. I believe Boesen's and White Willow will work with and consider neighbor concerns throughout the development process as well as once the venue is completed.

We have an opportunity to rezone and welcome an outstanding member of the Des Moines business community to our neighborhood. It would be unfortunate to turn down this request, watch the property continue to deteriorate, and possibly have an out of town entity, without ties or commitment to Des Moines, purchase and develop the property.

Best regards,

Cynthia Wanamaker
5700 Waterbury Road

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COMMUNITY DEVELOPMENT
FEB 20 2020

Lundy, Erik M.

From: Elizabeth Boesen <betsykboesen@gmail.com>
Sent: Thursday, February 20, 2020 5:29 PM
To: Taylor Thompson; Van Essen, Jason M.; Lundy, Erik M.
Subject: Fwd: Support for the Rezoning of the 6000 block of Grand Ave.

One more late supporter!

Sent from my iPhone

Begin forwarded message:

ED
COMMUNITY DEVELOPMENT
FEB 20 2020

From: Sue Honkamp <susanhonkamp@gmail.com>
Date: February 20, 2020 at 4:16:33 PM MST
To: Betsy Boesen <betsykboesen@gmail.com>
Subject: Re: Support for the Rezoning of the 6000 block of Grand Ave.

I'll support it! [Sue Honkamp, 681 50th St](#), Waterbury Neighborhood.

On Tue, Feb 18, 2020 at 9:56 PM Betsy Boesen <betsykboesen@gmail.com> wrote:

Hello friends and neighbors in the Waterbury and Westwood Neighborhood Associations,

Below is a letter supporting a proposed event space being developed in the 6000 block of Grand Avenue. The developer, my sister-in-law Taylor Boesen, owns and operates a successful event planning business called White Willow Events on Ingersoll Ave., and she is proposing a new event space on the property where Herndon's Nursery used to be near McDonald's and Viva Mexican Restaurant. The property is already commercially zoned RX1 and she is requesting it be rezoned to MX1 in order to serve alcohol at events booked there (weddings, fund raisers, neighborhood events, etc.) Please respond to this email indicating your support (also include your name, address and neighborhood association), and I will forward on to city staff on your behalf in advance of Thursday night's zoning meeting.

Thanks for your support!
Betsy Boesen

To the City of Des Moines Zoning Board:

As a resident of the Westwood Neighborhood on 49th Street, I stand in support of the rezoning project Taylor Boesen proposed to develop an event center at the 6000 block of Grand Avenue where the old Herndon's Nursery used to be. The proposed event space makes use of an eyesore property on a major roadway that has sat empty for some time. The space will be a great addition to the city of Des Moines,

ZON 2020 - 00005
OUTSIDE 250 FT

Lundy, Erik M.

From: Elizabeth Boesen <betsykboesen@gmail.com>
Sent: Wednesday, February 19, 2020 9:12 AM
To: Taylor Thompson
Cc: Lundy, Erik M.; Van Essen, Jason M.
Subject: Fwd: Support for the Rezoning of the 6000 block of Grand Ave.

RECEIVED
COMMUNITY DEVELOPMENT

FEB 19 2020

Sent from my iPhone

Begin forwarded message:

From: Sarah Lohmeier <sarahlohmeier80@gmail.com>
Date: February 18, 2020 at 10:02:34 PM CST
To: Betsy Boesen <betsykboesen@gmail.com>
Subject: Re: Support for the Rezoning of the 6000 block of Grand Ave.

Hi Betsy!
Please add my name to the letter supporting the new event space at the 6000 block of Grand Ave.
Thank you!

Sarah Lohmeier
5701 Waterbury Rd
Des Moines, IA 50312
Waterbury Neighborhood Association

On Tue, Feb 18, 2020 at 21:56 Betsy Boesen <betsykboesen@gmail.com> wrote:

Hello friends and neighbors in the Waterbury and Westwood Neighborhood Associations,

Below is a letter supporting a proposed event space being developed in the 6000 block of Grand Avenue. The developer, my sister-in-law Taylor Boesen, owns and operates a successful event planning business called White Willow Events on Ingersoll Ave., and she is proposing a new event space on the property where Herndon's Nursery used to be near McDonald's and Viva Mexican Restaurant. The property is already commercially zoned RX1 and she is requesting it be rezoned to MX1 in order to serve alcohol at events booked there (weddings, fund raisers, neighborhood events, etc.) Please respond to this email indicating your support (also include your name, address and neighborhood association), and I will forward on to city staff on your behalf in advance of Thursday night's zoning meeting.

Thanks for your support!
Betsy Boesen

Item: ZON2020-00005 Date: 1-29-2020

I (am) (am not) in favor of the request: CORNERSTONE (VIBRANT)
CREDIT UNION

(Circle One) **RECEIVED** Print Name: A. Thack
COMMUNITY DEVELOPMENT

FEB 3 2020 Signature: [Signature]

Address: 414 61st St Des Moines IA 50312

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

Great opportunity for extra
business in the area.

FEB 20 2020

White Willow Event Center

Over the past several weeks, the Waterbury Neighborhood Association Board has received a great deal of input regarding the White Willow Events Center proposed for the former Herndon's Center at 6015 Grand Avenue.

As stewards of the neighborhood, our group of volunteer board members takes very seriously its duty to represent, as accurately as is reasonable, the members of our historic neighborhood. Accordingly, and after thorough discussion of the project with Waterbury residents at a meeting held for that purpose last evening, the Board felt compelled to provide a written response both reflecting the context surrounding its prior endorsement of the project, and providing a recitation of those concerns voiced by a significant neighborhood contingent opposed to the event center. The following is the Board's reflection on the matter.

In August, our Board was approached by representatives of White Willow Events Center asking to attend a Board meeting with the goal of obtaining the Board's tacit support. The Board was generally informed that the presentation was a function of the zoning process. Representatives presented to the seven or eight members in attendance that evening, architectural drawings of a fairly small event center with a limited capacity, and a copious amount of accompanying rear-faced parking. The Board also was told that Waterbury Neighborhood events could be hosted at the site, and the facility's founders would ensure that White Willow would ultimately be deemed a "good neighbor" while seamlessly melding within the overall fabric of the community.

Board members recall saying that even with an endorsement, the advocates should be sure to engage with members of the community, specifically those neighbors surrounding the proposed facility. I sent an email on 8/8/19 asking what the hours would be and I noted, "I can see nearby homeowners worried about noise." Additionally, the Board indicated possible concerns regarding noise, increased parking and possible safety issues inherent with the introduction of alcohol to the facility's hosted events

Because the White Willow folks had upcoming hearings, they asked me for an endorsement letter very soon after that meeting. Considering that the property has been vacant for years and there was a concern that the site could become a nuisance property in the future, we unanimously agreed to endorse the project. The Board understood then -- as it does now -- that its endorsement would be rendered rather inconsequential as the project ran the gauntlet of community and government scrutiny as the zoning process developed.

In the past few weeks, as residents were notified of the rezoning, they have reached out to board members with many concerns about the project. The board hosted a meeting last night with neighbors to see if there are any paths to compromise. Neighbors living near the proposal discussed their concerns with a facility whose allowed occupancy allows up to 250 revelers. Live music, DJ's and an overall concentration of a significant number of people in their relatively small, immediate area. They are concerned about the increase in traffic in and around the site, specifically safety related dangers posed to pedestrians crossing in and around Grand Avenue

and Walnut Hill. That area also sees walkers and cyclists heading to the trails. Regular event parking on their residential streets was also a concern.

Of greatest concern is introduction of alcohol to the facility, carrying with it the potential for increased nuisance and safety issues. They also believe their home values will diminish. Overall, they were troubled by the introduction of a facility that they believed would deleteriously affect what is considered a lovely, quiet, low-crime neighborhood.

On behalf of the board, please accept this communication into the materials to be considered when evaluating the proposal.

Sincerely,

Martha Miller Johnson
President, Waterbury Neighborhood Association
marthamillerjohnson@gmail.com
515-480-1583

Willow on Grand—Neighborhood Meeting 2/17/2020

Requirements for fulfilling neighbor meetings summaries

1. Efforts to notify neighbors about the proposal, including how and when notification occurred, who was notified, and when and where the public meeting was held;
2. Who was involved in the discussions;
3. Suggestions and concerns raised by neighbors; and
4. What specific changes, if any, were considered or made as a result of the neighbor meetings.

Information Related to the Meeting

- Attached is the list we were provided from the City of individuals required to be notified of the meeting.
- We also sent mailers to individuals living within 250 feet of the event space.
- On January 28, 2020, we posted our contact information regarding the rezoning and answered all questions that were posted on the app.
- We invited individuals who were vocal about the project on the Nextdoor app on [February 9th 2020].
- Letters were sent to required neighbors on Saturday, February 8, 2020, by mail.
- The invitation indicated that the meeting would take place at Boesen the Florist located at 3801 Ingersoll Avenue. The invitation is attached to this summary.
- The neighborhood meeting for Willow on Grand took place from 6-8 PM, with some individuals arriving early.
- 41 people attended the meeting, a list of the attendees is attached to this summary.
- After the last Planning & Zoning Commission meeting, it was clear that there were reoccurring concerns that we wanted to address for the residents and neighbors. In particular, we set up stations for each of the following issues: (1) parking, (2) noise and sound, and (3) design and structure. At each station was a representative for White Willow Events. These representatives were available to answer questions regarding these issues at each of the stations. I was available to meet attendees and discuss any additional concerns.
- Many people were happy and impressed by the presentation and the structure of the meeting.
- Individuals who were concerned had the opportunity to air their grievances (a summary of these are described below).
- Many people were curious, and interested in the project, and simply wanted additional information.
- Some individuals were frustrated that they had not been provided more information sooner.

Reoccurring Questions from Attendees

(1) Parking

- Even with parking across the street, how would people get across? Would that be safe?
 - We have been in contact with Keck Parking who will be contracted out to run shuttles back and forth on Grand Avenue. We also explored the possibility of adding a crosswalk in front of the space since there is a bus stop close to the venue space and several neighboring businesses.
- Realistically, how many spots do you actually plan to build?

- 60+
- Do people carpool to weddings?
 - Absolutely! Typically families come together which range anywhere from 2 to 7 in one vehicle.
- If your maximum capacity is 250, why wouldn't you have 250 spots?
 - Guests carpool together. Majority, if not all, venues do not have enough parking spots per guest.
- What will you do to make sure people are not parking on the streets in the surrounding neighborhood?
 - To ensure people do not park on the streets in the surrounding neighborhood, we plan to have staff assisting with directing. If additional clarification is needed, we could post signs to help direct guests out of the neighborhood streets.
- Are you going to use the bank's parking lot? Won't that duplicate parking at Viva?
 - After further review, we will not be using the banks parking lot since it is already being used for Viva's additional parking spaces.
- A request was made for a traffic study. The individual who requested this study indicated that he would be requesting a continuance by the Commission until such a study has occurred.
 - A traffic study was not needed on behalf of the city during the pre app meeting.

(2) Noise and Sounds

- What are you doing to reduce the noise?
 - We are working with our engineers and architects to decrease sound in the venue. The Cityview lofts have proven very successful to eliminate noise from the freeway. We are working with a local window who has sound deadening windows. In addition, we are also looking at triple glazed or heavier glass sound-reducing windows will get us to an STC of 30 to 40+.
- What other events besides weddings would bring in significant noise?
 - We host several events throughout the year including, galas, business events and school dances.
- What hours will noise be an issue?
 - Our goal with using the materials we are using for the building, is to not ever have issue with sound. We will be in correspondence with the noise ordinance and will conclude events at 11:00PM.
- What if there are people outside of the venue causing problems with noise?
 - There will be two off duty police officers on the premise at each event.
- Who will be there to handle situations where the noise gets out of hand?
 - There will be an event coordinator on site at all times to address any issue that arise with noise. With that being said, we are putting forth a lot effort to ensure little to no noise is coming from the venue.
- Who can we call if the noise is a problem?
 - The event coordinator on site, in addition, I plan to give my cell phone number out to surrounding neighbors, should an issue arise.
- You've indicated that you might host events for bicyclists, how will you manage them safely reaching your event space?
 - Per city code, we will be putting in a sidewalk along 61st street. This will allow easy access to bikers from the bike path.
- When you say the shut down is at 11 PM, is it a hard shut down? Can you explain what the procedure is?
 - At 11:00PM, lights will turn on, music will shut off and guests will be ushered out of the space.

(3) Design and Structure

- Where are cars going to be entering and exiting?
 - Cars will be entering off of grand avenue and exiting off of 61st street.
- Will the green spaces invade any of the residential noise areas?
 - No they will not.
- What variety of trees will be planted?
 - Cyprus and oak trees
- Where will smoking be allowed?
 - Smoking will be allowed along Grand Avenue, away from the building. We are still in the midst of confirming the number of feet and logistics surrounding.
- Would you ever host more than one event at the same time?
 - No, we plan to only host one event at a time.
- Who are the target couples for the weddings you typically plan?
 - 25 – 45

(4) Miscellaneous

- Will there always be an event coordinator at the facility?
 - Yes



NEIGHBORHOOD MEETING


PLEASE JOIN US REGARDING
THE REZONING OF 6011 GRAND AVENUE

FEBRUARY 17TH

6:00PM - 8:00PM

**BOESEN THE FLORIST
3801 INGERSOLL AVENUE
DES MOINES, IOWA**

FOR MORE INFORMATION, PLEASE CONTACT
TAYLOR BOESEN - 515.491.2968



Neighborhood Meeting

NAME

ADDRESS

MARY FLOW ANDERSON	6009 WATERBURY CIRCLE
KIM KROG	546 W.C.
THOMAS McBRIDE	718 POLK BLVD
Jeni Cooper	5621 Kingman Dr, IA
Walter Munn Johnson	525 Army Club
Emily Donlin	640 48th St.
Jena Newell	535 Waterbury Circle
Riley Hagan	5909 N Waterbury Rd
RAMONA WRIGHT	435-61st, Des Moines
Ross Bitterman	6044 N Waterbury
Erick Flores	6015 Walnut Hill Dr.
Kim Gardner	6020 Waterbury Circle
Pilly Kirby	6001 WALNUT HILL DR
Theresa Finnegan	6001 Waterbury Circle
Bill Eason	712 POLK BLVD
Max Raecher	6105 Walnut Hill Dr.
Brennan Strawn	6105 Walnut Hill Dr
Jason Laughlin	5418 INGERSOLL AVE DES MOINES
ELLIOTT SMITH	542 Waterbury Circle DSM

Neighborhood Meeting

NAME

ADDRESS

Jim Norlund	5308 Grand Ave
Ellen Puroso	6024 Waterbury Circle
John Hollman	5916 Waterbury Circle
Kelsey Piquette	521 60th St.
Martene Ann Berens	1011-45th St. DSM Ia. 50311
Marie Gurney	4714 Pleasant St. Dsm 50312
Nick Reed	5200 Ingersoll Ave.
Britt Gayle & Kevin Rading	5703 Walnut Hill Ave
Amanda Carroll	525 60th St DSM
Craig Jacobson	111 Waterbury
John Stenberg	2021 Forest Dr.
Ed Schussler	608 Waterbury Cir. DSM
Taylor Boesen	4425 Anson Ave Des Moines, IA
Matthe Thomsen (Lierha)	1717 Windwood Trl. Prole, IA (owners)
John Carlson	1777 Windwood trail Des Moines, IA
Alexandra Baites	535 SW 11th St DSM, IA 50309
Stacy Martin	2602 SW 19th St Ankeny IA (creator of 6011 & 6015)
Jackson Baumgarten	6430 Maple-Hay Rd 50311
Todd VonStein	5621 Kingman Ave (Designer)

Neighborhood Meeting

NAME

ADDRESS

Rachel Rullestad

309 SE Birch Ln. Henry - White
willow
employee

Molly Farrell

5454 Pondcreek Dr. Wam. IA - White

Jess POCOCK

909 South St. DSM IA Willow
50312 employee

Lundy, Erik M.

From: Betsy Boesen <betsykboesen@gmail.com>
Sent: Tuesday, February 18, 2020 9:56 PM
To: Betsy Boesen
Cc: Taylor Boesen; Lundy, Erik M.; Van Essen, Jason M.
Subject: Support for the Rezoning of the 6000 block of Grand Ave.

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Thanks for your support!
Betsy Boesen

RECEIVED
COMMUNITY DEVELOPMENT
FEB 19 2020

To the City of Des Moines Zoning Board:

As a resident of the Westwood Neighborhood on 49th Street, I stand in support of the rezoning project Taylor Boesen proposed to develop an event center at the 6000 block of Grand Avenue where the old Herndon's Nursery used to be. The proposed event space makes use of an eyesore property on a major roadway that has sat empty for some time. The space will be a great addition to the city of Des Moines, providing not only a wedding venue, but also a meeting place for neighborhoods and private parties locally instead of sending that business to the western suburbs.

While neighbors opposed to the project are concerned about noise and traffic, Ms. Boesen's plans for soundproofing the building will alleviate neighborhood disruption. Her reputation for being a conscientious neighbor and respected business owner in the Ingersoll Ave. neighborhood provides me with proof that she will respect the city's noise ordinance with regard to live music and be a good neighbor to the Waterbury and Westwood Neighborhoods with the new space. Double insulated windows and insulation on the proposed new building means neighbors in the area will not be disturbed by wedding music or other entertainment brought in. Also, let's remember, Ms. Boesen is planning a wedding venue, not a live concert hall, which dramatically changes the type of clientele who will be attracted to hosting their events at her new space.

With respect to parking and traffic, it's important to remember that the proposed property already sits on a four-lane section of Grand Avenue next to a McDonalds and a Mexican restaurant, an area not known for being a quiet section of

the neighborhoods, and both already bring in a large amount of traffic each day, so the event center will hardly contribute to the existing traffic patterns. Additionally, Viva, the Mexican restaurant, already is zoned to serve alcohol, so changing the zoning for the proposed property from Rx1 to MX1 to allow alcohol at the events booked there is not a departure from other businesses in the area. Plus, with the addition of ride share services such as Lyft and Uber in the metro, along with Ms. Boesen's plans to use valet parking and shuttle service vendors to cut down on potential traffic congestion, parking won't likely be the issue neighbors opposed are anticipating.

In summation, I support the event space and look forward to seeing how Ms. Boesen will bring life back to an otherwise dead section of our neighborhood.

Sincerely,

Betsy Boesen

286 49th Street

Westwood Neighborhood

5308 Grand Ave.
Des Moines, IA 50312
February 20, 2020

Mr. Jason Van Essen
Mr. Erick Lundy
Mr. Bert Drost
City of Des Moines
Municipal Services Center
1551 E. Martin Luther King Jr. Parkway
Des Moines, IA 50317

RECEIVED
COMMUNITY DEVELOPMENT
FEB 20 2020

Re: Taylor Boesen Project at 6011 and 6015 Grand Ave.

Dear Mr. Essen, Mr. Lundy and Mr. Drost:

I had the good fortune of attending a community meeting hosted by Taylor Boesen and her team on Monday, February 17, 2020 at the Boesen Floral location on Ingersoll Ave. I live a little less than half a mile from the proposed site of Taylor's project. Taylor's team has put together a fantastic plan for the use of an underused and, for four years, abandoned area. The design of the multi use event space is very well done and fits the character of the neighborhood I have called home for 20 years very well.

I was in favor of the plan immediately after learning about it. Having now met Taylor and her team I am an advocate for the project. I cannot think of a better use for the space. Following the demolition of the enclosed shelter at Greenwood Park the only real option in our neighborhood became the Art Center. The Art Center is a fantastic venue but the waiting list is long and the available dates are very limited. The addition of a free standing, intimate, well maintained and well managed event space will be a tremendous asset to our community. Replacing a vacant space and a crumbling structure with a brand new, well manicured building will be a very welcome change.

Thank you.
Jim Norland

Van Essen, Jason M.

From: JIM Norland <jknorland@msn.com>
Sent: Thursday, February 20, 2020 2:16 PM
To: Van Essen, Jason M.
Subject: Letter of Support
Attachments: Taylor Boesen Project.docx

Dear Mr. Van Essen,

Thank you for your time on the telephone. Attached is my letter of support for the project. Sorry that I am unable to attend this evenings meeting. I would really like to be there.

Jim Norland
Financial Advisor / Wealth Management / Benefit Consultant
Phone: 515-221-2340
Cell: 515-988-0971
Fax: 515-221-2331
jimn@srpretire.com



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HOLZWORTH LAW FIRM

Michael P. Holzworth
holzworthlaw@aol.com

Attorney and Counselor at Law
5835 Grand Avenue
Suite 104
Des Moines, Iowa 50312-1437

(515) 274-0279
Fax (515) 274-5223

February 6, 2020

Via email: enlundy@dmgov.org
Planning and Zoning Commission
City of Des Moines

RE: 6011 and 6015 Grand Avenue

To whom it may concern:

My wife and I are the owner of 5835 Grand Avenue and have my law practice in that building.

I have my law practice there.

It is not uncommon for clients or lawyers to ask what is going on with the old nursery property at 6011 and 6015 Grand.

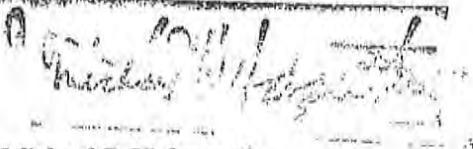
We wholeheartedly support Taylor Boesen's application.

Both my wife and I think it will improve the West Grand neighborhood.

It is our hope that Taylor's application will be approved by this board.

Should you have any questions please contact me directly.

Sincerely,



Michael P. Holzworth

MPH/ksb

- Airport Parking
- Event Parking
- Lot Sweeping and Striping
- Parking Lot Maintenance
- Parking Lot Management
- Valet Parking



401 Grand Avenue
P.O. Box 93264
Des Moines, IA 50393-3264

Phone: 515/244-5325
Fax: 515/244-5356

To Whom it May Concern,

I am writing in regards to any traffic and pedestrian concerns for the proposed new white Willow Event Center. At Keck Parking we provide shuttle service with 12 passenger buses for many events and weddings. We have successfully provided shuttle service at Rollins Mansion on Fleur for the past four years. We transport guests from a remote parking lot at 2101 Bell Ave., to Rollins Mansion and back at the end of the event.

We could easily provide the same service for White Willow from the lot at 6000 Grand Ave. to the new location at 6011 Grand Ave. This would not only reduce on-street parking and congestion at the location, but also eliminate pedestrian traffic across the street.

Please let me know if I can answer any questions or provide any further information.

Sincerely,

Thom Wierenga,
Transportation Manager – Keck Parking

PRESERVE OUR NEIGHBORHOOD: OPPOSE REZONING 6011 & 6015 GRAND AVENUE

We oppose rezoning this area to accommodate alcohol sales and consumption for the purpose of a 7,000 sq. ft. event center specializing in wedding receptions. With such proximity to the homes in our neighborhood, our concerns include:

1. Increased traffic, impacting the safety of cyclists and pedestrians accessing trails
2. Inevitable overflow parking filling available street parking on 60th, 61st and Walnut Hill
3. Potential for noise disturbances as rezoning raises max levels with no time limit
4. Rezoning allows for on-premise consumption of alcohol, leading to potential nuisance and trouble that does not exist under the current zone designation
5. Potential decrease in property values and inability to re-sell homes in proximity

NAME	ADDRESS	SIGNATURE
Megan Barajas	6101 Walnut Hill Dr	Megan Barajas
Brennan Strom	6105 Walnut Hill Dr	Brennan Strom
Max Raecker	6105 Walnut Hill Dr	Max Raecker
David Barajas	6101 Walnut Hill Dr.	David Barajas
KES Byrs	5623 WATERBURY Rd	KES Byrs
ANNIOUS KIEL	5417 Waterbury Circle	Annious Kiel
DARIA TRENTINI	5701 Waterbury Circle	Daria Trentini
denise battista	5711 Waterbury Circle	denise battista
Erica Abell-Holland	6059 N Waterbury Rd	Erica Abell-Holland
BRENT HOLLAND	6059 N Waterbury Rd	Brent Holland
Sylvia Welchans	6080 N. Waterbury Rd	Sylvia Welchans
JACOB WELCHANS	6080 N. Waterbury Rd	Jacob Welchans
Chelsea Cleveland	230 NW College Ave, #8 <small>Amherst, MA</small>	Chelsea Cleveland
LUCAS HELM	308 58 TH ST.	Lucas Helm
Kimberly Dunn	308 58 TH ST	Kimberly Dunn

NOT REAL AGENT

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NAME	ADDRESS	SIGNATURE
James V. Kirby	5904 GRAND Ave, ^{DSM} 50312	James V. Kirby
Brooke Kerr	6005 Walnut Hill Dr ^{DSM} 60312	Brooke Kerr
Jenna Newell	535 Waterbury Circle	Jenna Newell
Scott Jones	6012 Waterbury Circle	Scott Jones
LON ANDERSEN	6009 WATERBURY CIRCLE	Lon Andersen
JEFF RAY	549 WATERBURY CIRCLE	Jeff Ray
KIM KROG	516 waterbury circle	Kim Krog
MARY ANDERSON	6209 WATERBURY CIRCLE	Mary Anderson
Wendy Stone	6021 Waterbury Cir.	Wendy Stone
Ram Gardner	6020 Waterbury Circle	Ram Gardner
Stephens Johnson	6018 Waterbury Circle	Stephens Johnson
Melinda M. Kahl	422 56 th	Melinda M. Kahl
William B. Hayes	428 56 th St.	William B. Hayes
Renee Gross	5604 Walnut Hill Ave.	Renee Gross
	5621 Walnut Hill Ave	Renee Gross

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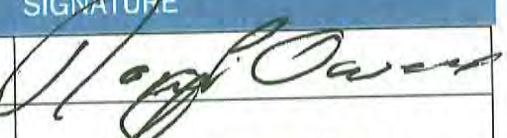
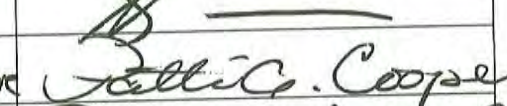
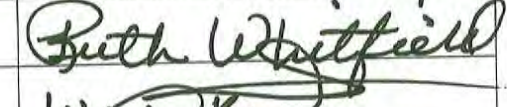

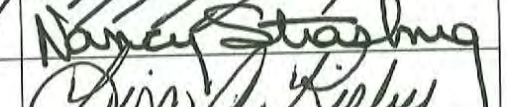
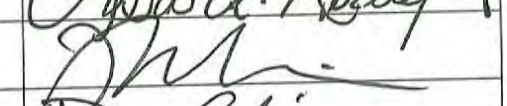
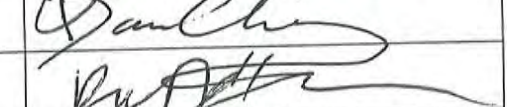
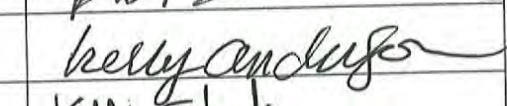
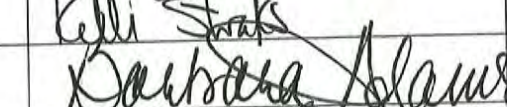
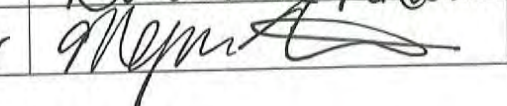


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NAME	ADDRESS	SIGNATURE
Scott Phillips	529 60 th St	Scott Phillips
Brocier Phillip	529 60 th St	Tom
Amanda Carroll	525 60 th St	Amanda Carroll
SARAH FLORES	6015 Walnut Hill	Erick Flores
Jordyn Siepker	515 60 th St.	Jordyn Siepker
Aaron Johnson	642 26 th St.	
Erick Flores	6015 Walnut Hill	Erick Flores
Nathan Lawry	6023 Walnut Hill Dr	Nathan Lawry NOT PROPERTY OWNER
Kelsey Piquette	521 60 th St.	Kelsey Piquette
Anthony Carroll	525 60 th St.	Anthony Carroll
JODY HARRING	427 60 th ST	Jody Harring
Tom Voigt	427 60th St ⁴⁴³ 39 th St	Tom Voigt
Margaret S Scieszinski	435 59 th St. DM	Margaret Scieszinski
Michael Segre	5619 GRAND AV DM 50712	Michael Segre
Michael Segre	416 56 th St.	Michael Segre

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NAME	ADDRESS	SIGNATURE
	5631 Walnut Hill	
CARMEN BAIN	5715 WALNUT HILL	
Beth Cooper	5811 Walnut Hill Ave	Beth Cooper
Ruth Whitfield	415 59th St.	
Wayne Whitfield	415 59th St.	
CRAIG STRASBURG	431 59th St	
Nancy Strasburg	431 59th St	Nancy Strasburg
Lisa A. Kirby	607 Watrous Ave.	
Theresa Chivers	5411 Robertson Dr.	
David Chivers	5411 Robertson Dr	
Dusty Taylor	6210 WOODLAND DR	
Kelly Anderson	3213 Leado Ave	
Kelli Starks	1873 NW 89th St.	
BARBARA ADAMS	3605 THORNTON	
Megan Fontanini	1512 Southlawn Dr	

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NAME	ADDRESS	SIGNATURE
Ramona Wright	435-61 st St, NM 50312	Ramona Wright
Johnnie Textor	431 61 st Street	Johnnie Textor
Carolyn Claiborne	431 61 st Street	Carolyn Claiborne
Edward E Johnson	6015 Waterbury Cir	Edward E Johnson
Scott Sierker	515 60 th St	Scott Sierker
Mary B. Oathout	5720 Woodland Rd	Mary B. Oathout
Elizabeth Jones	6072 Waterbury Circle	Elizabeth Jones
Daniel Jones	6012 Waterbury Cir	Daniel Jones
Robert Delury	529 Waterbury Cir	Robert Delury
Chris Delury	529 Waterbury Cir.	Chris Delury
ELTON SMITH	542 Waterbury Circle	Elton Smith
Gay Smith ^{Kay Smith}	542 Waterbury Cir.	Gay Smith
Joan Seabrook	5907 Waterbury Rd	JOAN SEABROOK
Tom P. Tom Primmer	6021 Walnut Hill Dr.	Tom P. Tom Primmer NOT PROPERTY OWNER
Ellen Pinedo	6024 Waterbury Circle	Ellen Pinedo

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NAME	ADDRESS	SIGNATURE
HOWARD NEWELL	535 WATERBURY Circle	Howard Newell
Laura Wooten	5428 Woodland Ave	Laura Wooten
Lisa Turner	730 54 th , 50312	Lisa Turner
Dave Kroq	546 Waterbury Circle	Dave Kroq
BERRY CARRON	6075 NW Waterbury	Berry Carron
Carrie Wadding	6015 Waterbury Cir.	Carrie Wadding
Jerrald E. Alsin	705-61 st Street	Jerrald E. Alsin
Gyregaine Jordan	6025 Waterbury Circle	Gyregaine Jordan
DAVID STINE	6021 WATERBURY CIRCLE	David Stine
SCOTT WADSWORTH	6075 Waterbury Circle	Scott Wadsworth
WILLIAM A. KIRBY	6001 WALNUT HILL DR.	William Kirby

Taylor Boesen's P&Z Speech 2/20

Introduction

Good evening, my name is Taylor Boesen - before I get started, I wanted to thank the board members for volunteering their time and Erik and Jason from planning and zoning for their staff recommendation ~~in support of our project~~. I am also thankful to all of the neighbors who have come to our neighborhood meetings and gave recommendations – which in turn has made our project even better.

I am here in hopes of bringing a community together, to make a neighborhood that is great, even greater. I want to connect neighbors, I want to connect businesses, and want to be another place that brings people together. I am a wife, a mother, an entrepreneur, and a Des Moines native. My journey to business ownership began in 2013, when I started my event and wedding consulting company, White Willow Events.

Background of White Willow

- In 7 years, White Willow Events has planned several events, averaging 150 per year. I love what I do because I am able to use my expertise to guide people right here in this community through important times in their lives. Whether it's a wedding, rehearsal dinner, a fundraiser gala to cure a disease, a graduation party or a celebration of life— I walk my clients through the process, from point A to point B, and bring compassion and enthusiasm through it all.
- I'd like to share a few images of events that I have successfully designed and coordinated:
 - IMAGE 1 [high end event photo]
 - IMAGE 2 [graduation party]

Introduction to Willow on Grand

- When I started White Willow Events, my 5-year plan was to build a venue of my own, and to create a space unparalleled in Iowa. 5 years flew by, and still no venue. In 2019, I decided to take the plunge and begin the journey of finding the perfect space.
- Over the next few months, I drove down Grand Avenue numerous times, and witnessed Herdon's Nursery decay and succumb to the elements.
 - IMAGE 4 [spring]
 - IMAGE 5 [summer]
 - IMAGE 6 [fall]
 - IMAGE [winter / TAKEN TODAY]

- I want you to understand that the venue we plan to build is far from ordinary. My inspiration was drawn from venues in different cities. Here is a 3-d image of our proposed building:

- IMAGE [our space]

- It occurred to me that my vision of a commercial cottage fit perfectly into the aesthetic of the surrounding property. I could incorporate elements of the neighborhood to highlight its historic charm. It was evident to me that this was the perfect location.

Timeline

- At this point, I began the lengthy process of purchasing the property.
- During our due diligence period, Des Moines was rezoned, and the flood map changed. We learned much more about the property. Nonetheless, we persevered and continued moving forward towards our vision: a beautiful venue on the outer banks of the Waterbury neighborhood, easily accessible right off of one of Des Moines's major intersections: 63rd and Grand Avenue.
- In August, we approached the Waterbury neighborhood association. We set-up a meeting on September 12th. After we met, the association sent a glowing recommendation for the project.
- After our meeting, the City of Des Moines went under a moratorium, where we were not allowed to have anything presented to the planning and zoning board.
- During this time, we were approached by the property owners of 6011 Grand Avenue regarding leasing their lot for our project on 6015. Then the idea of building on 6011 Grand Avenue, with parking on the other lot – came to light.
- On January 13th, we asked the Waterbury Association again, if they would be in support of the two lots and received the following letter of response:

Thank you for presenting the proposed new plans for the Willow Events at 6011 and 6015 Grand Avenue in Des Moines. The Waterbury Neighborhood Association has enthusiastically approved the amended plan, which is consistent with our desire to improve our historic neighborhood.

We continue to applaud your innovative space plans and look forward to working with you as you continue to grow your business in the historic Waterbury Neighborhood.

Thanks again,

Martha Miller Johnson
Waterbury Neighborhood Association Board President

- Once received, we set-up a planning and zoning meeting.
- On January 23rd, a neighbor posted regarding the rezoning on the app, Next Door
- I graciously responded to each question and provided my contact information to anyone that would like to contact me directly with questions pertaining to our project. I received 2 phone calls, both of which were in support of our project. I never received one phone call, email, text message, or message on the next door app – from any of the opposing neighbors.
- On February 6th, we presented before this Commission. Many supporters and opponents of the project waited to speak, however, due to the meeting's length, it was clear that a continuance was necessary to receive input from all parties.
- After the continuance was issued, ~~my team~~ arranged a **second** neighborhood meeting, and invited surrounding residents by mail, notification on the next door app and posted on social media.
- More than 40 people attended the February 17 meeting, some with positive feedback and excitement, and others with concerns.

Summary of 2/17 Neighborhood Meeting

- Our intention was to provide a meeting that people could interact in a greater way by establishing stations where they could voice their concerns on every aspect.
- The concerns which were raised at this meeting were not new concerns, and generally speaking related to: parking, noise and sound, aesthetic, and safety.
- My goal was to maximize everyone's time at the meeting. For this reason, I set up several stations, each with a representative from my team available to discuss particulars about the concerns, and to explain what we are currently doing to alleviate and address those concerns.
 - Furthermore, I made myself available to every single person who attended the event on Monday. I have freely posted my contact information at that meeting ,weeks prior and made it clear that I am willing to talk further regarding any remaining or new concerns.
 - I would like to provide a brief summary of what I am doing to reduce the neighbors' fear associated with this project.

Neighbors' Concerns

- **Parking** Parking was a topic that was raised at the last Commission meeting and we aimed to address that at the neighborhood meeting on Monday. I get the sense that

residents are concerned with the numbers of spots we plan to build, and are also worried that our attendees will use their residential street parking.

- The City requires that we have ~~49~~ parking stalls. We plan to surpass this and have a minimum of 60 on site.
 - In addition to the 60 spaces on our property, we have also contracted with a nearby lot which will allow us to utilize an additional 60 spaces after business hours and on the weekends. To alleviate safety concerns for our attendees, we plan to require a shuttle and/or valet services from Keck Parking to and from the overflow lot. This has proven very successful in comparable venues, such as the Rollins mansion.
 - IMAGE [location on map]
 - In addition to the lot at 6000 Grand Avenue, we have also been in communication with Michael Holzworth of Holzworth Law Firm regarding his lot just east of our space.
 - IMAGE [location on map]
 - We will not be using the bank's parking lot, to avoid using parking that Viva Mexican Restaurant's guests may need.
 - We also plan to have a staff member on-site directing guests to the overflow parking - specifically for our use.
- **Noise** Noise was another issue discussed during the last Commission meeting, and again this past Monday night.
 - First, and foremost, sound will be protected – regardless of the zoning.
 - We will fully comply with the cities noise ordinances and are putting several elements into our design that will serve as a sound barrier.
 - We are working closely with our engineers and architects to implement the use of sound cancelling building materials. The approach we are using will be similar to what Cityview lofts downtown have done – which have proven to be very successful to eliminate noise from the freeway.
 - Specifically, we are in the process of contracting with a local window company who creates sound-deadening windows.
 - Finally, our landscaping plans will provide a noise buffer. We plan to plant between 50-75 cypruss trees surrounding the perimeter of the property.
 - At the end of the day, our events will predominantly take place One to Two days out of the week.
 - **Safety**
 - As added help, we will have off-duty police officers to patrol and assist with any lingering guests, and to help us ensure compliance.
 - Every single event will have staff on site. For bigger events there will be 3-4 staff members.
 - I should also note, I have never had to call the police based on excessive noise, violence, or issues related to driving. This includes the hundreds of events I have

planned on other event spaces which surround portions of neighborhoods, such as the Art Center, the Salisbury House, Glen Oaks, or the Rollins Mansion.

Conclusions

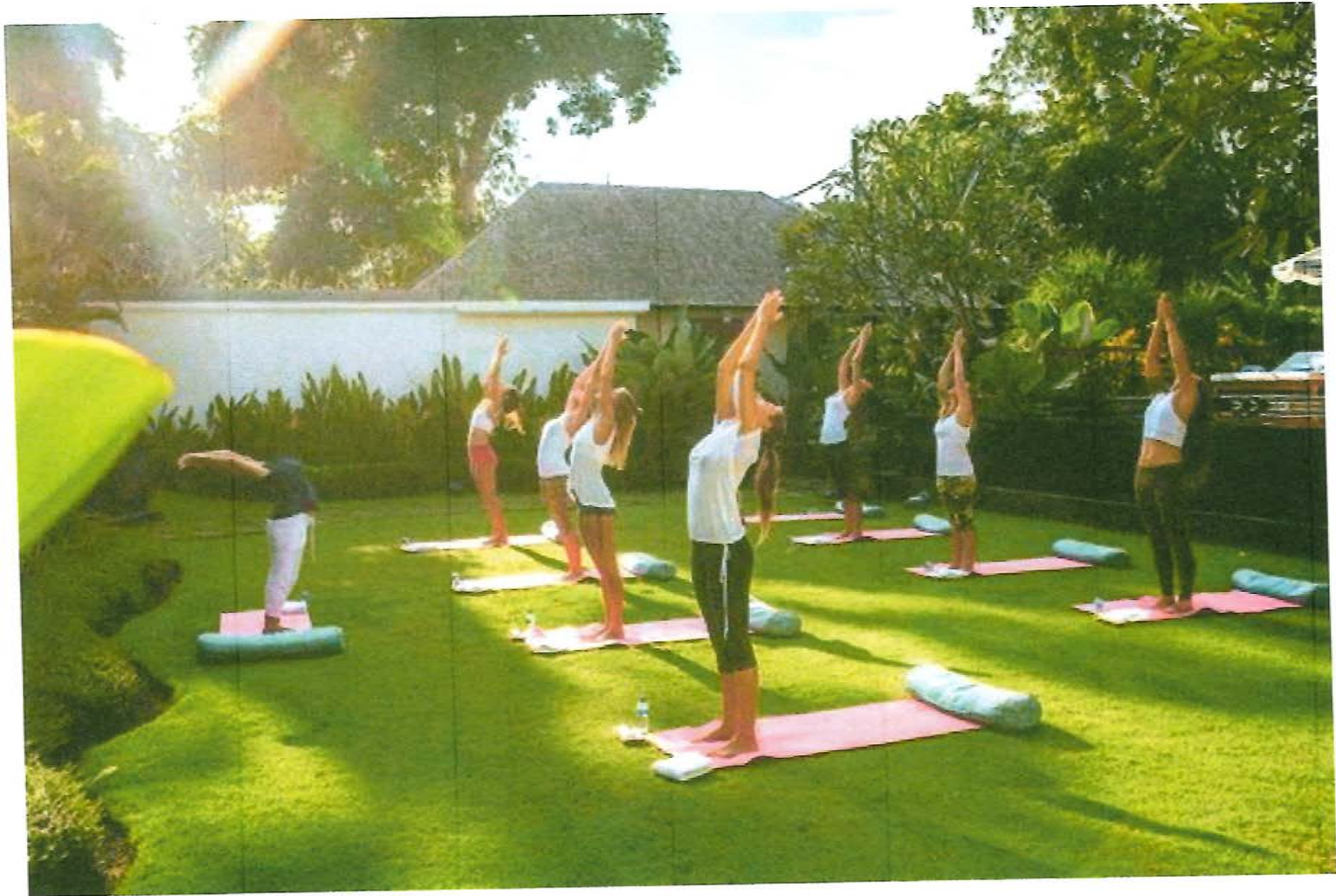
- Finally, I would like to give you an idea of what Willow on Grand is NOT, and what it is:

What we are not

- We are not a club. We are not a concert venue. We are not a Wooly's or a Lefty's, or a Val Air Ballroom.
 - IMAGE: show a photo of these spaces

What we are

- We are a gathering space for special celebrations, like weddings, baby showers, graduations, celebrations of life, neighborhood events—I could go on
- IMAGE: confetti :: leave for a bit
- IMAGE: Wedding :: leave for a bit
- We will join the ranks of Glens Oaks Country Club, the River Center, the Rollins Mansion, the Salisbury House, and the Art Center.
- We want to be a venue that Des Moines is proud of and known for, we want to be another reason people love Des Moines and choose to celebrate the most important parts of their lives here.
- If we have the chance to join this community, we look forward to doing what we can to lift up and support the surrounding neighborhood. Here is just the beginning of what this space can provide to Waterbury:
 - IMAGE [summer movie night]
 - IMAGE [flower workshops]
 - IMAGE [sunday brunch]
 - IMAGE [wine tasting]
 - IMAGE [yoga on the lawn]
- Since this process started, I have listened to concerns voiced by neighbors. I have made every effort to go above and beyond what is required because I want to be a good neighbor.
- That being said, I am happy to continue to work with neighbors to help ease their concerns and find workable solutions. I believe that I have overwhelmingly achieved that at this time.
- In closing, Des Moines is my home – a place I grew up in – an amazing and growing city that has to continue to take leaps and bounds for the betterment of the community. We have so much support behind us on this project and I cannot wait to connect communities, businesses, and neighbors to our space.
 - Thank you so much for your time!



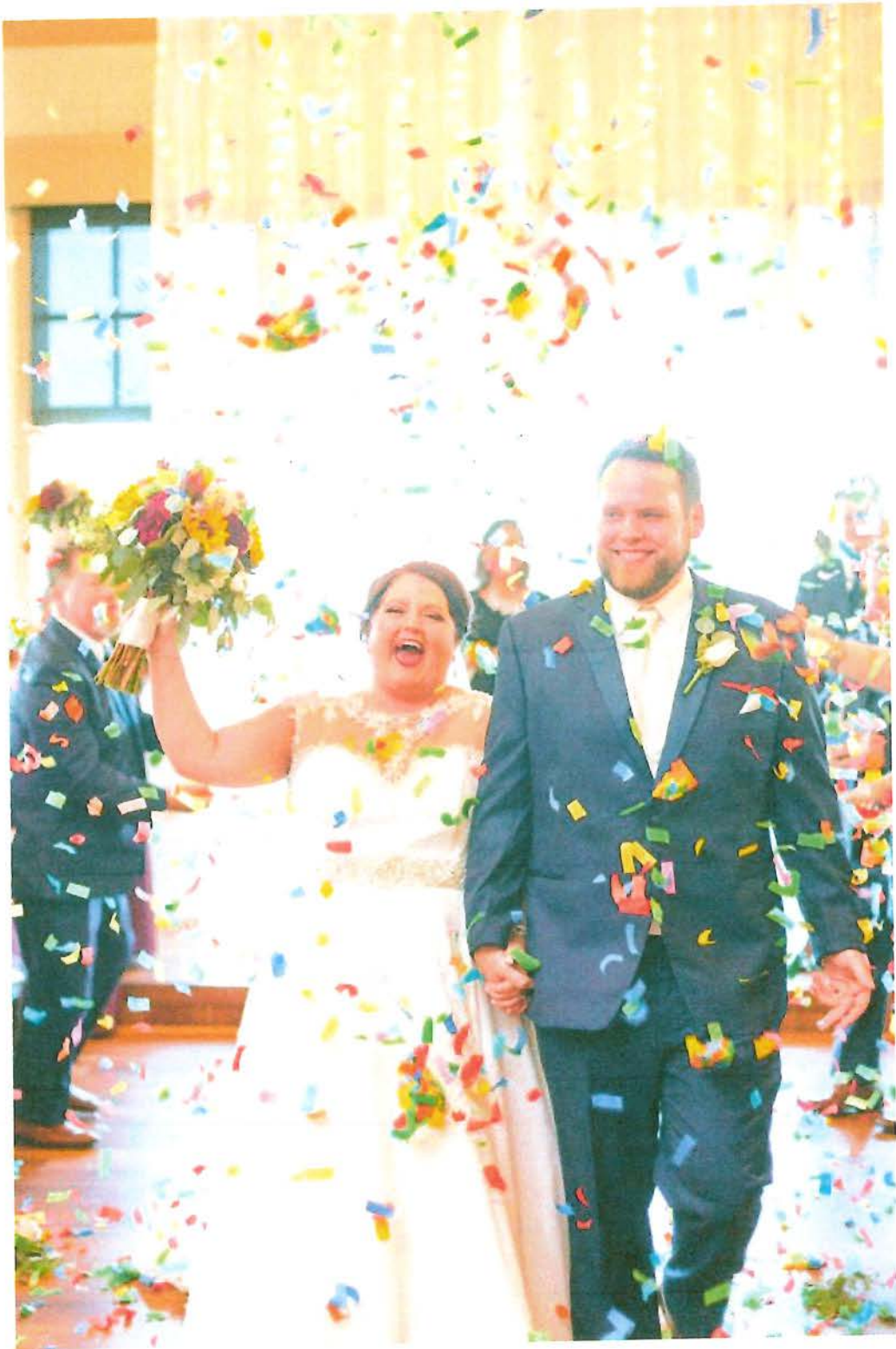








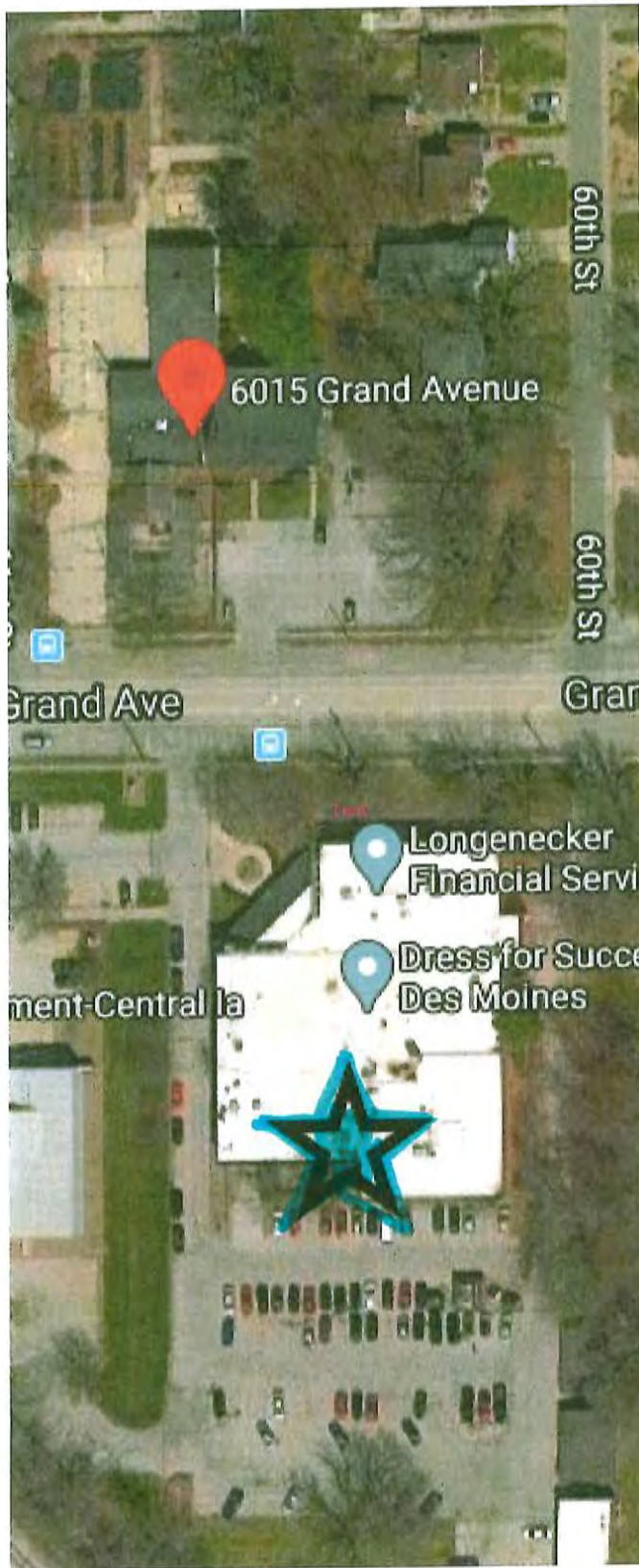














DESIGNCO

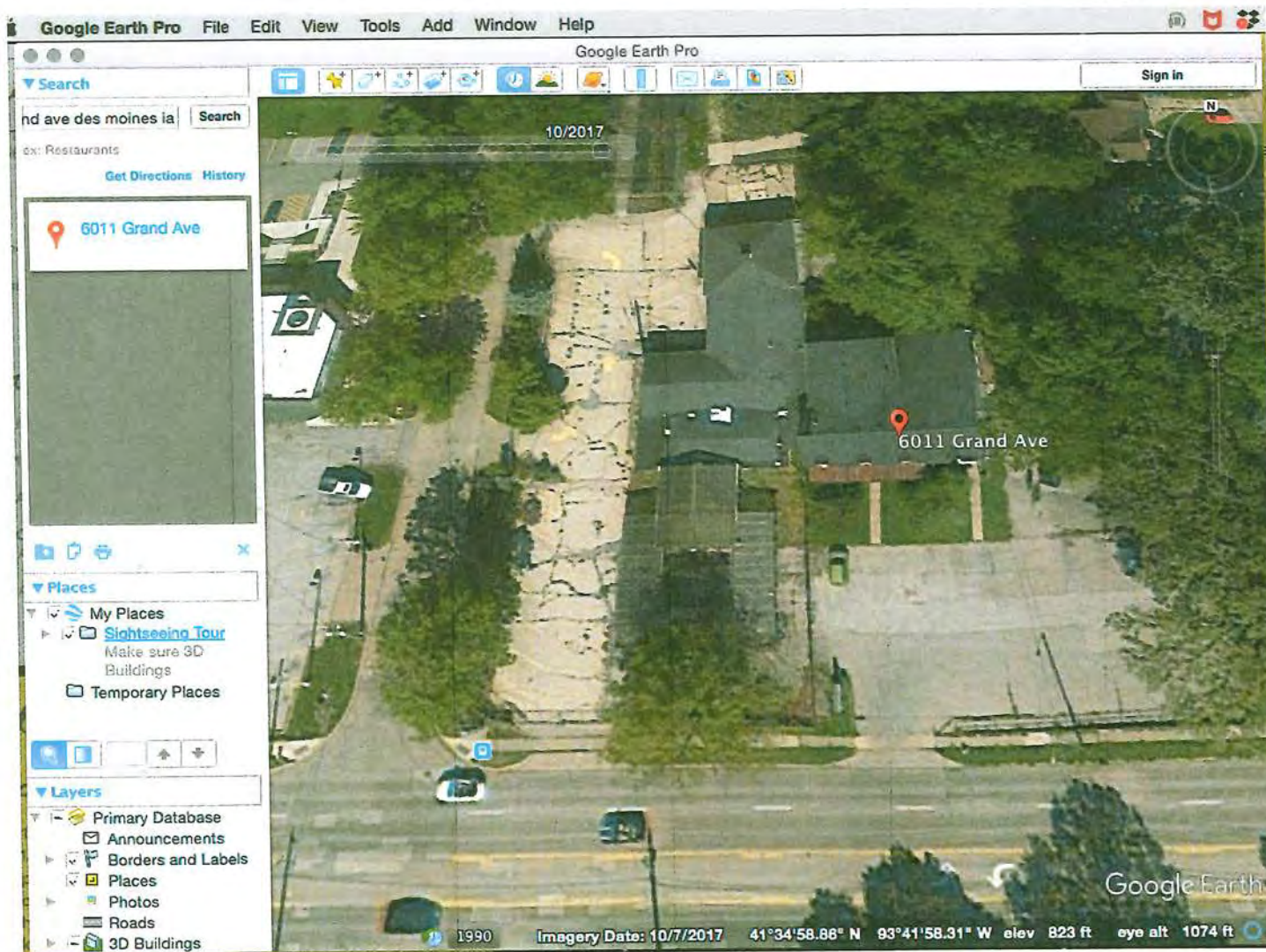
2/20/2020

IMG_2906.jpg

TODAY



2017



2016

