



Roll Call Number

Agenda Item Number

58A

Date September 13, 2010

Communication from Grant Purdy, 4525 Boulevard Place, to speak regarding the sale of a portion of Waveland Golf Course.

Moved by _____ to

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED	APPROVED			

CERTIFICATE

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

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

Mayor

City Clerk

Rauh, Diane I.

From: WebSite
Sent: Wednesday, August 18, 2010 9:44 AM
To: CouncilSpeak
Cc: CityClerk
Subject: Request to Speak Before the City Council - form submission

Full Name: Grant Purdy
Address: 4525 Boulevard Pl
City: Des Moines
State: IA
Zip: 50311
Phone: 515-274-9465
Email:

Speaker(s): Grant Purdy

Meeting Date: Monday, ~~August 23~~, 2010

Regarding: I would like to speak about the sale of Waveland Golf Course land to Russell Parks for his townhomes project. I will present concerns regarding issues with water flow and drainage that may be impacted by the project. As part of my remarks I will also present the results of a petition from neighbors in the area concerning these drainage issues.

Sep. 13

COMMENTS ON THE SALE OF WAVELAND GOLF COURSE LAND FOR THE RUSSELL PARKS TOWNHOMES PROJECT

My name is Grant Purdy. I live at 4525 Boulevard Place, in the Waveland Park Neighborhood just a block from the golf course and the proposed townhomes project. I have concerns about this project that are primarily related to the topography of the area. I would like to take a few minutes to present these concerns. My remarks include pictures and a map of the area to help illustrate my points.

- 1) Mr. Parks' land, the Bird Sanctuary and the golf course land for sale are part of a ravine that drains the area. The ravine is steep along much of its course. At the bottom is a pond that drains (when water flow is sufficient) to a culvert and storm sewer on the golf course. During the past week of heavy rains the flow was quite significant. (See pictures 1, 2, and 3 and the "Waveland Golf Course" map.)
- 2) There is another culvert along the fence dividing Mr. Parks' land from the golf course and to the east of the golf course service road. This culvert appears to catch drainage from Mr. Parks' land. On a map provided by Kevin Moran of the Parks and Recreation Department, a city sanitary sewer runs in this same area. It appears that drainage from the land enters the sanitary system at this point although this has not been confirmed to me by any authority in the matter. (See pictures 4, 5, and 6 and "Waveland Golf Course" map.)
- 3) Because of the steepness and topography of the land, the townhomes project will require a significant amount of grading and land contouring to enable building. There will also now be impervious surfaces on the site (buildings, driveways etc). Taking these two factors into consideration one can reasonably expect a significant change in water flowing off the site. The impacts of these changes have not been looked at.
- 4) With the heavy rains in the state the last few months many areas of the city have been hit by flooding. Recently Bill Stowe, Public Works Director, was quoted in the Register saying some sewage in Des Moines has been bypassing water treatment and spilling into the rivers "because water cannot move quickly enough through the sewer system." Several articles in the Des Moines Register over the past few weeks have discussed problems our city faces with aging sewers, water flow and drainage. While this project seems small in scale, it will have an impact on the flow of water in this part of the watershed. Looking at watershed management before approving projects is important to preventing further exacerbation of water flow issues.
- 5) I canvassed several blocks around my home to inform people about the project and to pass around a petition. The petition asks that impacts of the townhomes project on water flow and drainage be studied and the results made public before approval is given for the sale of golf course land and rezoning takes place. Before expending time and energy agreeing to sales and rezoning, it makes sense to determine if the project can be done without negative impacts to water flow. So far, out of a total of 60 houses visited, someone answered the door at 28 houses. At all these homes one or more people signed the petition for a total of 38 signatures (one signature was from someone visiting from the Drake Neighborhood). I took an informal survey of opinions about the townhomes project as I went. I did not ask people their opinion of the project. If they gave an opinion I tallied it and if they gave no opinion I tallied that. Out of 38 people, 17 said nothing about their opinion, 3 expressed support for the project and 18 expressed opposition. All signed the petition because they felt it was important to look at water flow impacts before making any decisions. I have not finished the petition and will update these numbers at the Council meeting on August 23, 2010. (Copies of the petition are attached.)

In summary, I would ask that City Council postpone a decision of the sale of golf course land until a study can be done to determine the general impacts of the townhomes project on water flow in the area of the Waveland Golf Course and Bird Sanctuary. Once the findings of the study are made public than further informed discussion can be carried out regarding the sale of land and rezoning needs.
Thank you for listening to my concerns.

①



① Looking SW from Bird Sanctuary up the Ravine toward Mr. Parks' Land

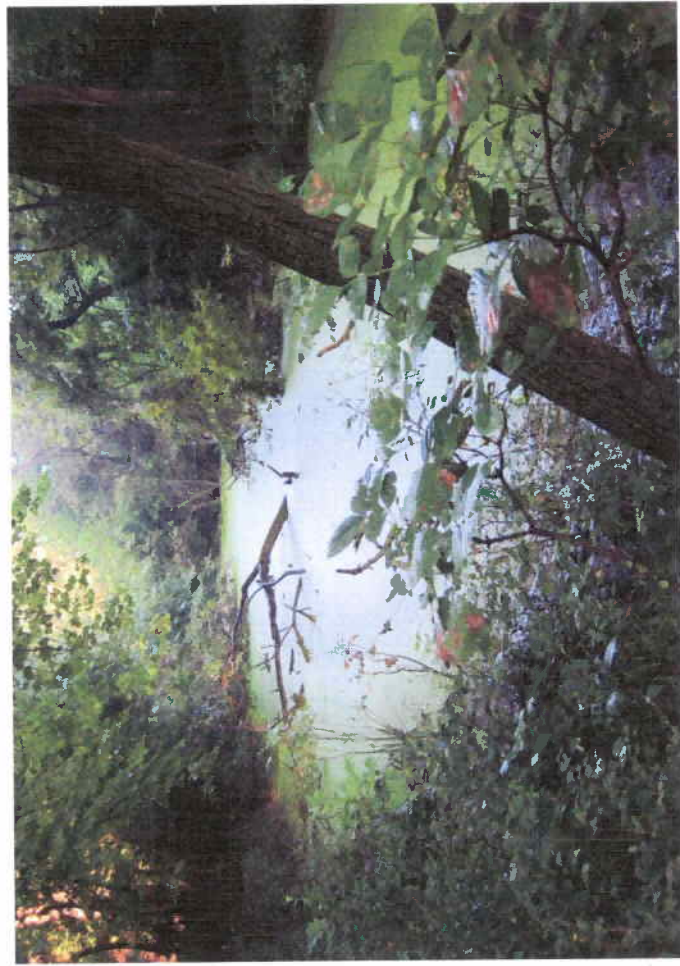
②

② Pond @ Bottom of Ravine in the Bird Sanctuary

③

③ Looking west on golf course along stream coming from pond. Pond is behind viewer and approx 100 feet away. Arrow indicates storm sewer culvert.

(This is S of hole 15 & just E of closest mowed area on course)



②



③

(4)



(4)

standing on golf course land, looking SE @ water flowing from Mr. Parks' land (curved item is a stick not a hose)

(5)

from same spot as in #4 above, looking NE toward culvert. arrow indicates location of culvert.

(6)

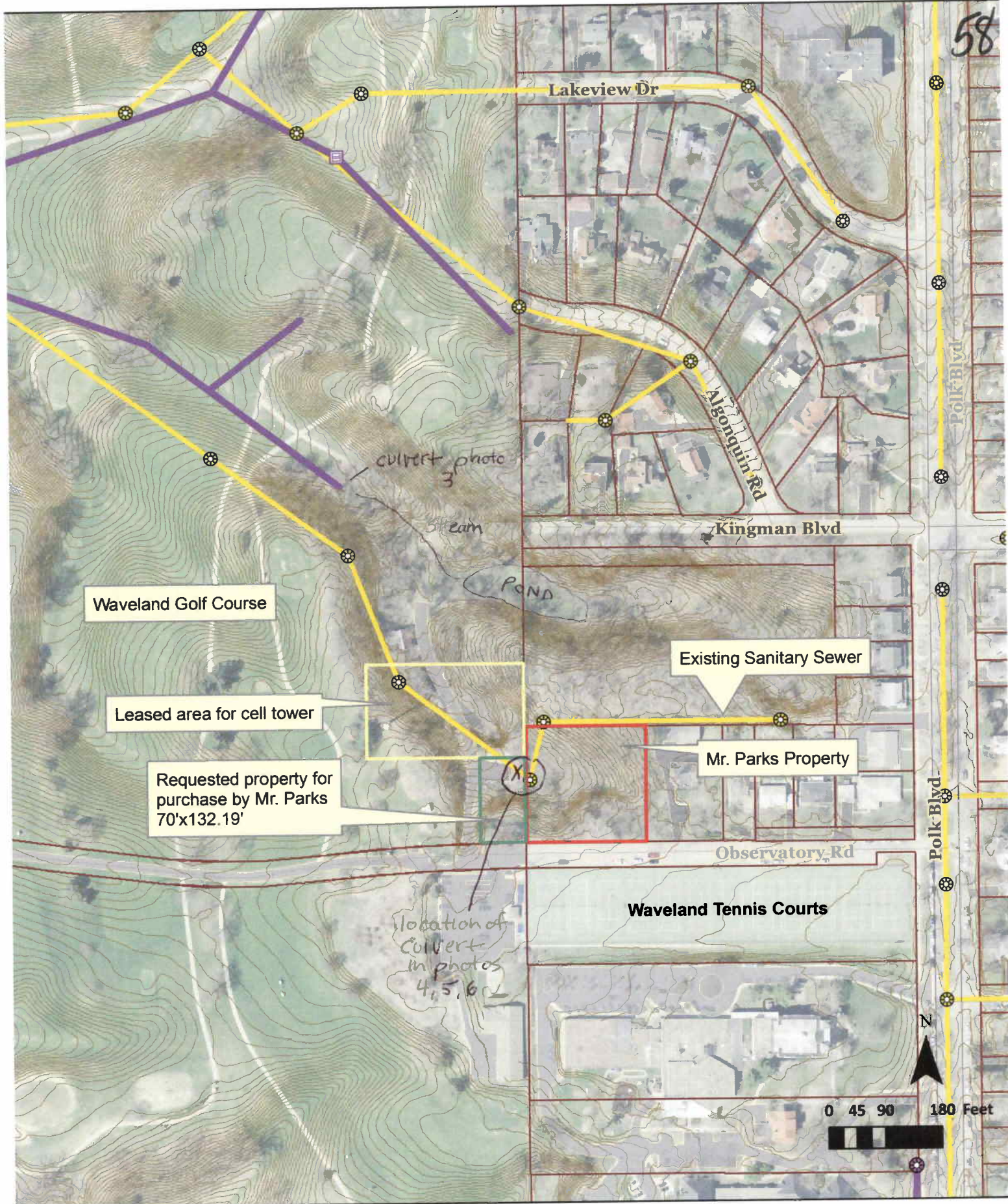
close-up of culvert. on map provided by K. Moran, this culvert appears to enter the sanitary sewer system. (see Wave land Golf course "map")



(5)



(6)



Purple = storm sewers

Yellow = sanitary sewers

Waveland Golf Course

Provided by Kevin Moran of Parks & Recreation
Handwritten items added by Grant Poedru

8/1/2010

We the undersigned, as residents of the Waveland Park Neighborhood, wish to express our reservations and concerns regarding the proposed Russell Parks Townhome project on Observatory Road. As the land for this project is part of a drainage ravine, we are concerned that the amount of grading and changes in land topography required by the project will negatively impact water flow and retention in the Bird Sanctuary, the golf course and the city sewers that run through the area. We ask that these issues be thoroughly studied and the findings be made public before any approval of the sale of golf course land and rezoning take place.

NAME	ADDRESS	SIGNATURE
GRANT PURDY	4525 Boulevard Pl. 50311	
Ruth Quinn	4525 Boulevard Pl 50311	Ruth Quinn
Lisa & Marlin Veldkamp	4532 Blvd. Pl. 50311	Lisa R Veldkamp
	4532 Blvd Pl 50311	
* DAVID RICHARDS	3120 IOLA AVE. 50312	DAVID RICHARDS (DR)
SARAH MILLER	4524 BLVD PL 50311	SARAH MILLER
Shirley Martin Smith	4711 Observatory Rd Des Moines, 50311	Shirley Martin Smith
Ann Wilson	4608 Burkard Place	Ann Wilson
Jeanne Upton	4605 Boulevard Place	Jeanne Upton
DAVE + ANNA TORDAL	4603 Blvd Pl.	DAVE + ANNA TORDAL
John Beckman	4530 Blvd Pl.	DEBRA BECKMAN
Jason Miller	4529 Blvd Pl	Jason Miller
Michael Duke	4522 Blvd Pl	Michael Duke
Ruth A. Brown	4523 Blvd Pl.	Ruth A. Brown
John P. Steffen	4713 Observatory Rd	John P. Steffen
John P. Steffen	123 Polk Blvd	John P. Steffen
John P. Steffen	915 Polk Blvd	John P. Steffen
John P. Steffen	4605 Chamberlain Dr.	John P. Steffen
Kurt Patel	4533 Chamberlain Dr	Kecite Patel.
James F. Ellerhoff	4529 Chamberlain Dr.	James F. Ellerhoff
Mark Murphy	4519 Chamberlain Dr.	Mark Murphy
Kathleen Murphy	4519 Chamberlain Dr.	Kathleen Murphy
John P. Steffen	4515 Chamberlain Dr.	John P. Steffen
Katie Norris	4511 Waveland Ct.	Katie Norris
Roy Hudson	4522 Waveland Ct	R. K. Hudson
M. E. Hudson	4527 Waveland Ct	M. E. Hudson
Chris Wilson	4531 Waveland Ct	Chris Wilson
Nancy Simon	4532 wave Land Ct.	Nancy Simon

* Lives in Drake Neighborhood

8/1/2010

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NAME

ADDRESS

SIGNATURE

Myra Gates	4604 Waveland Ct	Myra Gates
Helena Hadek	4601 Waveland Ct.	Helena Hadek
Oliver Borzo	1107 45 th Street	Oliver Borzo
Bridget Grace Sheaff	4615 Waveland Ct	Bridget Grace Sheaff
Simon Phillip Sheaff	4615 Waveland Ct	Simon Phillip Sheaff
Jessica Nelson	931 Polk Blvd	Jessica Nelson
Melissa Reid	931 Polk Road	Melissa Reid
Greg R Sellers	4717 OBSERVATORY	Greg R Sellers
Sherry L Sellers	4717 OBSERVATORY	Sherry L Sellers

Single
↑

58A

UPDATE TO COMMENTS SUBMITTED PREVIOUSLY BY GRANT PURDY ON THE RUSSELL PARKS TOWNHOMES PROJECT

I have several updates to information included in my original remarks issued for the 8/23/10 City Council meeting:

- Item #2 discussed a culvert draining Mr. Parks' land that appeared to drain into the sanitary sewer system. Since then I received information from Kevin Moran of Parks and Recreation (and have confirmed myself) that this culvert does not enter the sanitary sewer system. It runs about 40 feet NW to open on the hillside east of the ruins of a service building and then flows to the service road and down to the pond. Extensive erosion is evident along the hillside. The sanitary sewer manhole marked on K Moran's map near the culvert is actually about 35 feet south (up slope) from the culvert at the fence line.
- Item # 5 is updated as follows. I visited 82 residences. At 42 residences no one answered the door. I spoke with 55 people and of those, 51 signed the petition. 4 people declined to sign- 1 was cooking, and 3 wanted to think about it more before signing. My updated informal survey results are as follows (see explanation in original remarks): 4 people expressed approval for the project; 22 expressed opposition to the project; and 29 expressed no opinion about the project. I've included a map of the area canvassed so far.

I would like to point out that there is already extensive erosion on the golf course land east of the service road along its entire length to the pond, but especially down slope from the land Mr. Parks wishes to purchase. There is also extensive dumping of debris (construction and vegetative) in this area. Increased drainage is likely to make this area more unstable.

It is important to look at current water flow and drainage characteristics in this area before any construction begins and then estimate how such a building project would impact those characteristics. This will provide sound information to guide the development process so that proper techniques can be used to minimize impacts to the Bird Sanctuary and the golf course. The petition shows that many people in the immediate vicinity of this project, regardless of their opinions about the project itself, feel that these issues are important and need to be looked at ahead of time.

9/9/2010

8/1/2010

We the undersigned, as residents of the Waveland Park Neighborhood, wish to express our reservations and concerns regarding the proposed Russell Parks Townhome project on Observatory Road. As the land for this project is part of a drainage ravine, we are concerned that the amount of grading and changes in land topography required by the project will negatively impact water flow and retention in the Bird Sanctuary, the golf course and the city sewers that run through the area. We ask that these issues be thoroughly studied and the findings be made public before any approval of the sale of golf course land and rezoning take place.

NAME

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Myra Gates 4604 Waveland Ct Myra Gates

Helena Hadek 4601 Waveland Ct. Helena Hadek

Oliver Borzo 1107 45th Street Oliver Borzo

Bridget Grace Sheaff 4615 Waveland Ct Bridget Grace Sheaff

Simon Phillip Sheaff 4615 Waveland Ct Simon Phillip Sheaff

Jessica Nelson 931 Polk Blvd Jessica Nelson

Melissa Reid 931 Polk Road Melissa Reid

8/18/10 Greg R Sellers 4717 OBSERVATORY Greg R Sellers

Sherry L Sellers 4717 OBSERVATORY Sherry L Sellers

Chris Carlson 4612 Boulevard Pl Chris Carlson

Tom LaLonde 1012 Polk Blvd Tom LaLonde

William Brady 1030 Polk Blvd William Brady

8/22/10 Dora Delaria 1030 Polk Blvd Dora Delaria

Ellen Robinson 4711 Kingman Blvd. Ellen Robinson

Kerry J. Elings 4622 Kingman Blvd Kerry J. Elings

Jennifer Filipiak 4618 Kingman Blvd Jennifer Filipiak

Margaret Whorton-Folsom 4602 Kingman Blvd Margaret Whorton-Folsom

Jim EARP 4601 Kingman Blvd Jim EARP

8/29/10 Daniel Schell 4611 Kingman Blvd Daniel Schell

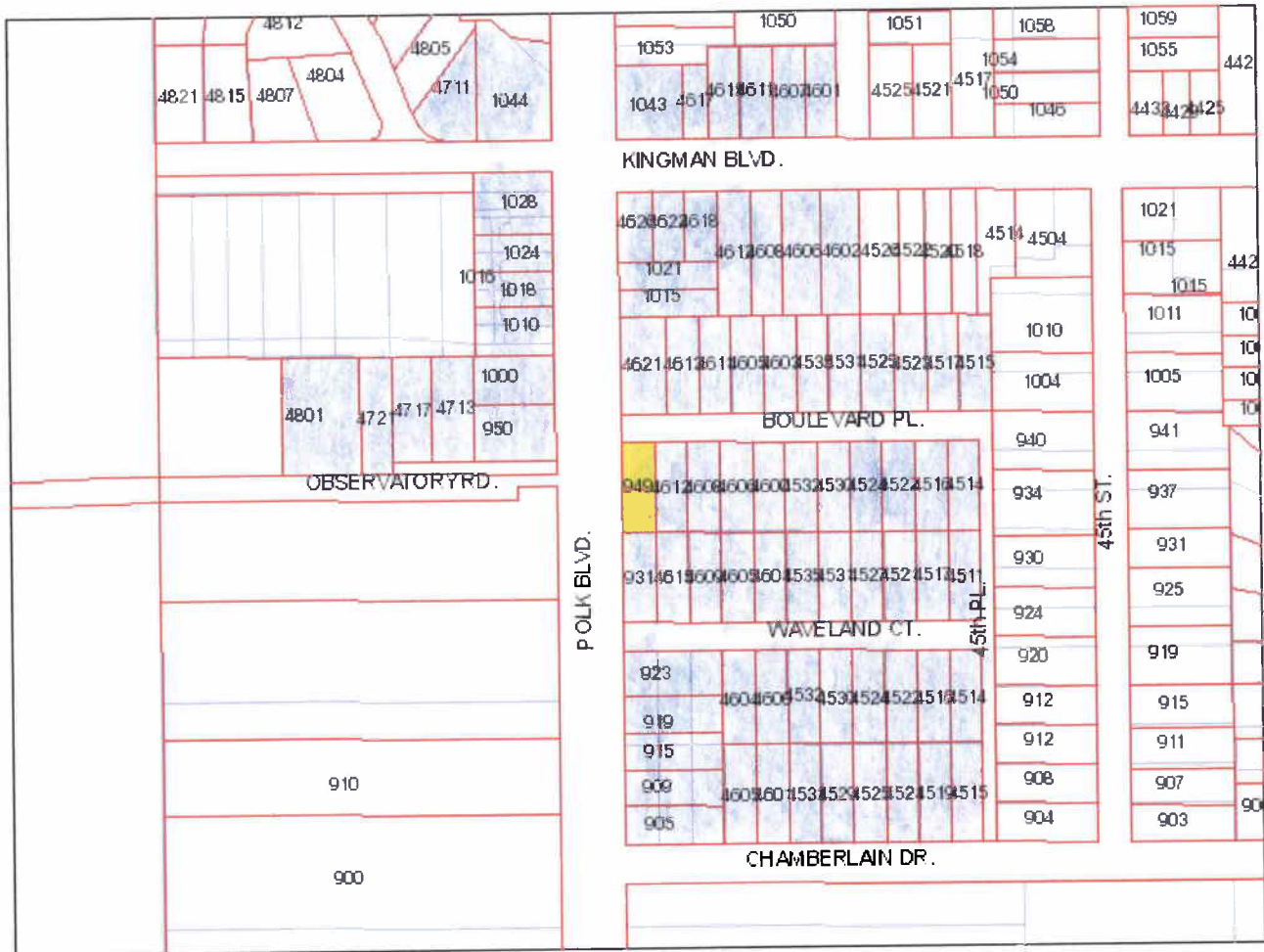
ROBETH HAMMER 1043 Polk Blvd Robeth Hammer

ERIC BAKKER 4721 OBSERVATORY RD ERIC BAKKER

9/3/10 Drennan L. Fischer 4721 Observatory Rd Drennan L. Fischer

S8A

AREA CANVASSED FOR PETITION SHADED BLUE



g Pordy - info
Map from Polk Assessor