



Roll Call Number

Agenda Item Number

18

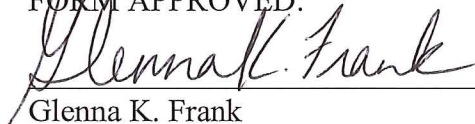
Date October 26, 2015

**RECEIVE AND FILE COMMUNICATION FROM THE PLAN AND ZONING
COMMISSION REGARDING A CITY-INITIATED REQUEST FOR VACATION OF
SUBSURFACE RIGHTS WITHIN 7TH STREET AND HIGH STREET AND
AIR RIGHTS WITHIN GRAND AVENUE AND HIGH STREET,
ALL ADJOINING 717 GRAND AVENUE**

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on October 15, 2015, its members voted 10-0-1 in support of a motion to recommend **APPROVAL** of a City-initiated request for a vacation of subsurface rights in City-owned right-of-way adjoining 717 Grand Avenue within the adjoining west 9-feet 4-inches of 7th Street and the south 10-feet of High Street, and for vacation of air rights in City-owned right-of-way adjoining 717 Grand Avenue within the adjoining north 2-feet of Grand Avenue and the adjoining south 5-feet 6-inches of High Street, as part of the construction and redevelopment of the City-owned parking garage at 7th Street and Grand Avenue, subject to reservation of any necessary easements for existing utilities in place until such time that they are abandoned or are relocated.

MOVED by _____ to receive and file the attached communication from the Plan and Zoning Commission, and refer to the Engineering Department, Real Estate Division.

FORM APPROVED:


Glenna K. Frank
Assistant City Attorney

(11-2015-1.20)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MAHAFFEY				
MOORE				
TOTAL				

MOTION CARRIED

APPROVED

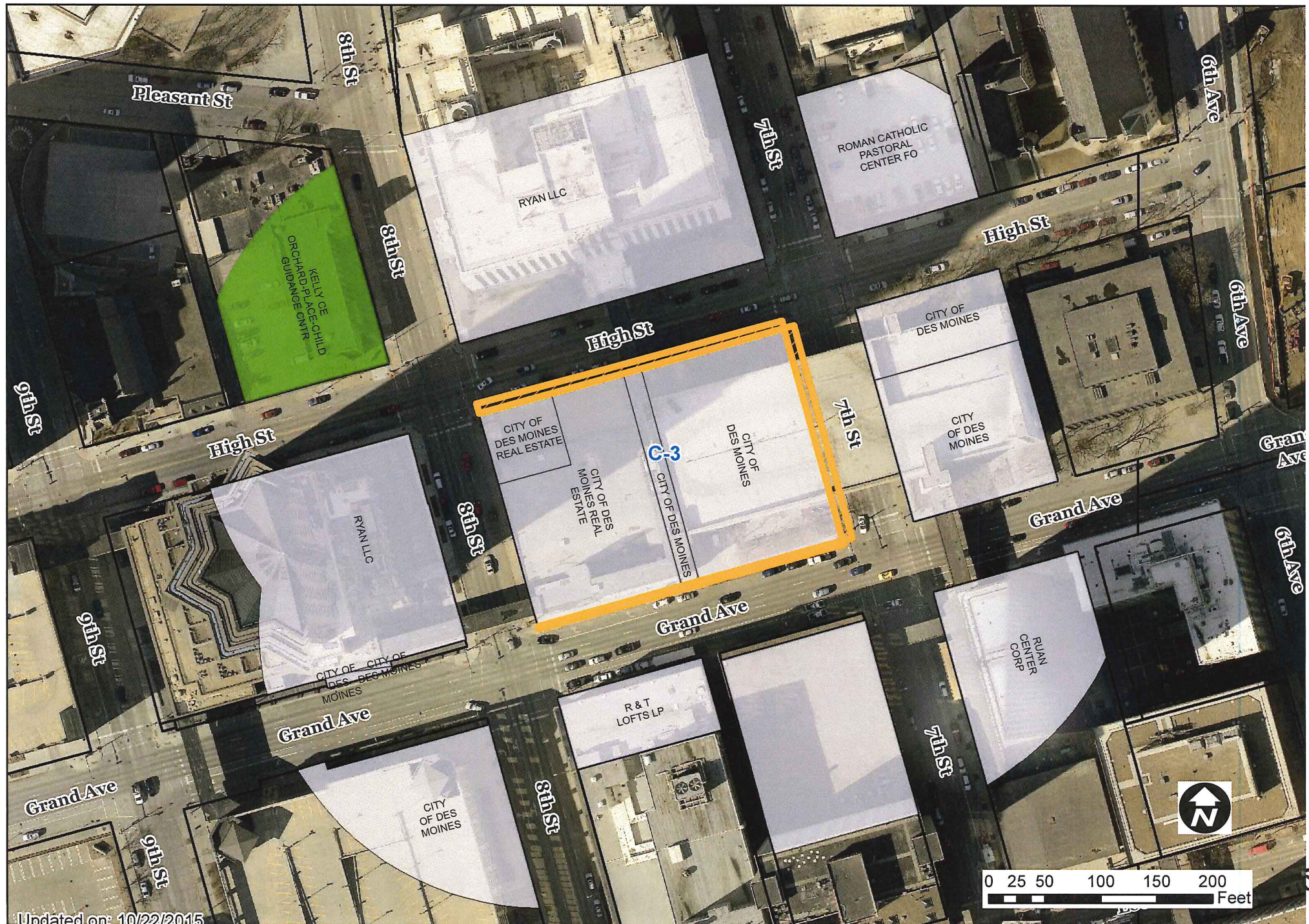
Mayor

CERTIFICATE

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

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

City Clerk



October 21, 2015

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held October 15, 2015, the following action was taken regarding a City initiated request for the vacation of subsurface rights within the adjoining west 9-feet 4-inches of 7th Street and the south 10-feet of High Street. And, vacation of air rights within the adjoining north 2-feet of Grand Avenue and the adjoining south 5-feet 6-inches of High Streets, on property located at 717 Grand Avenue.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-0-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Dory Briles	X			
JoAnne Corigliano	X			
Jacqueline Easley				X
Tim Fitzgerald	X			
Jann Freed				X
John "Jack" Hilmes	X			
Greg Jones	X			
Sasha Kamper			X	
Brian Millard	X			
William Page	X			
Jonathan Rosenbloom	X			
Mike Simonson	X			
CJ Stephens	X			
Greg Wattier				X

APPROVAL of the requested vacations, subject to reservation of any necessary easements for existing utilities in place until such time that they are abandoned or are relocated and approval of the proposed Site Plan, subject to the following conditions:
(11-2015-1.20 & 10-2016-7.27)

1. The Site Plan shall be in compliance with all administrative review comments of the City's Permit and Development Center.

2. All portions of the building shall be sided with appropriate materials to the satisfaction of the Planning Administrator.
3. Bike racks shall be provided at appropriate locations near the entrances to the retail and multiple-family residential areas.
4. Access easements shall be provided for any sidewalk that is not located within public right-of-way.
5. All mechanical equipment and utility meters shall be architecturally integrated into the structure and shall be entirely screened from view.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends approval of the requested vacations, subject to reservation of any necessary easements for existing utilities in place until such time that they are abandoned or are relocated.

Part B) Staff recommends approval of the proposed Site Plan, subject to the following conditions:

1. The Site Plan shall be in compliance with all administrative review comments of the City's Permit and Development Center.
2. All portions of the building shall be sided with appropriate materials to the satisfaction of the Planning Administrator.
3. Bike racks shall be provided at appropriate locations near the entrances to the retail and multiple-family residential areas.
4. Access easements shall be provided for any sidewalk that is not located within public right-of-way.
5. All mechanical equipment and utility meters shall be architecturally integrated into the structure and shall be entirely screened from view.

Written Responses

2 In Favor

0 In Opposition

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed Site Plan would allow development of a 6-level rectangular parking garage that would be topped with a 12-level, irregularly-shaped residential tower containing 190 dwelling units. The result is an 18-level, mixed use structure with a height of over 235 feet. The residential tower would be partially inset from the parking garage in order to visually separate it from the parking garage. Level 1 of the structure would include commercial space along the Grand Avenue frontage. Level 7 of the structure would include both indoor and outdoor amenities for the

residential tower and Levels 8 through 19 would include the dwelling units.

While the submitted Site Plan does not identify proposed building materials, documentation submitted for a preliminary review by the City's Urban Design Review Board on August 11, 2015 indicates that the ground floor of the structure would be clad with perforated metal panels and the upper levels of the parking garage would clad with multi-colored terra cotta panels oriented vertically. The exterior of the residential tower atop the parking garage would be sided with a panelized system of glass and metal, and would include balconies projecting into adjoining right-of-way.

2. **Size of Site:** 71,848 square feet (1.65 acres).
3. **Existing Zoning (site):** "C-3" Central Business District, "D-O" Downtown Overlay District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Sign Overlay District.
4. **Existing Land Use (site):** The western portion of the site has been vacant since the YWCA structure was demolished and the eastern portion of the site will be vacant when demolition of a City-owned parking ramp is complete.
5. **Adjacent Land Use and Zoning:**
 - North** – "C-3"; Use is the corporate headquarters for Principal Financial Group.
 - South** – "C-3"; Uses include the Marriott Hotel and the Des Moines Register & Tribune building that is being converted to multiple-family dwelling units.
 - East** – "C-3"; Uses include a vacant lot and the Roman Catholic Diocese of Des Moines.
 - West** – "C-3"; Use is the 44-story tall building known as 801 Grand.
6. **General Neighborhood/Area Land Uses:** The site is located in the downtown core. The surrounding area contains a mix of office and multiple-family residential uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located in the Downtown Des Moines Neighborhood. This neighborhood was notified of the Commission meeting by mailing of the Preliminary Agenda on September 25, 2015 and a Final Agenda on October 9, 2015. Additionally, separate notifications of the hearing for this specific item were mailed on October 5, 2015 (10 days prior to the hearing) to the Downtown Des Moines Neighborhood Association and 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. The Downtown Des Moines Neighborhood Association notices were mailed to Larry Bradshaw, 418 6th Avenue, Suite 902, Des Moines, IA 50309.
8. **Zoning History:** None.
9. **2020 Community Character Land Use Plan Designation:** Downtown Retail/Office Core/Core Fringe.
10. **Applicable Regulations:** In acting upon any Site Plan application for multiple-family dwellings, boarding houses or rooming-houses, the Plan and Zoning Commission shall

apply the design guidelines City Code Section 82-213, which are in consideration of the criteria set forth in Chapter 18B of the Iowa Code. The decision to approve, approve subject to conditions, or disapprove a proposed Site Plan shall be based upon the conformance of the Site Plan with the design standards.

The Commission, considering the criteria set forth in Chapter 18B of the Iowa Code, reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

1. **Multiple-Family Residential Design Guidelines:** The following design guidelines apply to any Site Plan for multiple-family residential:

- 1) *Architectural character.* New developments and alterations to existing development in or adjacent to existing developed areas shall be compatible with the existing architectural character of such areas by using a compatible design. Compatibility may be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

The proposed multiple-family dwelling units would be located atop a public parking garage. While the parking garage footprint (with ground floor commercial space) would generally cover the entire block, the residential tower atop the structure would be inset to visually separate the tower from the parking garage. The submitted elevations demonstrate that the structure would be of design and mass that is compatible with the surrounding area.

- 2) *Building height and mass.* Buildings shall be either similar in size and height, or if larger, shall be articulated, setback or subdivided into massing that is proportional to the mass and scale of other structures on the same block and adjoining blocks. Articulation may be achieved through variation of roof lines, setbacks, patterns of door and window placement, and the use of characteristic entry features. To the maximum extent feasible, the height, setback and width of new buildings and alterations to existing buildings should be similar to those of existing buildings on the same block. Taller buildings or portions of buildings should be located interior to the site. Buildings at the ends of blocks should be of similar height to buildings on the adjoining blocks.

The proposed building is of an appropriate height and mass for the downtown area. The building would be 18 stories tall, with a height of just over 235 feet.

- 3) *Building orientation.* To the maximum extent feasible, primary facades and entries shall face the adjacent public street. A main entrance should face a connecting walkway with a direct pedestrian connection to the public street without requiring all pedestrians to walk through parking lots or across driveways.

The building would frame the adjoining streets on all four sides. The main entrance to the multiple-family residential dwelling units would be located at the southeast corner of the structure.

- 4) *Garage access/location.* If the prominent character of garage access and/or location is located to the rear of the properties in the surrounding neighborhood, then new construction should be compatible with such character.

The public parking garage would contain 570 parking spaces. Vehicles would enter from 7th Street and exit to 8th Street. However, it has been designed so that it could accommodate two-way traffic in the future.

- 5) *Rooftop/second story additions.* A rooftop or second floor addition, including but not limited to stairs and emergency egress, should not overhang the front or sidewalls of the existing building.

The proposed elevations meet this guideline. All stairs and emergency egress would be internal to the building.

- 6) *Emergency egress.* All stairs and means of emergency egress extending more than 15 feet above grade and visible from the adjoining street should be completely enclosed with materials compatible in color and texture with the balance of the building.

The proposed elevations meet this guideline.

- 7) *Parking.* Parking lots containing more than eight parking spaces should comply with the adopted landscape standards applicable to commercial development in the C-1 district.

This guideline is not applicable, as all parking is internal to the building.

2. **Downtown Overlay District Design Guidelines:** In acting upon any site plan application for development of property located within the Downtown Overlay District, the community development director (or plan and zoning commission if applicable) shall apply the regulations and design guidelines in Section 82-213 of the City Code, which are in consideration of the criteria set forth in Chapter 18B of the Iowa Code. The decision to approve, approve subject to conditions or disapprove a proposed site plan shall be based upon the conformance of the site plan with such design regulations and the following guidelines. These guidelines shall be applied to the entire site when a new building is constructed or when an existing building is cumulatively expanded by more than 50% of its gross floor area as of the time it became part of the downtown overlay district. If a building is cumulatively expanded by less than 50% of its gross floor area as of the time it became part of the downtown overlay district, then these guidelines shall apply only to the expansion of the building.

- A) Projects should demonstrate understanding of the micro and macro context for the project by offering place specific solutions for materiality, massing, uses, fabric and climate that are consistent with the vision of the "What's Next Downtown Plan". In most cases, corporate prototype architecture may not be an acceptable design.

The proposed structure satisfies this guideline. The parking garage has been designed to accommodate commercial space at the street level of the structure. The proposed residential tower atop the garage is of a design and massing that is appropriate in the downtown core.

- B) Low Impact development techniques should be utilized which implement site water quality control solutions, using materials which are locally available and creating projects which minimize energy consumption.

Information submitted for the Urban Design Review Board indicates that the project would likely utilize "energy star appliances, windows, and door; low flow faucets and fixtures; high efficiency Variable Refrigerant Flow mechanical equipment couple with high efficiency direct outside air system; high efficiency water heaters for domestic hot water; LED lighting; and energy efficient starters for electrical motors and equipment. The exterior building envelope would be an insulation with rain screen system."

- C) Connectivity between adjacent properties should be provided or demonstrated for both pedestrian and vehicular circulation.

The building would encompass the entire site and would front the public sidewalks along Grand Avenue, 8th Street, High Street and 7th Street. The Site Plan indicates a portion of the public sidewalk would be located on private property in order to provide the required street trees and sidewalk width. Easements must be provided for portions of the sidewalk that are outside of the public right-of-way.

An east/west public skywalk will pass through Level 2 of the structure and a skywalk leading to the Principal Financial Group's corporate headquarters to the north is also proposed. This skywalk connection would wrap around the west and north façade of the structure and rise from Level 2 to Level 5 in order to reach the height needed for the private skywalk connection over High Street to the north.

- D) The incorporation of 'soft (green) spaces' on site is encouraged.

The building would encompass the entire site. The site would include streetscape plantings along all four (4) adjoining streets.

- E) Where feasible, projects should provide outdoor spaces for people gathering.

A private outdoor space would be provided on Level 7 (roof of parking garage) surrounding the residential tower.

- F) If feasible, connections to adjoining bike paths or on-street bike facilities and on-site bike racks should be provided in close proximity to building entrances.

Bike racks must be provided at appropriate locations near the entrances to the retail and multiple-family residential areas.

- G) Building heights. Minimum height for all uses should be the lesser of 36 feet or three stories.

The proposed 235-foot height (18 stories) building satisfies this guideline.

H) Bulk standards, building setbacks, orientation, frontage and residential access:

1. All buildings with river frontage should orient towards the river and have building entrances that are oriented to the river and primary street(s).

Not applicable.

2. All buildings without river frontage should have entrances oriented toward primary street(s).

The lobby for the multiple-family residential tower would be located at the southeast corner of Level 1 of the structure and be oriented toward Grand Avenue. The proposed commercial space on Level 1 would also be oriented toward Grand Avenue.

3. All buildings should have frontage on principal street(s) of not less than 70 percent of the lot.

The building would occupy 100% of the frontages along Grand Avenue, 8th Street, High Street and 7th Street.

4. For commercial and mixed-use buildings, at least 70 percent of the building frontage should be within one foot of the property line.

The building would occupy 100% of the frontages along Grand Avenue, 8th Street, High Street and 7th Street.

5. At least one building entrance for residential uses should directly access the street when a residential use is located above street-level retail or commercial uses.

The lobby for the multiple-family residential tower would be located on Level 1 at the southeast corner of the building and be oriented toward Grand Avenue.

6. For residential buildings, a maximum setback of 15 feet from the public right-of-way is permitted unless superseded by bulk regulations of the underlying zoning district (i.e. R-HD Residential Historic District, R1-60 Low Density Residential District, etc.).

While the parking garage with ground floor commercial space would generally fill in the entire block, the residential tower atop the structure would be partially inset to visually separate the tower from the parking garage.

- I) Storage of all materials and equipment should take place within completely enclosed buildings.

No outdoor storage of materials and equipment is proposed.

- J) All refuse collection containers and dumpsters should be enclosed on all sides by the use of a permanent wall of wood, brick or masonry and steel gates which are compatible in design with the principal structure.

All trash dumpsters would be located within the parking garage portion of the structure. No outdoor dumpsters are proposed.

- K) All open areas not used for off-street loading or parking should be landscaped in accordance with the Des Moines Landscape Standards for C-3 districts.

The building would encompass the entire site.

- L) Access doors for any warehouse use and any loading docks should not front on any public street.

No overhead doors or loading docks are proposed. The parking garage component of the structure would be served by an entrance from 7th Street mid-block and an exit to 8th Street mid-block.

- M) Gas stations/convenience stores should be limited to no more than six pumps and allow no more than 12 vehicles to be fueled at one time.

Not applicable.

- N) Gas station / convenience stores and canopies, drive-thru facilities for restaurants, banks, parking garages and other auto-dominant uses should not front or have vehicular access on or to a pedestrian corridor as designated in the downtown pedestrian corridor map on file in the office of the city clerk as approved by city council resolution.

The Grand Avenue pedestrian corridor would be preserved and enhanced by street level commercial space. The entrance to the parking garage would be located along 7th Street and the exit along 8th Street.

- O) Existing curb cuts should be consolidated to the minimum number necessary and be located as directed by the city traffic engineer and community development director.

The development would have a curb cut along 7th Street to serve the entrance to the parking garage and a curb cut along 8th Street to serve the exit to the parking garage.

- P) Parcels proposed for development that are greater than two acres should be rezoned to a planned unit development (PUD) zoning classification.

The site measures 1.65 acres in area.

- Q) Auto-dominant uses as described in guideline "N" above should be located in a mixed use commercial center and with buildings possessing a unified commercial design.

The proposed Site Plan satisfies this guideline, as the parking garage is incorporated into a mixed-use building.

- R) Parking ramps should either include ground floor retail or commercial space, be designed for conversion to retail or commercial space, or have significant architectural detail.

The main level of the parking garage would contain commercial space oriented toward Grand Avenue.

3. **Urban Design:** The submitted elevations are not labeled to identify building materials. Therefore, Staff recommends that all portions of the building shall be sided with appropriate materials to the satisfaction of the Planning Administrator.

Documentation provided to the Urban Design Review Board indicates that ground floor of the structure would be clad with perforated metal panels and the upper levels of the parking garage portion of the structure would be cladd with multi-colored terra cotta panels oriented vertically. The exterior of the residential tower atop the parking garage would be sided with a panelized system of glass and metal, and would include balconies projecting into the adjoining right-of-way.

4. **Right-of-Way Vacation Request:** The appellant has requested vacation of portions of the adjoining rights-of-ways in order to accommodate the building's foundation and balconies on the residential tower. The foundation of the structure would extend underground up to 10 feet into High Street right-of-way and up to 9 feet, 4 inches into 7th Street right-of-way. Balconies on the residential units would extend up to 2 feet into Grand Avenue right-of-way, up to 5 feet, 6 inches into High Street right-of-way, and up to 2 feet into 7th Street right-of-way. Easements must be provided for all existing utilities that are impacted until such time that they are abandoned or are relocated.
5. **Parking:** The parking garage that is incorporated in the site would contain 570 parking spaces. Vehicles would enter from 7th Street and exit to 8th Street. While it is anticipated at the garage would have one-way circulation, it has been designed so that it could accommodate two-way traffic in the future.
6. **Drainage/Grading:** The Site Plan provides underground stormwater detention. The applicant is required to demonstrate compliance with the City's Stormwater Management requirements to the satisfaction of the City's Permit and Development Center. All grading is subject to an approved grading permit and soil erosion control plan.
7. **Additional Information:** The Site Plan indicates that all mechanical equipment would be located interior to the structure. However, Staff recommends a condition of approval be that all mechanical equipment and utility meters shall be architecturally integrated into the structure and entirely screened from view.

SUMMARY OF DISCUSSION

Erik Lundy presented the staff report and recommendation.

Todd Garner Substance Architecture 1300 Walnut stated his firm is responsible for parking structure and foundation. The foundation is large in order to support the housing on top of the building. The pile caps are going outside of the property so those caps are going outside of the property and requires a vacation of those subsurface rights. The site is bounded by 7th Street to the east, 8th Street to the west, High Street to the north and Grand

Avenue to the south. Surrounding properties of 801 Grand, the Marriott, Ruan Center, the Diocese Building and the St. Ambrose Cathedral are all in proximity of their site. They will reconnect the skywalk going to 801 Grand, new private skywalk on a higher elevation that will connect the parking structure to Principal 711 High building. In the future there will be a skywalk across 7th Street that will reconnect over to the Ruan skywalk that crosses Grand. The reason that skywalk is not being reconnected at this time is that piece of property east of 7th Street is a highly valued piece of development property downtown and allows that developer some flexibility. The parking structure is roughly six stories tall, just shy of 600 cars. 100 of those will be for the private development above, 100 others will be for Principal and the remainder will be for public parking. It's a three bay parking structure meaning the north and south bays are flat, the center bays where the circulation vertically go through the structure and it is a two-way. For vertical circulation, there are stairways for the parking structure on the east and southwest corners of the parking structures. There is a component that is sandwiched on the Grand Avenue side that is at grade and about a floor and a half tall that is 11,000 square feet of retail that faces Grand. This starts to show how the vertical development sits on top of the parking structure and how it starts to integrate itself into the design.

Ken McQuade BVK Group, 222 North 2nd Street, Minneapolis, MN stated they have been working with Substance Architecture quite a bit. They gave a joint presentation in August to the Urban Design Review Board (UDRB), of the preliminary design concept and they gave them approval to keep moving in the direction they were headed so they are at the Plan and Zoning Commission to give an update and let the Commission know where they are with this project. He then gave a presentation of vertical rectangular openings and metal materials and how that might work with what Substance has been designing which is basically a screen of terracotta fins with five different colors of gray. They have been looking at taking these vertical openings and then shifting them around a bit to mimic and complement the movement of the colors of the vertical fins that is going around the parking structure. They are also looking at different colors of metal and copper. He pointed out on one of the diagram in the upper left corner, the building is designed to hold the urban street edge on the north, east and south. It is pushed to the east a bit to give some breathing room with the 801 Tower directly to the west and to also provide maximum sun and light for the amenity deck. He went on to give more examples of the color and materials they are thinking of for the parking structure.

Sasha Kamper asked the timeline before the demolition begins.

Todd Garner stated the demolition is slated for April 2016 and soon after that they will start construction on the parking structure and Spring 2018 for housing.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of the applicant's request.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Sasha Kamper stated she needed to recuse herself from the vote.

COMMISSION ACTION:

CJ Stephenson moved staff recommendation for Part A) approval of the requested vacations, subject to reservation of any necessary easements for existing utilities in place until such time that they are abandoned or are relocated and Part B) approval of the proposed Site Plan, subject to the following conditions:

1. The Site Plan shall be in compliance with all administrative review comments of the City's Permit and Development Center.
2. All portions of the building shall be sided with appropriate materials to the satisfaction of the Planning Administrator.
3. Bike racks shall be provided at appropriate locations near the entrances to the retail and multiple-family residential areas.
4. Access easements shall be provided for any sidewalk that is not located within public right-of-way.
5. All mechanical equipment and utility meters shall be architecturally integrated into the structure and shall be entirely screened from view.

Motion passed 10-0-1. (Sasha Kamper recused herself from the vote)

Respectfully submitted,

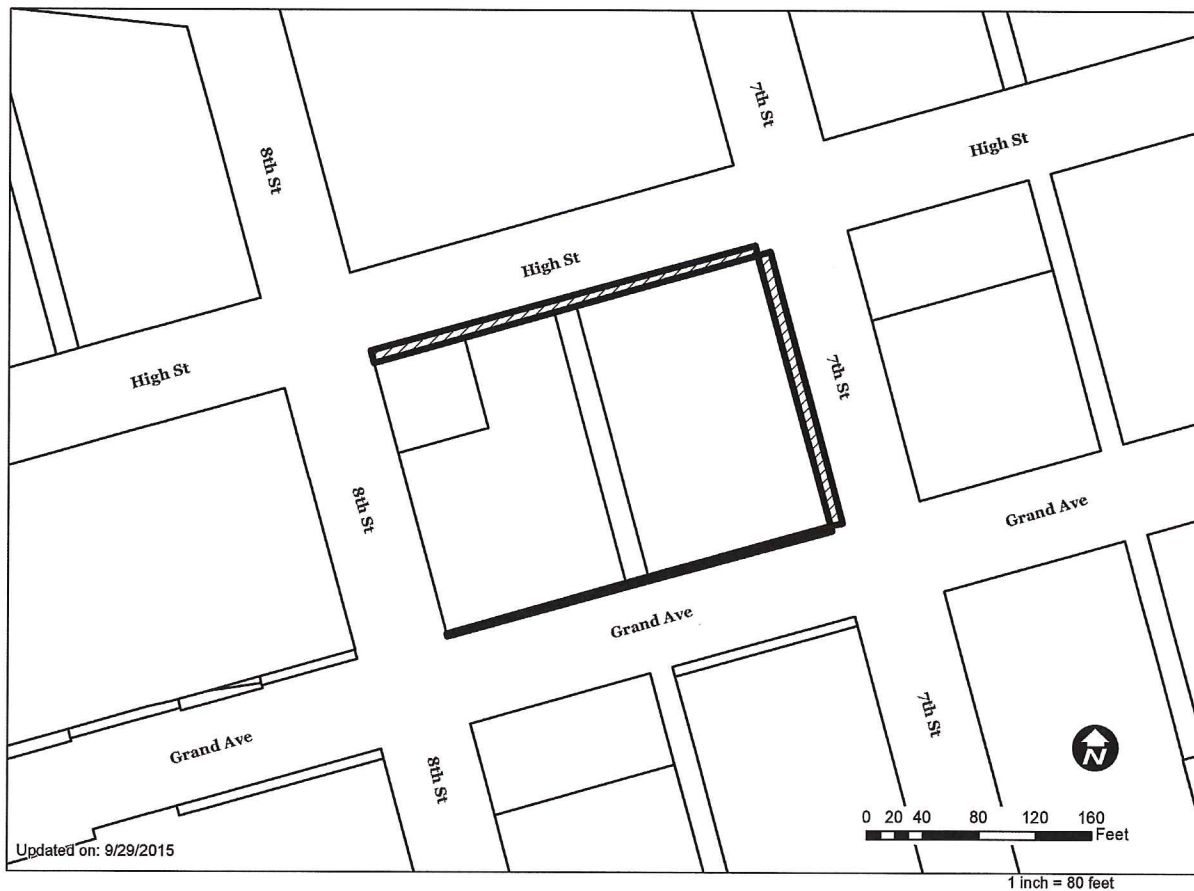

Erik Lundy, AICP
Senior City Planner

EML:clw
Attachment

City initiated request on property located at 717 Grand Avenue.				File #
				11-2015-1.20
Description of Action	Approval of requested vacation of subsurface rights within the adjoining west 9-feet 4-inches of 7th Street and the south 10-feet of High Street. And, vacation of air rights within the adjoining north 2-feet of Grand Avenue and the adjoining south 5-feet 6-inches of High Street, all as part of approval of a 19-story mixed use building with ground floor retail, 5 levels of parking structure and 10 floors of multiple-family dwellings subject to reservation of any necessary easements for existing utilities in place until such time that they are abandoned or are relocated.			
2020 Community Character Plan	Current: Downtown Retail/Office Core/Core Fringe. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No Planned Improvements.			
Current Zoning District	"C-3" Central Business District Commercial District. "GGP" Gambling Games Prohibition District, "D-O" Downtown Overlay District, and "FSO" Freestanding Sign Overlay District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area	2			
Outside Area				
Plan and Zoning Commission Action	Approval	10-0-1	Required 6/7 Vote of the City Council	Yes
	Denial			No X

City initiated, 717 Grand Avenue

11-2015-1.20



Item 11-2015-1.20

Date

10/8/15 18

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

OCT 14 2015

DEPARTMENT

Print Name

Orchard Place

Signature

Quinn Sattsgaver, CFO

Address

620 8th St.

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

We have no problems with this request.

Item 11-2015-1.20

Date

10/17/15

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

(Circle One)

RECEIVED
COMMUNITY DEVELOPMENT

OCT 20 2015

DEPARTMENT

Print Name

Douglas Neighborhood Assoc

Signature

LeBron President

Address

418 6th Ave Ste 902 50309

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