



Date May 8, 2017

**RESOLUTION HOLDING HEARING ON REQUEST FROM
TWG DEVELOPMENT, LLC TO REZONE PROPERTY LOCATED IN THE
VICINITY OF 201 SOUTHEAST 6TH STREET**

WHEREAS, on April 17, 2017, by Roll Call No. 17-0673, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on April 6, 2017, its members voted 11-0 in support of a motion to recommend **APPROVAL** of a request from TWG Development, LLC (owner), represented by Tony Knoble (officer), to rezone property located in the vicinity of 201 Southeast 6th Street ("Property") from "M-2" Heavy Industrial District to Limited "C-3B" Central Business Mixed-Use District, to allow redevelopment with a four-story mixed use project containing an estimated 211 dwelling units, estimated 2,200 square feet of ground floor commercial space, and estimated 205 parking spaces in an underground garage, subject to the following conditions:

1. The following uses shall be prohibited on the Property:
 - a. Assembly and packaging of small components from previously prepared materials within a fully enclosed building.
 - b. Auction businesses.
 - c. Financial institutions whereby a majority of loans are made based on collateral of future payroll or vehicle titles.
 - d. Lumberyards, retail and wholesale.
 - e. Machine shops.
 - f. Freestanding package goods stores for the sale of alcoholic beverages.
 - g. Pawnshops.
 - h. Printing, publishing houses and lithographing shops.
 - i. Plumbing and heating shops.
 - j. Miniwarehouse uses.
 - k. Freestanding taverns and night clubs.
 - l. Warehousing.
2. Any development on the Property shall be subject to the undergrounding of all overhead utilities to the maximum extent possible.
3. Any development on the Property shall re-establish East Elm Street right-of-way and improve it with a public street constructed with an urban cross section.
4. Any development on the Property shall improve Southeast 7th Street with an urban cross section.
5. Any development on the Property shall re-establish Market Street right-of-way and improve it with either a public pedestrian plaza or a public street constructed with an urban cross section.
6. Any development or site modifications on the Property shall be in accordance with a Site Plan that satisfies any applicable design guidelines, such as those for the "C-3B" District, the "D-O" Downtown Overlay District, and/or Multiple-Family Residential; and

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



Date May 8, 2017

WHEREAS, in accordance with said notice, those interested in said proposed rezoning, 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 201 Southeast 6th Street, legally described as:

TRACT #1 (DEED BOOK 6108 PAGE 953)

THAT PART OF LOT SEVEN (7) DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 47.2 FEET; THENCE IN A WESTERLY DIRECTION TO A POINT ON THE WEST LINE OF SAID LOT 7, 21.47 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 7 TO THE POINT OF BEGINNING; ALL OF LOT SIX (6); AND THAT PART OF THE VACATED ALLEY AT A POINT ON THE VACATED ALLEY LYING BETWEEN LOTS 4, 5 6 AND 7, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 7, 21.47 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 7, THENCE SOUTHERLY TO THE SOUTHWEST CORNER OF LOT 6; THENCE WESTERLY, AT RIGHT ANGLES, A DISTANCE OF 8 FEET; THENCE IN A NORTHERLY DIRECTION, PARALLEL TO THE WEST LINE OF LOTS 6 AND 7, A DISTANCE OF 69.1 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING, ALL IN BLOCK EIGHTEEN (18); AND THAT PART OF VACATED MARKET STREET DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 158 FEET; THENCE SOUTHERLY, AT RIGHT ANGLES, 14 FEET; THENCE EASTERLY, AT RIGHT ANGLES, 158 FEET, TO THE WEST LINE OF SE 7TH STREET; THENCE NORTHERLY, ALONG THE WEST LINE FO SE 7TH STREET, 14 FEET, TO THE POINT OF BEGINNING; ALL IN TOWN OF DE MOINE, NOW INCLUDED IN AND FORMING APART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA

AND

TRACT #2 (DEED BOOK 5729 PAGE 737)

THE SOUTH 66.0 FEET OF VACATED EAST MARKET STREET, LYING NORTH AND ADJOINING LOT 10, BLOCK 29, TOWN OF DE MOINE, AN OFFICIAL PLAT, AND THE SOUTH 66 FEET OF VACATED EAST MARKET STREET LYING NORTH OF AND ADJOINING THE VACATED NORTH/SOUTH ALLEY IN SAID BLOCK 29, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA (VACATED BY ORDINANCE NO. 8824, PASSED ON AUGUST 5, 1974)

AND

TRACT #3 (DEED BOOK 6710 PAGE 895)

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10) IN BLOCK TWENTY-NINE (29), NORTH AND SOUTH ALLEY BETWEEN SOUTHEAST 6TH STREET AND SOUTHEAST 7TH STREET EXTENDING FROM NORTH LINE OF ELM STREET TO SOUTH LINE OF EAST MARKET STREET IN BLOCK 29, TOWN OF DE MOINE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA (ALLEY

Date May 8, 2017

VACATED BY ORDINANCE 5175 PASSED OCTOBER 3, 1949), ALL IN TOWN OF DE MOINE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA.

AND

TRACT #4 (DEED BOOK 5562 PAGE 33)
THAT VACATED PART OF ELM STREET RIGHT-OF-WAY LYING SOUTHERLY OF AND ADJOINING BLOCK 29, TOWN OF DE MOINE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA (VACATED BY ORDINANCE NO. 10,766, PASSED MARCH 17, 1986).


from "M-2" Heavy Industrial District to Limited "C-3B" Central Business Mixed-Use District to allow redevelopment with a four-story mixed use project containing an estimated 211 dwelling units, estimated 2,200 square feet of ground floor commercial space, and estimated 205 parking spaces in an underground garage, subject to the conditions stated above as agreed to and accepted by execution of an Acceptance of Rezoning Ordinance in writing by the owner of the Property, which is binding upon the owner and its successors, heirs and assigns.

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 rezoning of the Property to Limited "C-3B" Central Business Mixed-Use District with conditions as set forth above, are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Property to Limited "C-3B" Central Business Mixed-Use District with conditions as set forth above, is hereby found to be in conformance with the existing PlanDSM: Creating Our Tomorrow plan and is approved, subject to final passage of an ordinance rezoning the Property as set forth herein.

MOVED BY _____ TO ADOPT.

FORM APPROVED:


Glenna K. Frank, Assistant City Attorney

(ZON2017-00032)

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

MOTION CARRIED

APPROVED

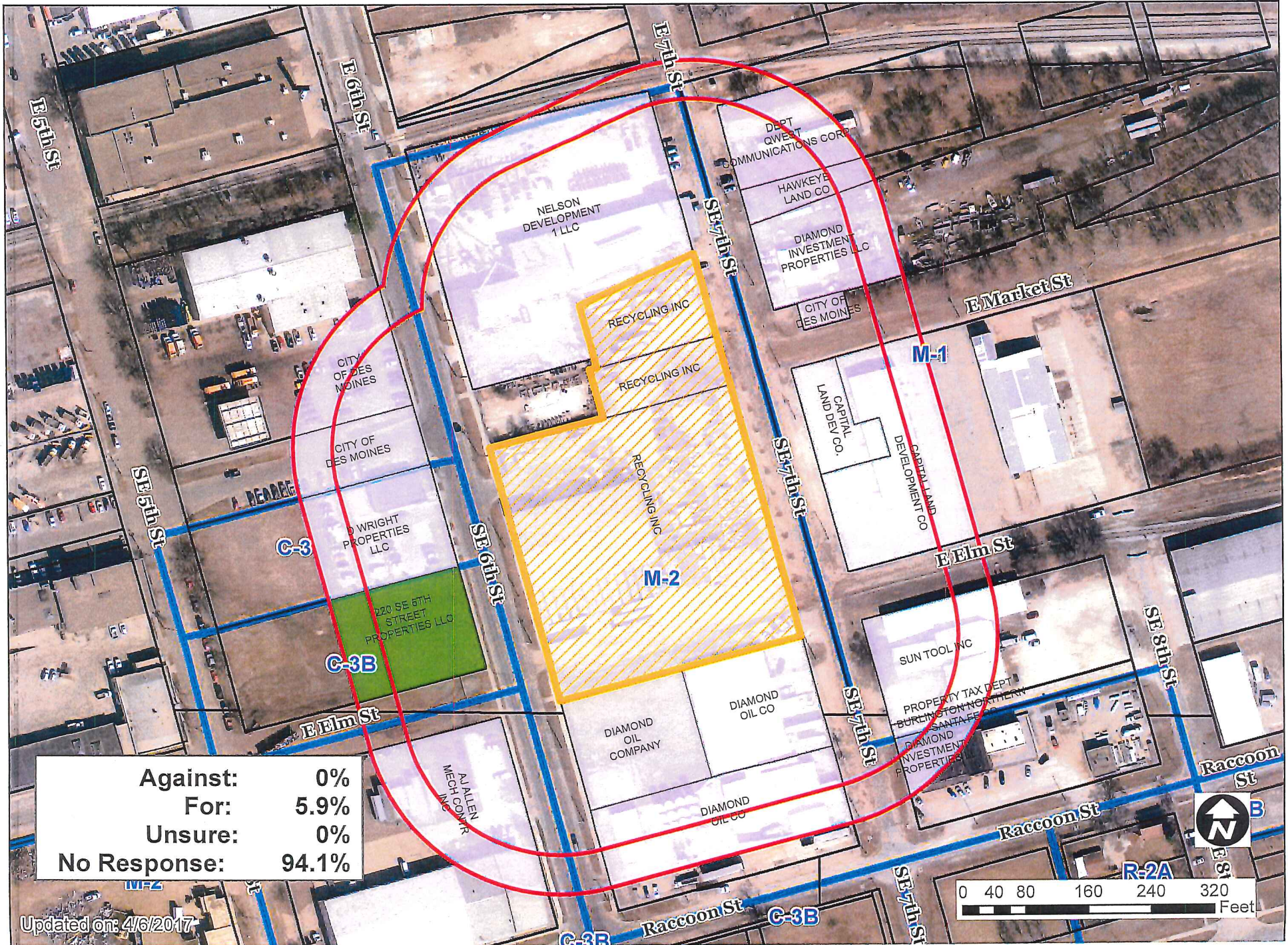
Mayor

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





April 10, 2017

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 April 6, 2017, the following action was taken regarding a request from TWG Development, LLC (owner), represented by Tony Knoble (officer), to rezone property located in the vicinity of 201 Southeast 6th Street.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 11-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano	X			
David Courard-Hauri	X			
Jacqueline Easley	X			
Jann Freed	X			
John "Jack" Hilmes				X
Lisa Howard				X
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Mike Simonson	X			
Rocky Sposato	X			
Steve Wallace				X
Greg Wattier				X

APPROVAL of Part A) to find the requested rezoning in conformance with the PlanDSM; Creating Our Tomorrow Plan, approval of Part B) the rezoning subject to the following revisions:
(ZON2017-00032)

Written Responses

2 in Favor

0 in Opposition

STAFF RECOMMENDATION

Part A) Staff recommends that the proposed rezoning to "C-3B" District be found in conformance with the PlanDSM: Creating Our Tomorrow Plan Land Use Plan designation of "Downtown Mixed Use".

Part B) Staff recommends the subject property be rezoned from "M-2" Heavy Industrial District to "C-3B" Central Business Mixed-Use District, subject to the following conditions:

1. The following uses shall be prohibited:
 - a. Assembly and packaging of small components from previously prepared materials within a fully enclosed building.
 - b. Auction businesses.
 - c. Financial institutions whereby a majority of loans are made based on collateral of future payroll or vehicle titles.
 - d. Lumberyards, retail and wholesale.
 - e. Machine shops.
 - f. Freestanding package goods stores for the sale of alcoholic beverages.
 - g. Pawnshops.
 - h. Printing, publishing houses and lithographing shops.
 - i. Plumbing and heating shops.
 - j. Miniwarehouse uses.
 - k. Freestanding taverns and night clubs.
 - l. Warehousing.
2. Any development up the site shall be subject to the undergrounding of all overhead utilities to the maximum extent possible.
3. Any development upon the site shall re-establish East Elm Street right-of-way and improve it with a public street constructed with an urban cross section.
4. Any development upon the site shall improve Southeast 7th Street with an urban cross section.
5. Any development upon the site shall re-establish Market Street right-of-way and improve it with either a public pedestrian plaza or a public street constructed with an urban cross section.
6. Any development or site modifications shall be in accordance with a Site Plan that satisfies any applicable design guidelines, such as those for the "C-3B" District, the "D-O" Downtown Overlay District, and/or Multiple-Family Residential.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

- 1. Purpose of Request:** The proposed rezoning to "C-3B" Central Business Mixed-Use District would allow for redevelopment of the industrial site with two (2) four-story building containing approximately 211 dwelling units, 2,200 square feet of ground floor commercial space along Southeast 6th Street, and 205 parking spaces in an underground garage accessed from Elm Street. The two buildings would form a private courtyard around a swimming pool and outdoor seating area. The submitted site sketch shows that the former East Elm Street would be reestablished and that the former Market Street right-of-way would be converted to a pedestrian plaza.

The "C-3B" District regulations and design guidelines are intended to assure that redevelopment in the mixed-use areas surrounding the core of Downtown are pedestrian-oriented and compatible with a mixed-use neighborhood. If rezoned to "C-3B" District, any redevelopment or site modifications would require future approval of a Site Plan and building elevations by the Plan and Zoning Commission in accordance with the "C-3B" District design guidelines, as well as the design guidelines applicable in the "D-O" Downtown Overlay District. Furthermore, any multiple-family residential development would be subject to the multiple-family residential design guidelines.

- 2. Size of Site:** Approximately 3.1 acres.
- 3. Existing Zoning (site):** "M-2" Heavy Industrial District, "CDO" Capitol Dominance Overlay District, "D-O" Downtown Overlay District, "FSO" Freestanding Sign Overlay District, and "GGP" Gambling Games Prohibition District.
- 4. Existing Land Use (site):** The site is currently occupied by Recycling, Inc., which uses the site for the storage, sorting, and processing of waste materials.

5. Adjacent Land Use and Zoning:

North – "M-2"; Use is the Rowat Cut Stone business with outdoor storage.

South – "M-2"; Use is the Diamond Oil business with an office and warehouse.

East – "M-1"; Uses is a warehouse.

West – "C-3B" & "C-3"; Uses are a 3-story office building under construction for PDM Precast and a vehicle display lot for Enterprise Rent-A-Car.

- 6. General Neighborhood/Area Land Uses:** The subject property is located in an area known as the Market District, which is an area transitioning from industrial uses to a mix of residential and commercial uses.
- 7. Applicable Recognized Neighborhood(s):** The subject property is within the Historic East Village Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on March 17, 2017. Additionally, separate

notifications of the hearing for this specific item were mailed on March 17, 2017 (20 days prior) and March 27, 2017 (10 days prior to the scheduled hearing) to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on March 31, 2017.

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 Historic East Village Neighborhood Association notices were mailed to Chris LoRang, PO Box 93904, Des Moines, IA 50393.

The applicant is required to hold a neighborhood meeting and will be able to provide a summary of that meeting at the hearing.

8. Relevant Zoning History: None.

9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation: The site is designated as Downtown Mixed Use, which is defined as follows: "Allows mixed-use, high density residential uses, and compact combinations of pedestrian-oriented retail, office, residential, and parking in downtown. Should include active uses (e.g. retail) on ground floor, particularly at key intersections."

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.

The Commission 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. Market District of East Village Urban Design Study: In May 2010, the City Council received and filed the "Market District of East Village Urban Design Study" as a guide for future development and redevelopment within the area bounded by East/Southeast 7th Street on the east, Scott Avenue on the south, the Des Moines River on the west, and East Walnut Street on the north. The study calls for creating a vibrant pedestrian-oriented mixed-use area by preserving the existing structures and building new residential and commercial structures.

The study designates both Southeast 6th Street and Market Street as "primary development corridors". It also designates the subject property as being redeveloped primarily for multiple-family residential use, with street level commercial space along

Southeast 6th Street.

2. Permitted Uses: The following is the list of uses permitted in the "C-3B" District:

Sec. 134-1006. Principal permitted uses.

Only the uses of structures or land similar to those that follow shall be permitted in the C-3B Central Business Mixed Use District:

- (1) *Any use permitted in and as limited in the C-2 district except the following uses which are prohibited:*
 - a. *Automobile, trailer, motorcycle, boat, and farm implement establishments for display, rental, and sales (including sales lots).*
 - b. *Mobile home parks.*
 - c. *Vehicle display lots.*
 - d. *Garage for general motor vehicle that includes major body and fender work or overall painting.*
 - e. *Automobile washing establishments unless all bays are normally enclosed and an attendant is on duty during all hours of operation.*
 - f. *Adult entertainment business.*
 - g. *Monument sales yards.*
 - h. *Sheet metal shops.*
 - i. *Sign painting shops.*
 - j. *Off-premises advertising signs.*
- (2) *Assembly and packaging of small components from previously prepared materials within a fully enclosed building.*
- (3) *Manufacture or treatment of products within a fully enclosed building incidental to the conduct of a retail business carried out on the premises.*
- (4) *Printing and publishing houses.*
- (5) *Warehousing.*
- (6) *Machine shops.*
- (7) *Retail lumberyards.*
- (8) *Electrical substations and gas regulator facilities upon land held by the utility for that purpose on the date the land was placed within the C-3B District. Any new electrical substation or gas regulator facility, or expansion thereof, upon land not held by the utility for that purpose when the land was placed within the C-3B District, may be allowed only by special permit under the provisions of section 134-1326.*
- (9) *Combinations of the uses in subsections (1) through (8) of this section.*

Staff recommends that the following uses permitted in the "C-3B" District be prohibited:

- a. *Assembly and packaging of small components from previously prepared materials within a fully enclosed building.*
- b. *Auction businesses.*
- c. *Financial institutions whereby a majority of loans are made based on collateral of future payroll or vehicle titles.*
- d. *Lumberyards, retail and wholesale.*
- e. *Machine shops.*
- f. *Freestanding package goods stores for the sale of alcoholic beverages.*
- g. *Pawnshops.*
- h. *Printing, publishing houses and lithographing shops.*
- i. *Plumbing and heating shops.*
- j. *Miniwarehouse uses.*

- k. Freestanding taverns and night clubs.
- l. Warehousing.

3. **Utilities:** All necessary public utilities are available with the surrounding public street network that would be required by future redevelopment.

There are existing overhead utility lines within Southeast 6th Street right-of-way. Any future development of the site should be subject to the burial of overhead utilities to the maximum extent possible.

4. **Parking & Access:** The submitted site sketch demonstrates that off-street parking would be provided within an underground parking garage accessed from East Elm Street. The development would also be served by on-street parking along adjoining streets. While no minimum number of off-street parking spaces would be required for any use in the "C-3B" District, any off-street parking that is provided must comply with City Code Section 134-1377 and with all Site Plan regulations.

As part of any future redevelopment of the site, the developer would be responsible for improving the adjoining segments of streets to an urban cross section. This would also require dedication of right-of-way for both Market Street and East Elm Street.

5. **"C-3B" District Design Guidelines:** If rezoned to "C-3B" District, any redevelopment would require future approval of a Site Plan and building elevations by the Plan and Zoning Commission. A Site Plan has not been submitted for consideration at this time.
6. **"D-O" Downtown Overlay District Design Guidelines:** The subject property is within the Downtown Overlay District. In acting upon any future site plan application for the site, the Plan and Zoning Commission shall apply the Downtown Overlay District design guidelines. A Site Plan has not been submitted for consideration at this time.
7. **Multiple-Family Residential Design Guidelines:** In acting upon any future Site Plan application that includes a multiple-family dwelling, boardinghouse or roominghouse, the Plan and Zoning Commission shall also apply the Multiple-Family Residential design guidelines. A Site Plan has not been submitted for consideration at this time.

SUMMARY OF DISCUSSION

Jacqueline Easley asked if anyone was present to speak on this item. None were present or requested to speak.

COMMISSION ACTION:

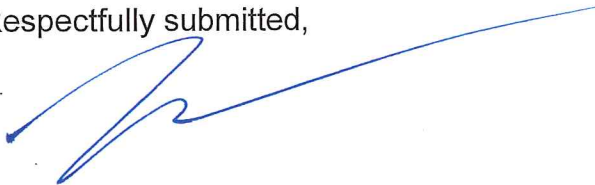
Will Page moved staff recommendation for approval of Part A) to find the proposed rezoning to "C-3B" District in conformance with the Plan DSM Creating Our Tomorrow Plan Land Use Plan designation of "Downtown Mixed Use and approval of Part B) the rezoning subject to the following conditions:

1. The following uses shall be prohibited:
 - a. Assembly and packaging of small components from previously prepared materials within a fully enclosed building.

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 6. Any development or site modifications shall be in accordance with a Site Plan that satisfies any applicable design guidelines, such as those for the "C-3B" District, the "D-O" Downtown Overlay District, and/or Multiple-Family Residential.

Motion carried 11-0.

Respectfully submitted,



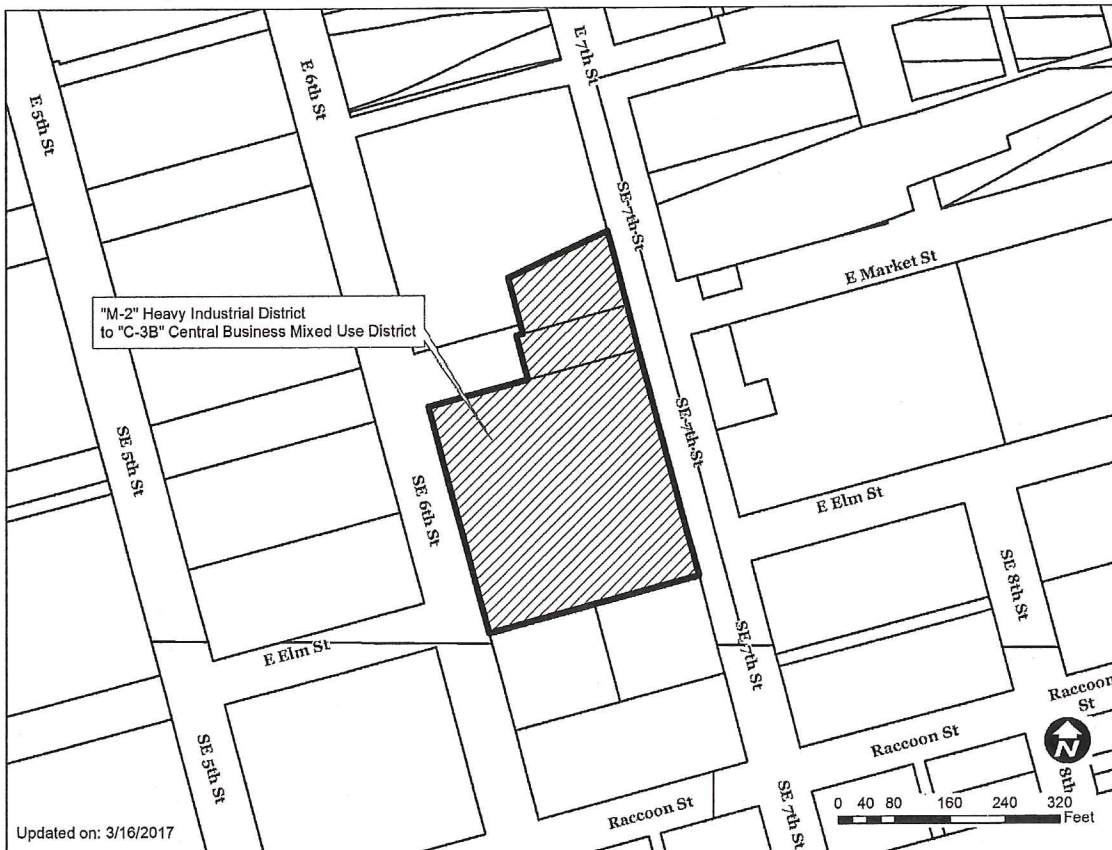
Jason Van Essen, AICP
Senior Planner

JMV:clw
Attachment

TWG Development, LLC (owner), represented by Tony Knoble (officer) for property located in the vicinity of 201 Southeast 6th Street.			File # ZON2017-00032	
Description of Action	Approval of rezoning of property from "M-2" Heavy Industrial District to "C-3B" Central Business Mixed-Use District, to allow redevelopment of the property with a four-story mixed use project containing 211 dwelling units, 2,200 square feet of ground floor commercial space, and 205 parking spaces in an underground garage, subject to conditions.			
PlanDSM Future Land Use	Current: Downtown Mixed Use. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"M-2" Heavy Industrial District, "CDO" Capitol Dominance Overlay District, "GGP" Gambling Games Prohibition Overlay District, "D-O" Downtown Overlay District, and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	"C-3B" Central Business District Mixed-Use District, "CDO" Capitol Dominance Overlay District, "GGP" Gambling Games Prohibition Overlay District, "D-O" Downtown Overlay District, and "FSO" Freestanding Signs Overlay District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Subject Property	2			
Outside Area (200 feet)				
Plan and Zoning Commission Action	Approval	11-0	Required 6/7 Vote of the City Council	Yes
	Denial			No

TWG Development, LLC, 201 Southeast 6th Street

ZON2017-00032



1 inch = 163 feet

ZON2017-00032

Item

Date 3/28/17

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

RECEIVED

COMMUNITY DEVELOPMENT

Print Name 220 SE 6th Street Properties, LLC

APR 03 2017

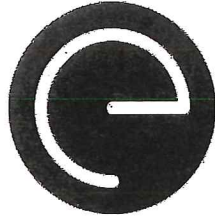
Signature *[Signature]*

Address 601 SW 9th Street, Ste A, Des Moines, IA 50309

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

We would like the upgraded property type.

Four horizontal lines for additional text.



EAST VILLAGE

P.O. Box 93904 | Des Moines, IA 50393 | EastVillageDesMoines.com

2016-17 HEV
Board of Directors

March 27, 2017

Chris LoRang
President

Mark Tezak
Vice-President

Ryan Bomer
Treasurer

Phil Bubb
Secretary

Carol Wyckoff

Sam Erickson

Josh Garrett

Ashley Holter

Derek Johnson

Colleen MacRae

Aaron Clutts

Kelly Jo Parker

Nathan Gruver

Taylor Frame

Bradie Kuehne

Honorary Members

Jake Christensen

Guy Cooke

Johnny Danos

Bill Van Orsdel

To whom it may concern:

The Historic East Village Neighborhood Association would like to express our support for the **District at 6th** project proposed by J.B. Curry and TWG Development for their project on E. 6th St. The project team met with us in the early stages of the planning, when we gave preliminary approval, and again on March 27, 2017, when we gave an additional qualified approval.

We are pleased to see a project of this nature proposed for the site. Our preferences continue to support greater density, less surface parking, and progressive landscaping.

We have also requested attention to the detail of the landscaping around the perimeter of the parcel and in particular the greenspace identified as a walking path and we have urged TWG to maintain the quality of work that they proposed during our meeting on March 27th.

If you have any questions, please do not hesitate to contact us.

Digitally signed by Christopher LoRang
DN: cn=Christopher LoRang, c=US,
o=Capital Chiropractic & Rehabilitation
Center, PLLC,
email=chris.lorang@capitalchirodsm.com
Date: 2017.04.03 15:44:07 -0500

Chris LoRang
Board President, Historic East Village Neighborhood Association
Owner, Capital Chiropractic & Rehabilitation Center
chris.lorang@capitalchirodsm.com