



Roll Call Number

Agenda Item Number

Ex. 1

Date June 26, 2017

Request from Joel Templeman, representing QuikTrip Corporation, to receive and file letter regarding 3700 Hubbell Avenue, QuikTrip Corporation and Grandview Plaza II LLC, Hubbell Avenue Corridor Redesign project.

Moved by _____ to

Sponsor: Council Member Westergaard

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

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.

MOTION CARRIED

APPROVED

Mayor

City Clerk

Ex 1

LILLIS O'MALLEY OLSON MANNING POSE TEMPLEMAN LLP

WILLIAM J. LILLIS
MICHAEL W. O'MALLEY
EUGENE E. OLSON
DANIEL L. MANNING, SR.
CHRISTOPHER R. POSE
JOEL B. TEMPLEMAN*
BRIDGET O'MALLEY KAUTZKY
DANIEL M. MANNING, JR.

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JOHN CONNOLLY, JR. (1891-1975)
GEORGE E. O'MALLEY (1905-1982)
JOHN CONNOLLY III (1918-1998)
BERNARD J. CONNOLLY (1920-1970)
C. I. MCNUTT (1901-1958)
STREETAR CAMERON (1957-2008)

Writer's Email Address: jtempleman@lolaw.com

June 22, 2017

Via Hand Delivery

Diane Rauh, City Clerk
City of Des Moines
City Administration Building
400 East Court Avenue
Des Moines, IA 50309-1891

RE: City Council Agenda – June 26, 2007 – 3700 Hubbell Avenue – QuikTrip Corporation and Grandview Plaza II LLC – Hubbell Avenue Corridor Redesign Project

Dear Diane:

Enclosed is a letter which I ask be received, filed, and made a part of the City Council Agenda for Monday, June 26, 2017.

Very truly yours,

Joel B. Templeman
For the Firm

CITY CLERK
DES MOINES, IA

2017 JUN 22 PM 3:36

FILED

JBT/sam
Enclosure

LILLIS O'MALLEY OLSON MANNING POSE TEMPLEMAN LLP

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Writer's Email Address: jtempleman@lolaw.com

June 22, 2017

Via Hand Delivery

Mayor T.M. Franklin Cownie
City of Des Moines
City Administration Building
400 East Court Avenue
Des Moines, IA 50309-1891

RE: Hubbell Avenue Corridor Redesign Project – 3700 Hubbell Avenue – QuikTrip Corporation and Grandview Plaza II LLC

Honorable Mayor and Members of the City Council:

Our law firm represents Grandview Plaza II LLC (“Grandview Plaza”), the property owner of the property locally known as 3700 Hubbell Avenue, Des Moines, Iowa (the “Property”).

Grandview Plaza entered into a lease with QuikTrip Corporation (“QuikTrip”). A QuikTrip Convenience Store is currently located on the Property. QuikTrip is represented by Benjamin D. Bruner of the Dickinson Law Firm.

The City of Des Moines (the “City”) is in the process of redesigning Hubbell Avenue, including that portion of Hubbell Avenue which abuts the Property. The City presented Grandview Plaza and QuikTrip with a proposed plan for the subject property which eliminates two full accesses from the Property onto Hubbell Avenue.

The project, as designed, as it relates to the Property would force QuikTrip to leave the Property. The loss of QuikTrip at the Property would significantly impact the neighbors at this location and Grandview Plaza.

We request this letter be received, filed, and made part of the City Council Agenda for Monday, June 26, 2017. The undersigned will be in attendance at the City Council meeting scheduled for June 26, 2017, to speak on this issue.

Attached as Exhibit “A” is a drawing which depicts the proposed modifications to the Property.

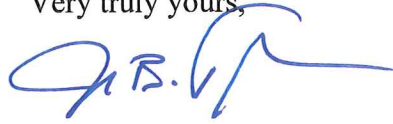
LILLIS O'MALLEY OLSON MANNING POSE TEMPLEMAN LLP

Mayor Cownie

June 22, 2017

Page 2

Very truly yours,



Joel B. Templeman

For the Firm



Benjamin D. Bruner

Dickinson, Mackaman, Tyler

& Hagen, P.C.

699 Walnut Street, #1600

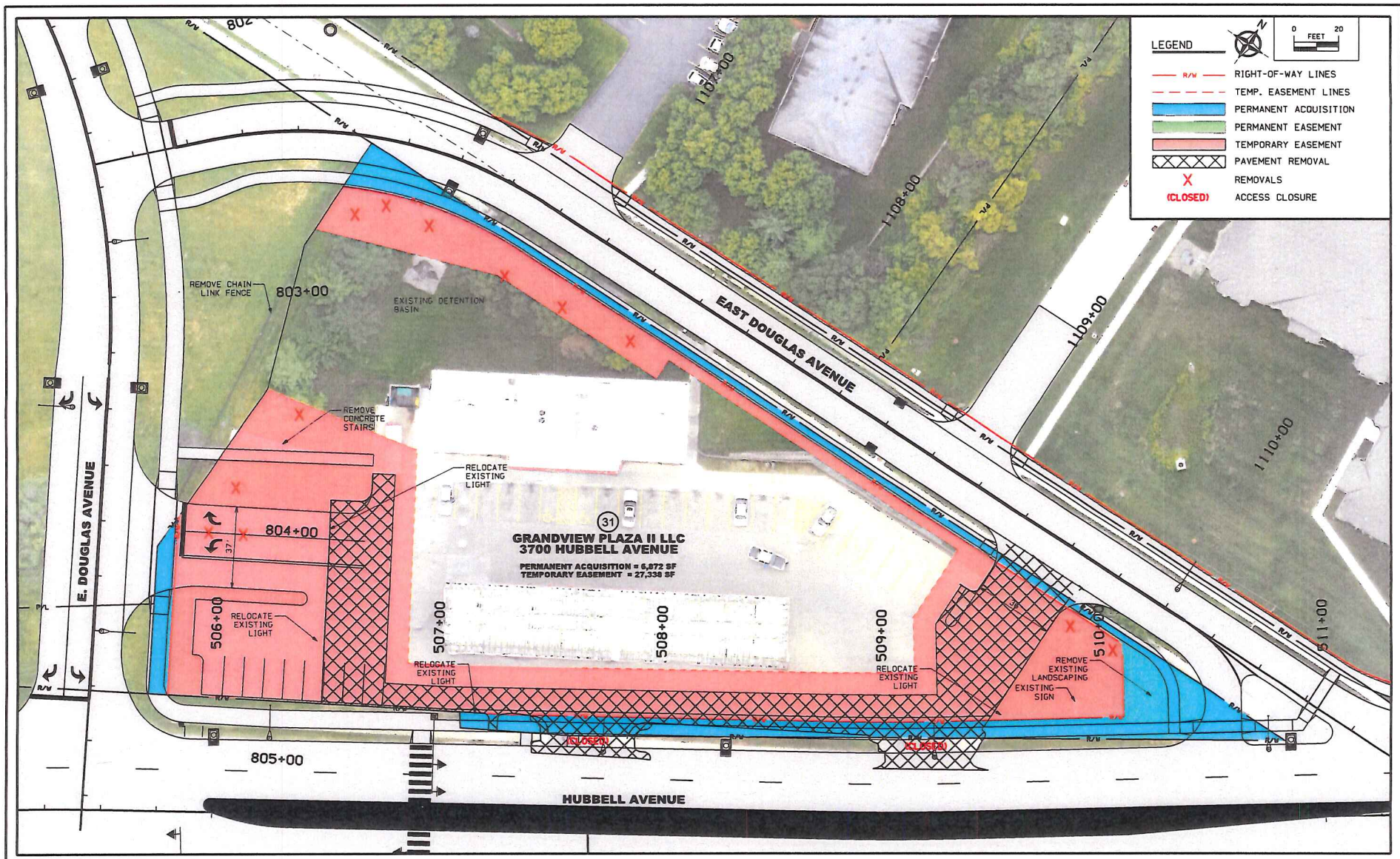
Des Moines, IA 50309

515-244-2600

JBT/sam

Enclosure

cc: Diane Rauh, City Clerk



LEGEND

- RIGHT-OF-WAY LINES
- TEMP. EASEMENT LINES
- PERMANENT ACQUISITION
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- PAVEMENT REMOVAL
- X REMOVALS
- (CLOSED) ACCESS CLOSURE

PROJECT NO: 160026.01
 PROJECT DATE: AUGUST 2018
 CAD DATE: 8/4/2017 2:53:58 PM
 CAD FILE: e:\pwworkdir\pwworkdir\160026\7223\Exhibit_Sheets.dgn



HUBBELL AVENUE CORRIDOR SAFETY IMPROVEMENTS
 EAST 33RD STREET TO EAST 38TH STREET
 CITY OF DES MOINES

3700 HUBBELL AVENUE
 GRANDVIEW PLAZA II LLC
 SUBJECT TO CHANGE

PARCEL
31
 PROJECT
 1

EXHIBIT A

Ex 1