



Date April 20, 2020

**RESOLUTION HOLDING HEARING ON REQUEST FROM HOPE MINISTRIES CENTER FOR WOMEN AND CHILDREN TO AMEND PLANDSM FUTURE LAND USE DESIGNATION AND TO REZONE AND APPROVE PUD CONCEPTUAL PLAN FOR PROPERTY LOCATED AT 3800 EAST DOUGLAS AVENUE**

**WHEREAS**, on February 24, 2020, by Roll Call No. 20-0362, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on February 6, 2020, its members voted 10-1 in support of a motion to recommend **APPROVAL** of a request from Hope Ministries Center for Women and Children (“Hope Ministries”)(applicant), represented by Leon Negen (officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for real property locally known as 3800 East Douglas Avenue (“Property”) from Public/Semi-Public to Medium Density Residential to allow rezoning to “PUD” Planned Unit Development; and

**WHEREAS**, on February 24, 2020, by Roll Call No. 20-0362, the City Council received a communication from the City Plan and Zoning Commission further advising that at a public hearing held on February 6, 2020, its members voted 10-1 in support of a motion to recommend **APPROVAL** of a request from Hope Ministries to rezone the Property from “R1-60” One-Family Low-Density Residential District to “PUD” Planned Unit Development, and to approve the “Hope Ministries Center for Women and Children” PUD Conceptual Plan for the Property, to allow the existing church building to be converted to a 50-bed short-term program and 50-bed long-term life support program for homeless women and children, including classroom, office, daycare, and similar supporting uses, subject to the following revisions to the PUD Conceptual Plan:

1. Any revisions necessary as part of the administrative final Mylar review to reflect final action by the City Council and to meet non-substantive staff comments for formatting and final documentation.
2. Provision of an additional note to fencing requirements that any future fencing added or to replace existing shall only be black clad chain link fencing or black decorative iron-type open fencing no greater than 6-feet in height or 6-foot tall solid wood fencing or architectural panels when required for screening; and

**WHEREAS**, on February 24, 2020, by Roll Call No. 20-0362, it was duly resolved by the City Council that request to amend the PlanDSM future land use designation and rezone the Property and for approval of the PUD Conceptual Plan, be set down for hearing on March 23, 2020 at 5:00 P.M., in the Council Chamber at City Hall; 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 PlanDSM future land use designation and Zoning Ordinance; and

**WHEREAS**, on March 23, 2020, by Roll Call No. 20-0584, the City Council opened and continued said hearing to the April 20, 2020 Council meeting; and

**WHEREAS**, in accordance with said notice, those interested in said proposed amendment to PlanDSM future land use designation, rezoning, and PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and

**Date** April 20, 2020

**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 3800 East Douglas Avenue, legally described as:

LOT 1, EXCEPT THE NORTHWESTERLY 13.0 FEET LYING ADJACENT TO THE NORTHWEST LINE OF SAID LOT 1 (BEING ADJACENT TO HUBBELL AVENUE) AQUARIUS, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA. SAID TRACT OF LAND CONTAINS 5.49 ACRES MORE OR LESS

from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development, to allow the existing church building to be converted to a 50-bed short-term program and 50-bed long-term life support program for homeless women and children, including classroom, office, daycare, and similar supporting uses.

**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 future land use designation or rezoning of the Property to "PUD" Planned Unit Development District, and any objections to the proposed "Hope Ministries Center for Women and Children" PUD Conceptual Plan with revisions as set forth above, are hereby overruled, and the hearing is closed.
2. The proposed amendment to the PlanDSM: Creating Our Tomorrow Plan for the property locally known as 3800 East Douglas Avenue to Medium Density Residential is hereby approved.
3. The proposed rezoning of the Property, as legally described above, to "PUD" Planned Unit Development District, is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein.
4. The proposed "Hope Ministries Center for Women and Children" PUD Conceptual Plan, as on file in the Community Development Department, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is hereby approved, subject to final passage of an ordinance rezoning the Property as set forth herein, and subject to the revisions to the PUD Conceptual Plan as set forth above, and subject to the Community Development Director finding that such revisions have been satisfied by amendments to the Plan.

MOVED BY \_\_\_\_\_ TO ADOPT.

FORM APPROVED:

/s/Glenna K. Frank  
Glenna K. Frank, Assistant City Attorney

(21-2019-4.25)  
(ZON2019-00236)

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



Date March 23, 2020

Agenda Item \_\_\_\_\_

Roll Call # \_\_\_\_\_

February 18, 2020

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their February 6, 2020 meeting, the following action was taken regarding a request from Hope Ministries Center for Women and Children (applicant), represented by Leon Negen (officer), to rezone property located at 3800 East Douglas Avenue "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development District. Approval of a PUD Conceptual Plan "Hope Ministries Center for Women and Children", to allow the existing church to be converted to a shelter for the homeless for approximately 100 women and children. The proposed use would also include classroom, office, and daycare space. The subject property is owned by Experience Church of the Open Bible.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 10-1-0 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 proposed rezoning to "PUD" Planned Unit Development be found **not** in conformance with the Public/Semi-Public future land use designation in



PlanDSM Creating Our Tomorrow Plan, Part B) **APPROVAL** of the requested amendment to PlanDSM Creating Our Tomorrow to revise the future land use designation from Public/Semi-Public to Medium Density Residential, Part C) **APPROVAL** of the requested rezoning from "R1-60" One-Family Low-Density Residential to "PUD" Planned Unit Development and Part D) **APPROVAL** of the proposed PUD Conceptual Plan for Hope Ministries Center for Women and Children, subject to the following revisions:

- 1) Any revisions necessary as part of the administrative final Mylar review to reflect final action by the City Council and to meet non-substantive staff comments for formatting and final documentation.
- 2) Provision of an additional note to fencing requirements that any future fencing added or to replace existing shall only be black clad chain link fencing or black decorative iron-type open fencing no greater than 6-feet in height or 6-foot tall solid wood fencing or architectural panels when required for screening.

(ZON2019-00236) & (21-2019-4.25)

#### Written Responses

3 in Favor

13 in Opposition

#### **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Part A) Staff recommends that the proposed rezoning to "PUD" Planned Unit Development be found not in conformance with the Public/Semi-Public future land use designation in PlanDSM Creating Our Tomorrow Plan.

Part B) Staff recommends approval of the requested amendment to PlanDSM Creating Our Tomorrow to revise the future land use designation from Public/Semi-Public to Medium Density Residential.

Part C) Staff recommends approval of the requested rezoning from "R1-60" One-Family Low-Density Residential to "PUD" Planned Unit Development.

Part D) Staff recommends approval of the proposed PUD Conceptual Plan for Hope Ministries Center for Women and Children, subject to the following revisions:

1. Any revisions necessary as part of the administrative final Mylar review to reflect final action by the City Council and to meet non-substantive staff comments for formatting and final documentation.
2. Provision of an additional note to fencing requirements that any future fencing added or to replace existing shall only be black clad chain link fencing or black decorative iron-type open fencing no greater than 6-feet in height or 6-foot tall solid wood fencing or architectural panels when required for screening.

## STAFF REPORT TO THE PLANNING COMMISSION

### I. GENERAL INFORMATION

1. **Purpose of Request:** The owner is seeking to repurpose the existing church building use for a 50-bed temporary shelter and a 50-bed supervised group residence use for women and children only. Other supporting uses to be incorporated include a chapel, dining hall, kitchen, daycare, training classrooms, and administrative offices. The project would propose removal of the original Douglas Elementary School building and provide a two-story, 16,000-square foot building addition. *A resubmitted plan by the applicant has qualified permitted land uses within the PUD Area and updated the description to reference "50 beds for short term program for homeless women and children, and 50 beds for long term life support programming for homeless women and children." The latter would be defined as Assisted Living under the Zoning Ordinance use descriptions. The updated Plan also added statement to clarify that "all beds are for women and children and there are to be no beds for homeless men."*
2. **Size of Site:** 5.49 acres.
3. **Existing Zoning (site):** "R1-60" One-Family Low-Density Residential District and "FSO" Freestanding Signs Overlay District. The application for rezoning was filed prior to December 15, 2019 and is therefore being considered under the Zoning Ordinance effective at that time. Should the City Council deny the application for rezoning, the zoning of the property would become "P2" Public, Civic, and Institutional District.
4. **Existing Land Use (site):** 43,387-square foot church use.
5. **Adjacent Land Use and Zoning:**

**North** – "MX3" & "RX1", Uses are one household dwelling, Iowa State Bank branch bank, and a limited food/retail store use.

**South** – "N3a", Uses are one household dwelling.

**East** – "RX1" and "N3a", Uses are multi-household dwellings and one household dwellings.

**West** – "MX3", Uses are vacant land and a vehicle sales and service – vehicle maintenance/repair – minor use (car wash).
6. **General Neighborhood/Area Land Uses:** The property is located along the Hubbell Avenue, U.S. Highway 6 corridor with a mix of commercial industrial and residential uses.
7. **Applicable Recognized Neighborhood(s):** The subject property is located within the Sheridan Gardens Neighborhood. This neighborhood was notified of the meeting by mailing of the Preliminary Agenda for the original January 16, 2020 meeting to all recognized neighborhoods on December 27, 2019. Additionally, separate notifications of the hearing for this specific item were mailed on December 27, 2019 (20 days prior

to original January 16, 2020 hearing) and January 6, 2020 (10 days prior to the originally scheduled January 16, 2020 hearing) to the Sheridan Gardens Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the proposed rezoning. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on January 31, 2020.

All agendas and notices are mailed to the primary contact person designated to the City of Des Moines Neighborhood Development Division by the recognized neighborhood association. The Sheridan Gardens Neighborhood Association notices were sent to Kurt Lee, 3507 East 39<sup>th</sup> Court, Des Moines, IA 50317. The applicant conducted a neighborhood meeting on January 6, 2020. A summary of that meeting will be provided by the applicant at the meeting.

**8. Relevant Zoning History:** N/A.

**9. 2020 Community Character Land Use Plan Designation:** Public/Semi-Public.

**10. Applicable Regulations:** Taking into consideration Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning regulations or zoning district boundaries 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 recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and conceptual plan required shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of this division and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the conceptual plan and request for rezoning as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the commission shall be referred to the City Council.

## **II. ADDITIONAL APPLICABLE INFORMATION**

**1. Drainage/Grading:** Any addition of impervious area (buildings or paving) to the site must comply 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. The Engineering review staff has indicated that the stormwater management statement needs to be revised to reflect compliance with policies adopted for all Development Plans. *A resubmitted plan has demonstrated compliance with this comment.*

**2. Utilities:** All necessary utilities are available to the site. There is public sanitary sewer within East Douglas Avenue and East 38<sup>th</sup> Street. There is public water main available

within East Douglas Avenue. The public storm sewer is available from an intake within Hubbell Avenue.

3. **Landscaping/Open Space:** The proposed open space with the demolition and addition would be approximately 69% of the site. While the addition wouldn't typically trigger compliance with current landscape standards, the proposed Conceptual Plan provides for standards for open space, parking interior lot, parking perimeter lot as applicable for "C-2" Districts. There is not a proposed bufferyard standard for where parking abuts one household development to the east. Staff believes that the bufferyard standard for "C-2" Districts should be added. The submitted Plan indicates that no trees are proposed to be removed. Staff believes the statement of compliance with the City's Tree Removal and Mitigation Ordinance for any future Development Plan be added to the document. *A resubmitted plan has demonstrated compliance with these comments.*
4. **Streets/Sidewalk:** The proposed use and expansion of the building is not anticipated to generate enough additional traffic to require any improvements to the surrounding street network. There is public sidewalk along Hubbell Avenue.
5. **Parking/Access:** The proposed Conceptual Plan proposes to maintain the one existing drive entrance from East Douglas Avenue. Parking requirements for shelters are one space per two supervisors or employees and one per 15 beds. Parking requirements for supervised group residence are one parking space per 8 beds, as well as the one space per two supervisors or employees. The submitted Conceptual Plan only provides the standard for the shelter. This needs to be revised to divide the proposed beds out between shelter for the homeless and supervised group residence. This would change the total required spaces from 17 to 21. There are currently 68 spaces proposed on the Conceptual Plan. *A resubmitted plan has demonstrated compliance with these comments.*
6. **Urban Design:** The proposed addition would consist of building materials that are similar to the existing facility. This includes brick, glass, and cement board-type siding to match the existing building. The proposed two-story addition would be built on the west side of the building, 80 feet from the west property line. Staff does not believe that the proposed two-story form would put the building out of balance with the mass and scale of the surrounding neighborhood. Due to the grade, it would have a lower profile than the portion of the existing building to be retained. A note must be added to require architectural screening of all rooftop mechanical units on any addition. Also fencing details need to be provided for any existing fencing to be retained or any fencing to be permitted. *A resubmitted plan has demonstrated compliance with these comments. However, a statement still needs to be included to address future fencing allowances.*
7. **PlanDSM:** The proposed Medium Density Residential designation would accommodate the rezoning to "PUD" with allowance for the number of beds for shelter for the homeless and supervised group residence.

Staff believes that the proposed amendment would be appropriate as a repurposing of an existing institutional building and site and would also further goals to provide housing for a range of housing type needs throughout the community. With the reuse of the building and the location of the building at the fringe of the neighborhood along a

high-volume traffic corridor, staff believes the site is an appropriate location for such a facility minimizing the impact on nearby neighborhood.

Any PUD Development Plan moving forward would be required to be reviewed by the Plan and Zoning Commission and the City Council in accordance with new provisions for Legacy PUD-zoned areas.

## **SUMMARY OF DISCUSSION**

Jason Van Essen presented staff report and recommendations.

Chris Pose, 317 6<sup>th</sup> Ave. Suite 300 stated most of the homeless women and children in this community are staying in someone's basement, sleeping on someone's couch or in a car. Hope Ministries goal is to bring these people out of homelessness, show them a way of life and help them produce in the community. Hope Ministries has been on the East side since 2004 and are looking to expand. They are asking for this building to provide 50 beds for short term living and 50 beds for long term living programing. He presented correspondence from the Des Moines Public School District that stated there were 1,125 homeless students in the Des Moines Public School District during the 2018-19 school year.

Will Page asked where these homeless children are living regarding the email he shown from the Des Moines Public School system.

Chris Pose stated this was an email from Des Moines Public Schools. It identified the total number of homeless student's district-wide but didn't provide geographical distribution of those students.

Leon Negen, 5075 University Avenue stated Hope Ministries has been caring for the homeless since 1915. They do so without any public, federal or state assistance and operate only on donations from thousands of donors from all over the region. 5 years ago, they noticed the increasing need to expand their operation within the community. They initially started looking for vacant land to build but found that to be too costly. That's when they started to explore existing buildings that could be renovated and found this location at 3800 East Douglas Avenue. There are currently 94 beds that are available for homeless women and children operated by 3 shelters in Polk County. Hope believes that is unacceptable for a metro with a population around 600,000 people. They have a track record for safety, positive outcomes and being great neighbors at all their locations.

Mike Kastner, representing ASK Studio, 3716 Ingersoll Ave. presented a preliminary site plan to the commission via the overhead projector.

Chris Pose stated they had a neighborhood meeting on January 6<sup>th</sup> that was well attended. One of the main concerns expressed during that meeting was the belief there would be a decrease in property values in the surrounding area. They consulted with Mike Swaim, a real estate appraiser in Des Moines to conduct an evaluation study and he has found no detrimental decrease in property value around existing facilities in Des Moines.



Mike Swaim, Swaim Appraisal Services, 3932 Aspen Drive, West Des Moines presented his analysis and report on property values surrounding existing facilities in Des Moines. His report was submitted for the record of the hearing.

Will Page asked if 3701 Wright Street was a part of the evaluation study?

Mike Swaim stated that property is adjacent to another homeless shelter for women and children located at 3703 East 9<sup>th</sup> Street that is not owned by Hope Ministries.

Will Page asked how many beds the shelter at 3703 East 9<sup>th</sup> Street has.

Mike Swaim stated there are 6 duplexes' so anywhere from 12-18 beds.

Rocky Sposato asked if Hope Ministries can share their success rate.

Leon Negen stated that definition of success varies. Moving someone from under a bridge to inside a building is success. Providing a full stomach to someone who has no food is success. 70% of the people who come to a Hope Ministries facility will stay for a year or more. They have an aftercare program that allows them to follow people for 3-5 years and they look for maintaining sobriety, maintaining housing, maintaining employment and if they are involved in a support group. Reviewing cases in 6-month increments, they have a 72% success rate.

John "Jack" Hilmes asked if they have problems with violence, criminals, drugs or beggars around their facility.

Leon Negen stated he can't make promises for people's future safety. The neighbors around Hope's current facility are very happy with Hope Ministries operations. In 2019 there were 10 calls to the police department involving traffic accidents, health related issues and a teenager not returning home.

Jacqueline Easley asked if they provide any security on-site.

Leon Negen stated they are staffed 24 hours a day, 7 days a week and 365 days a year. They would consider additional security but there has never been a reason for it up to this point.

### **CHAIRPERSON OPENED THE PUBLIC HEARING**

Shantal Carnes, 595 N. Pleasant Hill Blvd stated she had the chance to go through Hope Ministries recovery program from 2013-2015. This program changed her life and has given her the tools to be the woman she's always wanted to be. Today she has a good job, is completely off government assistance and continues to work towards her goals in life. Hope Ministries runs a hard program and they hold you accountable in every aspect of your life. In all her time there, she's never witnessed any ill situations due to the accountability they hold you too.

Angela Thomas, 3624 E. 43<sup>rd</sup> Court stated she's had a lot of involvement with Hope Ministries. The women who come to Hope find a sense of community and people that will walk beside them. We all need people to stand behind us, to push us forward and a lot of

the women that graduate from the program still come back to be a support to other women entering the program.

Steve Christensen, 1904 5<sup>th</sup> Street stated he understands the fears that people in the neighborhood have but the greater fear is not having a place for the homeless. We have a chance to reduce the number of homeless population by offering this place of hope. He has never felt afraid being at Hope Ministries as he is there weekly. He has seen lives changed before his eyes and encourages this facility for the opportunity to change more lives.

Bruce Warner, 3500 William Street stated he is concerned with the facility being located on Hubbell where there are no jobs for these women and no space in the nearby schools for their children. The appraisals of homes will go down because of the size of the facility Hope Ministries is proposing.

Frank Erickson, 3749 E. Douglas Avenue stated he is concerned about property values. The appraisal study was done on properties near a shelter with 12-18 beds, not 100. He is also concerned about the people who will wander around his neighborhood that are kicked out of the facility for bad behavior and drug use.

Jennifer Frank, 2643 Beaver Avenue read submitted letter verbatim.

Beverly Dakovich, 4590 NE 38<sup>th</sup> Avenue stated she has heard from other real estate brokers that this facility will bring down the value of your house and all the research she has done shows the same. Their neighborhood is already over populated with low income apartments and now neighbors are being asked to welcome a homeless shelter. She is also concerned about people wandering around her neighborhood if they are asked to leave the facility. People will not buy property in this neighborhood once they find out this type of facility located there.

Susan Stroope, 4233 E. Madison Avenue read submitted letter verbatim.

Jan Rouse, 3330 E. 36<sup>th</sup> Court stated this facility will be well kept and a great addition to the neighborhood. It will be much better than another low-income apartment or vacant building that will turn into an eyesore. She would much rather live next door to Hope Ministries rather than the duplexes she currently lives by because she believes those have brought down her property value.

Sheri Passwater, 6736 NW 4<sup>th</sup> Street stated she has been a volunteer at Hope Ministries and has never felt scared while being there. The accountability they have keeps everyone safe and the campus is always kept clean. Hope gives these women and children the life lessons they need to be successful and productive citizens.

Mike Kappelman, 3917 E. 40<sup>th</sup> Street stated he fully embraces Hope coming into his neighborhood. There is already drug activity happening in his neighborhood and disapproval of this facility will not get rid of the negative activity already taking place. The only way we can get rid of this negative activity is by calling the police and having them respond to the calls.

Melanie Kappelman, 3917 E. 40<sup>th</sup> Street stated she wants to commend Hope for all the issues they addressed during the neighborhood meeting. She believes this will be a positive thing for the neighborhood with a well-maintained property.

Becky Good, 7112 Palm Drive stated she has volunteered with Hope Ministries for 9 years and it is heart wrenching when you tell a woman and her children that they have no room for them to sleep.

Jaylene Barton, 2820 E 36<sup>th</sup> Street stated she has been volunteering at Bethel Mission for 25 years. They have toured Hope's current facility and it is very clean and the staff does a wonderful job. Violence can occur anywhere but she feels Hope needs a larger facility so they are able to serve more people as the homeless population grows.

Linda Grathwohl, 3701 Brook Ridge Court stated she supports this whole heartedly and cannot believe how many people are against this. Homelessness is not a crime but is a big threat to our society. It could happen to anyone at any given time.

Vicki Clayton, 3706 E 38<sup>th</sup> Street stated she has worked hard all her life to provide a good and safe home for her child. She doesn't understand why Hope wants to come into her neighborhood and it's a shame Des Public Schools didn't keep that facility because they really need it right now.

Sara Dunkerson, 3700 Belmar Drive read submitted letter verbatim. She also read a submitted letter from Bob Pinegar who couldn't attend the meeting.

Eric Dunkerson, 3700 Belmar Drive stated he has heard of industrial space that could better serve this shelter rather than a church that is in his neighborhood. They could lose \$20,000 in value of their house based on the average 12% drop for homes near these types of shelters. He has been told that his insurance premiums could go up based on if the crime rate increases in the area. He is liable for the crime that takes place on his property, it will be his money replacing things that have been damaged not Hope Ministries.

Brandy Gosselin, 1920 E 41<sup>st</sup> Street stated she became homeless as a child due to her parents being divorced. If Hope Ministries was offered back then, she could have had a much different childhood. She has volunteered her time with Hope Ministries for the past 8-10 years because she knows the effect it has on these women and children.

Crystal Loving, 3848 E. Douglas Avenue stated just because people are in need doesn't make them criminals or drug addicts. Sometimes people just need a chance to rebound and bring them back to being contributing members of society. She is more concerned about the existing blight in her neighborhood, not the potential of a homeless shelter. She does support the shelter but would like to have a lighted pedestrian walkway from the apartments north of Douglas Avenue and have any smoking/loitering area moved to the west towards Hubbell Avenue.

Mardelle Morris, 3906 4<sup>th</sup> Street stated she supports this because of the number of calls that are received from women looking for a shelter to stay in.

Bob Aubrey, 3429 Belmar Drive stated he is in favor of this project. He was shocked by the number of people who suffered from the government shut down a few years ago. A lot of people in our society are very vulnerable to homelessness.

Susan Kelly, 4102 NE 44<sup>th</sup> Street stated although this location is a perfect fit for Hope, she doesn't see it being a good fit for a residential neighborhood where kids walk to school and residents spend time outside walking the streets around their homes. If this is approved she would like to see the driveway moved from E. 38<sup>th</sup> Street to Hubbell Avenue.

Penny Murphy, 2001 47<sup>th</sup> Street stated she has volunteered at Hope since March of 2016 and has always felt safe and welcome on their property. The hardest part about volunteering is turning a woman away who wants to change her life, but they don't have room for them.

Karen Bernard, 3531 Belmar Drive stated although she feels the homeless need a place to stay. However, she is opposed to having it in this location.

Cleon Babcock, 3706 E. 38<sup>th</sup> Court stated there is an absolute need for Hope Ministries as he was given up by his mother at 4 years old but this location isn't the place for it.

Kevin Marken, 2109 E. 28<sup>th</sup> Street stated Hope Ministries has proven they are a well-run facility over the years and this won't be bad for the neighborhood. If he had the means to buy properties from the people with concerns, he would.

Charles Cole, 3513 Village Run Drive stated he was the pastor of Experience Church. When they put this property up for sale, they prayed it would be taken over by someone who would do similar work. If this doesn't go through, he knows people that are interested in turning this property into multi-family residential. He believes in Hope Ministries and that the property will enable Hope to continue to save the lives of others.

Nathan Thomas, 3624 E. 43<sup>rd</sup> Court stated he has 5 children of his own and he doesn't let them go outside now. There will always be crime happening around our neighborhood but feels Hope will help get rid of some of those issues. He and his family are excited to have them in the neighborhood and will be there to volunteer in any way they can.

Beverly Wagoner, 3701 E. 38<sup>th</sup> Court stated she has lived in the neighborhood for over 50 years and has never felt afraid. Although she supports the work Hope does, she doesn't want to live 3 houses down from a homeless shelter.

Joan Field, 2900 E. 38<sup>th</sup> Court stated she is opposed and this isn't right for their neighborhood.

Kourtney Sevenbergen, 3700 E. 38<sup>th</sup> Court stated she is opposed to this rezoning. She knows Hope is trying to protect their people but she is trying to protect herself and her children as well.

Brad Lovell, 3619 E. 43<sup>rd</sup> Street stated there is a mall on the south side of Des Moines that is basically empty that has job opportunities, food and plenty of space but it probably too expensive for them. He believes Hope does a lot of good work for many people but they could find a different location for this facility.

Tim Meline, 3619 SW 28<sup>th</sup> Street stated he has been on the board of directors for Hope Ministries for over 30 years. They want to invest millions of dollars into this building and make it attractive for the neighborhood, they have no interest in devaluing the properties around them. At their current location, 3333 University they have no signs and he bets most people that drive by have no idea they're there. They aren't looking for recognition, just the chance to help more people in need.

Kevin Bernard, 3531 Belmar Drive stated he is concerned with traffic flow on Hubbell with all the bus stops. Brining all these kids in will make the buses stop even longer. He believes if Hope Ministries was willing to meet with the neighborhood for a 2<sup>nd</sup> time after the last Plan and Zoning meeting, they could have saved a lot of headache during tonight's meeting. He was also told they have no plans for their current facility so that will turn into another vacant building near the Fairgrounds that could become an eyesore.

Jerry Hull, 3800 E. Ovid stated he supports this project and believes it will bring property values up because of how nice the facility will be. Most of the people in this room probably have family that would help them in need. Some people don't have families and these women who turn to Hope want to be helped.

Chris Pose stated they would take any questions the commission has. Hope Ministries will be good caretakers of the land and will be good neighbors.

Jann Freed asked Hope to address the lighted passage that was mentioned, where the smokers will be and where the people will go if they are asked to leave because of bad behavior or drug use?

Chris Pose stated they have had talks about the walking path from the apartments to the North but haven't had any discussion about it being illuminated. They currently have no plans around where the smoking hut will be but will continue to work with Mrs. Loving on those issues and satisfy her request to the best of their ability.

Leon Negen stated dismissals happen in recovery centers all around the county. Forcing those who will not comply to facility rules to leave is one of their best practices for such facilities. Without this we wouldn't have a place for recovery but more of a flop house. People will not be released after curfew to wander the neighborhood. During the intake process, an exit plan is plan is created for each resident that identifies where they will go if they are dismissed and how they will get there. They ensure this exit plan is executed with every individual staying at their facility so they aren't turned out into the community. Dismissal from the facility is not a surprise. There will have been multiple meetings with the resident to discuss behavioral correction. The facility and the resident follow the pre-established exit plan.

Jacqueline Easley asked what happens when someone refuses to exit?

Leon Negen stated if that were happen, they would eventually call the police.

Will Page asked how many beds they plan on placing in the existing building?

Mike Kastner stated the upper story will house the long-term program with 50 beds. The lower level will be the 50 beds for the short-term program.

## CHAIRPERSON CLOSED THE PUBLIC HEARING

Dory Briles asked what the vacant property to the west will be?

Jason Van Essen stated the Git N Go convenience store.

Will Page stated he is concerned with the size of the building with the amount of beds that are intended. If Hope was willing to come up with a different design using a smaller scale, that would be something he could vote for.

Steven Wallace stated someone is going to buy this property. People have state they believe there are too many multi-family dwellings in the neighborhood. He supports a shelter at this location as there will be a lot of green space that will remain. He noted if Hope could consider moving to parking lot entrance / exit to Hubbell Avenue, that could make a lot of the neighbors happier.

John "Jack" Hilmes stated he isn't concerned about the scale of the proposal. If you let some commercial realtor sell this property, you will likely end up with apartments on the site and have a greater increase in density than what is currently proposed. It sounds like most people are in favor of Hope's mission but object to the people who will benefit from this, which is concerning to him.

Jann Freed stated she wasn't clear about how property values will be impacted.

Rocky Sposato stated he is support of this mission and would move staff recommendation. We all want crime rates to go down and we all want better schools. The problem with the people committing these crimes is they don't have the resources and that's why he supports this proposal.

## COMMISSION ACTION:

Rocky Sposato made a motion for approval of Part A) the proposed rezoning to "PUD" Planned Unit Development be found **not** in conformance with the Public/Semi-Public future land use designation in PlanDSM Creating Our Tomorrow Plan, Part B) **APPROVAL** of the requested amendment to PlanDSM Creating Our Tomorrow to revise the future land use designation from Public/Semi-Public to Medium Density Residential, Part C) **APPROVAL** of the requested rezoning from "R1-60" One-Family Low-Density Residential to "PUD" Planned Unit Development and Part D) **APPROVAL** of the proposed PUD Conceptual Plan for Hope Ministries Center for Women and Children, subject to the following revisions:

- 1) Any revisions necessary as part of the administrative final Mylar review to reflect final action by the City Council and to meet non-substantive staff comments for formatting and final documentation.
- 2) Provision of an additional note to fencing requirements that any future fencing added or to replace existing shall only be black clad chain link fencing or black decorative iron-type open fencing no greater than 6-feet in height or 6-foot tall solid wood fencing or architectural panels when required for screening

Motion passed: 11-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'J. Van Essen', with a long horizontal flourish extending to the right.

Jason Van Essen, AICP  
Senior City Planner

JVE:tjh

Hope Ministries Center for Women and Children (applicant), represented by Leon Negen (officer), for property located at 3800 East Douglas Avenue. The subject property is owned by Experience Church of the Open Bible.				File #
				21-2019-4.25
Description of Action	Amend PlanDSM Creating Our Tomorrow's future land use designation from Public/Semi-Public to Medium Density Residential.			
PlanDSM Future Land Use	Current: Public/Semi-Public. Proposed: Medium Density Residential.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"R1-60" One-Family Low-Density Residential District and "FSO" Freestanding Overlay District.			
Proposed Zoning District	"PUD" Planned Unit Development.			
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
	Denial			No

Hope Ministries Center for Women and Children, 3800 East Douglas Avenue

21-2019-4.25



1 Inch = 151 feet



Hope Ministries Center for Women and Children (applicant), represented by Leon Negen (officer), for property located at 3800 East Douglas Avenue. The subject property is owned by Experience Church of the Open Bible.				File #
				ZON2019-00236
Description of Action	Rezone property from "R1-60" One-Family Low-Density Residential District to "PUD" Planned Unit Development District.			
PlanDSM Future Land Use	Current: Public/Semi-Public. Proposed: Medium Density Residential.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"R1-60" One-Family Low-Density Residential District and "FSO" Freestanding Overlay District.			
Proposed Zoning District	"PUD" Planned Unit Development.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	3	13		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

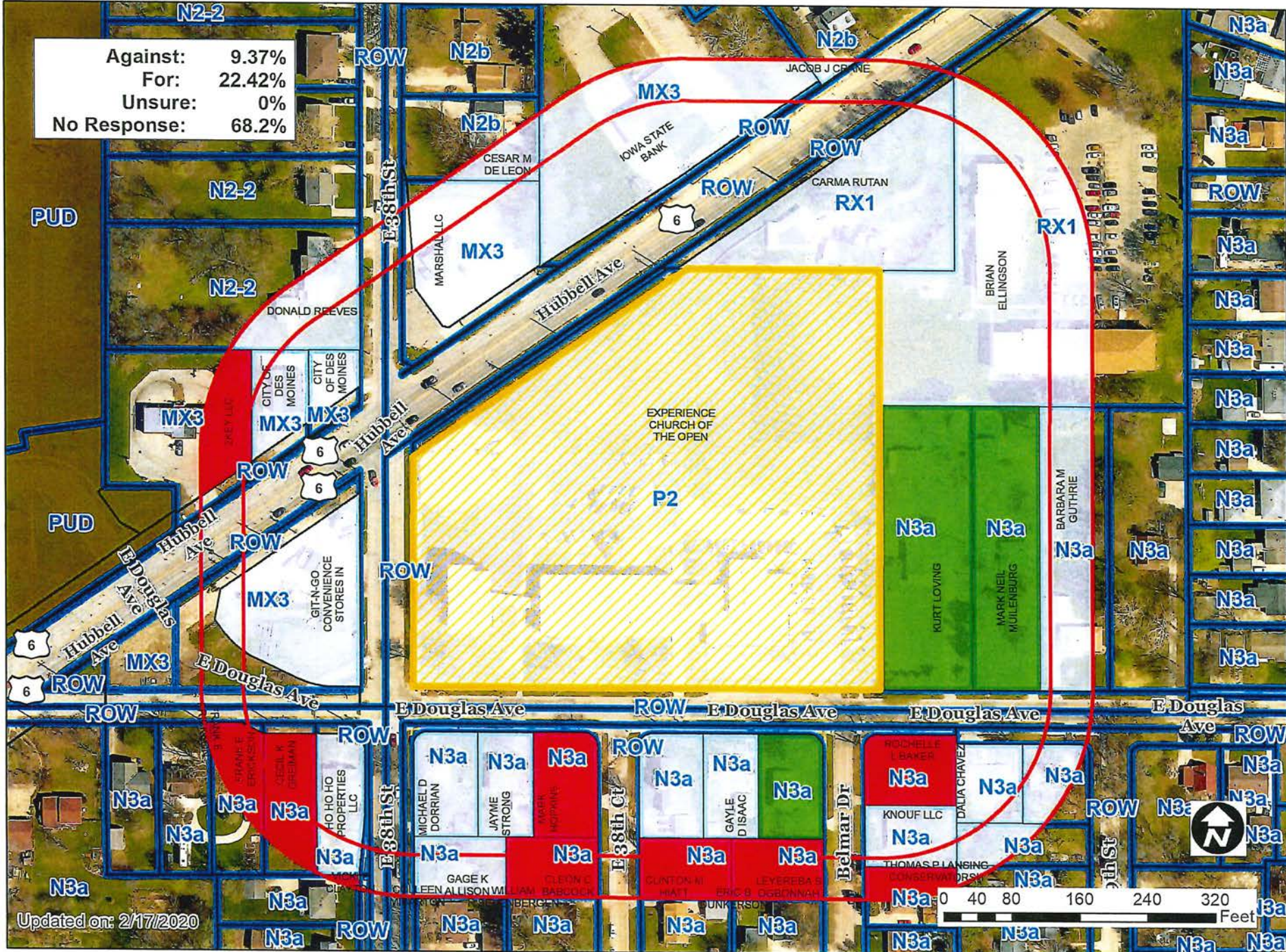
Hope Ministries Center for Women and Children, 3800 East Douglas Avenue

ZON2019-00236



1 inch = 151 feet











ZON2019-00230

Item: \_\_\_\_\_

Date: \_\_\_\_\_

1-9-2020

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 13 2020

Print Name: \_\_\_\_\_

Clint Hiatt

Signature: \_\_\_\_\_

3707 E 38th Ct

Address: \_\_\_\_\_

Clint Hiatt

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

brings crime and drugs into  
community. Takes an addict  
7 attempts before they stay  
clean. Most (1%) doesn't graduate  
program.

ZON2019-00236

Item \_\_\_\_\_

Date \_\_\_\_\_

1/8/20

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 13 2020

Print Name \_\_\_\_\_

Leyereba Sama

Signature \_\_\_\_\_

[Signature]

Address \_\_\_\_\_

3706 Belman Dr

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item ZON2019-00236

Date 1-14-20

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 16 2020

Print Name MARK HOPKINS

Signature Mark Hopkins

Address 3714 E. 38th St.

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

prop value ↓  
crime - ex-boyfriends/husbands stalking  
more beggars at corners  
harder to sell home when ready.

Item ZON2019-00236

Date 1-9-2020

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 14 2020

Print Name 2Key LLC Kevin Yorkum

Signature KEYS

Address 3764 HUBBELL AV DSM

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



ZON2019-00236

Item: \_\_\_\_\_ Date: 1-8-20

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

RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 14 2020

Print Name: Beverly Wagoner

Signature: Beverly A. Wagoner

Address: 3701 E. 38th Ct.

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

Would decrease my property value &  
Do not want homeless shelter in my  
community. Would cause fears in me  
leaving & coming home after dark. We've lived  
here 24 yrs. never had a problem. I felt safe.

ZON2019-00236

Item: \_\_\_\_\_ Date: 12/2/2020

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

RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 13 2020

Print Name: LEON E BARCOCK

Signature: Leon E Barcock

Address: 3706 E 38th Court

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

Numerous economic

JIN2019-00236

Date 1/8/2020

(am not) in favor of the request.

(Circle One)  
RECEIVED  
UNITY DEVELOPMENT  
JAN 13 2020

Print Name Rochelle Baker

Signature Rochelle Baker

Address 3713 Belmar Dr. DSM, IA 50317

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

identical area is Not the place.  
cerns about safety for my family, house  
vehicles. Concerned about property values.

N2019-00236

Date: 01/08/2020

(am not) in favor of the request:

(Circle One)  
RECEIVED  
UNITY DEVELOPMENT  
2020

Print Name: Tom Lansing

Signature: Tom Lansing

Address: 3701 Belmar Dr

or opposing or approving this request may be listed below:

erty values, crime,  
le roaming streets, noise,  
it on the West side we  
e enough already.

ZON2019-00236

Item: \_\_\_\_\_ Date: January 9, 2020

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

(Circle One)  
RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 13 2020

Print Name: Frank Erickson

Signature: Frank Erickson

Address: 3749-E. Douglas Ave.

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

- Property value will go down. Not a asset to our neighborhood.
- More drug traffic and crime. Concern for safety of existing property owner.
- Concern about sewer System handling more sewage from another multy housing unit.
- Since Hubbell Ave. project started we've been lied to several times. We have no confidence in the things we're being told about this project.
- With all the rezoning for convenience stores, low housing apartments we don't feel safe in a neighborhood that use to be a desirable place to live.
- Put the shelter on the West side.

Item ZON2019-00236 Date 1-9-20

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

(Circle One)  
RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 13 2020

Print Name Eric Dunkerson

Signature Eric Dunkerson

Address 3700 Belmar Dr

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

Poorly thought out proposal from Hope Ministries to a neighborhood with a history of being "burned." A homeless shelter is not conducive to a residential neighborhood. We'll all loose our shirts on this deal.

Item ZON2019-00230

Date Jan 13, 2020

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

(Circle One)

Print Name Vicki Clayton

Signature Vicki Clayton

Address 3706 E. 38th Street DSM 50317

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 16 2020

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

I have worked to hard all my life to get a good education and good job so I could buy me a home in a nice neighborhood. I don't want a homeless shelter across the street from my house. I want my house value to go up not down and that's what would happen if the shelter is in my neighborhood.

Item ZON2019-00236

Date 1-11-20

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

(Circle One)

Print Name William R. Seidenbergen

Signature WR

Address 3700 E 38th Ct.

JAN 17 2020

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

It would decrease the property value of our home.  
Could also be a potential threat to my family.

ZON2019-00236

Date 2.6.2020

Item

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

(Circle One)

# Submitted 2/6/2020 @ P&Z Meeting

Print Name

Crystal Lovino

Signature

Crystal Lovino

Address

3848 E. Douglas Ave

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

as stated in meeting

ZON2019-00236

Item

Date: 1-10-20

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

(Circle One)

Print Name:

Cecil Greiman

RECEIVED  
COMMUNITY DEVELOPMENT

Signature:

Cecil Greiman

JAN 15 2020

Address:

3757 E Douglas

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

I don't want the place to be inhabited by so many people of different shelter. We are a family area. So many problems cause to trouble. We are a family area.

Item ZON2019-00236

Date 1/8/2020

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 13 2020

Print Name Polk County Health Serv

Signature Elizabeth Cox, CEO

Address 3712 Bolman Dr

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item ZON2019-00236

Date 01/16/2020

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

(Circle One)

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 23 2020

Print Name Mark & Rita Mailenburg

Signature Rita Mailenburg

Address 3908 E Douglas Ave

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

We support the mission of Hope Ministries  
and believe this neighborhood will not  
be affected by this change.

\_\_\_\_\_  
\_\_\_\_\_

Jan 16, 2020

City Councilmen  
Hope Ministry  
Neighbors

RECEIVED  
COMMUNITY DEVELOPMENT  
JAN 24 2020

**RE: RE-Zoning For Homeless Shelter**

My name is Beverly Dakovich. I live at 4590 N E 38<sup>th</sup> Ave., 1/4 mile from the Church. I want to state, I am not against Hope Ministries. I think they have done a fantastic job helping those in need. What I do object to is "Homeless Shelters do not belong in residential communities.."

**There are two groups of people in a shelter:**

1. Those who desperately need a safe haven for them and their children while they continue to put their lives back together, on a short term basis..
2. Those who use the system long term. Mental illness, drug and alcohol abuse, some have been criminals. Those who continually use the shelter and abuse the rights of other for a peaceful and safe neighborhood.

I have given all of you a handout showing the facts on "The effects Homeless Shelters impact a residential community.

These are not my words, they are facts given to us from Newspapers, Surveys taken talking to homeless residents, Real Estate, Insurance companies, and Attorneys I've talked to.

How homeless shelters Impact our community:

This homeless shelter will greatly affect the safety and well-being of our children, our family and our home.

- Destroy our peace and tranquility
- Will greatly affect your "quality of life"
- Your peace of mind and security of your property and in your home.
- Increase the dangers of broken alcohol bottles ,litter on side walks, bike trails and park.
- Residents from the shelter aimlessly wondering the neighborhood with nothing to do, but cause havoc.
- Homeless residents milling around the Shelter, business, streets, park and the neighborhood.
- Our home value will decrease more than 12%.
- It's been proven.
- We will see an increase of:
  - Vagrancy, Pilfering, Littering and Pan-handling.
  - Hope Ministries have given us no written proof they will "never" allow men into the shelter.
  - I have heard comments of; " your home value will not go down"
  - I urge you to read the handout where studies have shown "it will"
  - You can ask for any price you want, that doesn't mean a buyer will pay it.
  - When a buyer see a shelter in the neighborhood, they walk away and go to another neighborhood.

- Go to; KLA Times: "Blocking Homeless Shelters."
- Article on "Homeless in Des Moines written 11/20/19
- by Sheffield Holbam of Stanford University.

"The Nations" news paper. Article by Allegron Kirkland

"How Homeless Shelters Impact Communities" Brick Underground Real Estate, Resale Life comment by "Houldon."

Posted Mar. 2018

What impact do Homeless shelters have on property values.

Reator.com by: Yuhing Pan

The neighborhood features that "drag-down you home values"

Yuging Pan- a Stanford graduate with a Multi Media Journalism background

Real Estate News by Horsely

States: "10 industries that diminish value the most"

Homeless shelters ranks (7) on the list of (10)

(8) City Dumps

(9) Power Plants (10) Shooting range.

The safety and well-being of our children, family and home will greatly be effected by this Shelter.

I urge all of you to go to these web sites, and read for your selves this shelter will affect our neighborhood and vote down the proposal of re-zoning

Thank you



*Sheridan Gardens Neighborhood Association*  
*Neighbors Helping Neighbors*



February 4, 2020

Jacqueline Easley, Chair  
Des Moines Planning & Zoning Commission  
602 Robert D Ray Drive  
Des Moines, IA 50309-9603

Re: Zoning Item ZON2019-00236 – Hope Ministries

Dear Jaqueline:

This letter is Sheridan Gardens Neighborhood Association's response on Hope Ministries' proposal to purchase the property at 3800 E Douglas (currently Experience Church) and convert the building to a homeless shelter for women and children.

Hope Ministries gave their presentation to our neighborhood on January 6. At this meeting we handed a response sheet to each resident who has a membership with our association. Each member could simply checkmark whether they were "in favor" or "not in favor" of the proposal. These sheets were returned to us after the meeting.

Our board counted the response sheets at our board meeting on January 16. We had a total of 33 response sheets returned. One sheet was not marked and therefore could not be counted. The remaining 32 sheets were counted and we had a 50/50 split with 16 members voting "in favor" and 16 members voting "not in favor".

Due to the voting results of our membership, Sheridan Gardens Neighborhood board will not be responding for either.

Sincerely,

A handwritten signature in black ink that reads "Kurt Lee". The signature is written in a cursive, flowing style.

Kurt Lee, President  
Sheridan Gardens Neighborhood Association

RECEIVED  
COMMUNITY DEVELOPMENT  
FEB 5 2020

ZON 2019-00236

February 3, 2020

Please vote NO for rezoning E. 38<sup>th</sup> and Douglas, I would not feel safe if the Homeless shelter was three houses away from mine. My address is 3701 E. 38<sup>th</sup> Court. I would fear teenagers from dysfunctional families and disgruntled and abusive ex-husbands and ex-boyfriends. That could be a real problem for our neighborhood. We have a nice neighborhood and it would decrease property value in our neighborhood, so, please do not rezone the property at E. 38<sup>th</sup> and Douglas.

Sincerely,

Beverly Wagoner  
3701 E 38<sup>th</sup> Court  
Des Moines, Iowa 50317

January, 18

RECEIVED  
COMMUNITY DEVELOPMENT

JAN 24 2020

Erik Lundy  
Armmory Building  
602 Robert D Ray Dr.  
Des Moines, Iowa 50309

RE: Hope Ministry Building

I am Richard M Anderson and I live at 1705 E 32<sup>nd</sup> Ct.. I have lived there for 50 years and I am writing this in support of Hope Ministry.

I have been involved with Hope Ministry for about 40 years. I started by giving a donation at Christmas time. After a few years they asked for food donations so I started to bake cakes for Thanksgiving, Christmas and Easter. My family helps deliver dinners on Thanksgiving.

First I would like to say that everyone one should take a tour or talk to Hope Ministry to find out exactly what they do instead of listening to other people.

I took the tour for the buildings on 6<sup>th</sup> Avenue, the one on the south side, and the shelter on East University for women and children.

David Burrier took us on the tour. At the womens shelter, they all have seperate rooms and a central kitchen. Some have jobs and are going to school. They have a play area for the kids. It is a fenced in area and secured. It is well kept both inside and outside.

The tour on the south side I met two older men and heard their stories about how Hope Ministries have helped them. This facility was also very clean.

I asked David if they had trouble when these facilities were moved into the areas and he said yes but now it seems to have worked.

Richard M Anderson  
1705 E.32nd Ct.  
Des Moines, Iowa 50317  
[trlsend1@mchsi.com](mailto:trlsend1@mchsi.com)  
515-262-5214

*Richard M. Anderson*

Read @ Meeting by  
Susan Stroope ✓

My name is Susan Stroope. I have lived at 4233 E Madison Ave for 45 years. My kids attended Douglas Elementary School which was, back in the day, within walking distance, just under a mile. I am speaking in favor of the use of that facility as a homeless shelter for women and children.

I want to concentrate for a few minutes on the children that would be residing at the shelter with their moms. We've been told that it is estimated that nearly 1000 students in DMPS are homeless. And we're looking at a program that would address the circumstances of a fraction of those kids.

I recently read the Pulitzer Prize winning book *Evicted* by Matthew Desmond. We were told by Hope Ministries that woman and children are so often the invisible homeless. This book confirms this phenomenon of mothers and their kids, one very small step away from being on the streets, desperate to keep a roof over the heads of their families, often moving in with people they barely know, in the throes of food insecurity as they struggle to come up with money to contribute to the rent or groceries, often being forced to move after weeks or a few months to the next venue, often totally substandard conditions and with no family or other safety net to fall back on. It has been documented that homelessness degrades a child's health, ability to learn and sense of self-worth. You've all heard of behavioral challenges in our schools. Children whose mothers are in dire circumstances suffer from the instability; they lack energy, are unhappy and know there is nothing left for them from the meager resources. You know how a teenager's room can be wall to wall chaos with stuff. What if all your stuff easily fit into a garbage bag you could drag from place to place? What if you just didn't know where you were going home to at the end of a school day? What if you could never quite remember where you left your homework assignment or that library book? As a teacher, I witnessed these plights.

Mahatma Gandhi said: "The true measure of any society can be found in how it treats its most vulnerable members." He did NOT add "as long as it is not in my backyard."

\* Read @ P+Z Meeting ✓  
by Jennifer Frank

It can be very easy for me to judge a book by its cover. I can look at a person and think, "WOW! They are dressed in the latest fashions, they have great hair, make-up, and nails perfectly done every day, and they have a respectable job to boot. They must really have it all together." But do they?!

Then, we can look at a person who may look like they just rolled out of bed and you might have thoughts of disgust or even pity them thinking they are untrustworthy. But are they really?

Which person would you find it easier to rub elbows with?  
Which person would you find it easier to have your family around? If we are being honest with each other, and ourselves we have ALL sat in judgment of others based on how they look or where they've been.

When I began volunteering with Hope Ministries several years ago, the Women and Children's Center is not at all what I expected when I arrived. I pictured metal bunk beds all in a

So back to where I started: What if the people we think have it all together really don't? Let's be honest: who does? What if the people we've looked on with disgust are trying to do what they can to better themselves to make a difference in their lives and their children's lives? Shouldn't we give them a chance and get to know them?

I have gotten to know these women, and every week I look forward to seeing them as they brighten my day, encouraging me with what God is doing in their lives through Hope!

No matter what someone is going through, we should try to love them through it. We can have understanding with, "I've been there, sister, and I am here for you!"

OR if you haven't been exactly where they've been, I am confident you can have some kind of understanding because we are all flawed, broken people who need each other. And that compassion and inclusion is where you will start to see lives change!

\* Read @  
Meeting

Hello, My name is Sara Lynn Dunkerson, I reside 3 houses away from where the proposed shelter would be located. Thank you for the opportunity to speak to you tonight.

I am employed as an ICU nurse. At work, I see the worst in humanity: gun shot victims, stabbings, drunk driving, alcohol abuse, drug abuse, violence, and severe mental illness. There has been a lot of talk on this issue about fears. Some are calling the fears of our community unwarranted. I however see them as protective. In my world, when some thing doesn't sit well with me at work, my patient is likely to code or become a threat to themselves or someone else. I have learned to trust my instincts. The same is true with motherhood. I have learned to trust my gut when my children are not acting right. Why would I be told not to trust my gut when it comes to a homeless shelter moving in down the street from me?

Since finding out about the proposed shelter the week before Christmas, I have done my research. I've spoken with Hope Ministries CEO, toured the facility, spoken with the programs director. I called the pastor of Experience church. I've had numerous conversations with the community development department, as well as those on city council.

On January 6<sup>th</sup>, I attended the neighborhood meeting where Hope Ministries gave their proposal. Through my research, I discovered that Hope Ministries had had the better part of a year to create their proposal for the land, building, programming, security, etc. My neighbors had had 3 weeks at most, some significantly less if they did not live in the 250 foot radius and were not tied into social media. At the proposal it became very evident that despite the 39 years of combined experience working for Hope Ministries, between Leon Negen and Elizabeth Sprag, they could not give us straight forward answers for what the shelter would look like in our neighborhood and how it would be operated. The biggest example of this is that this facility would have three times the occupancy as the current East University location. This location would house teenage boys up until the age of 18, unlike the current location. We were told that individuals testing positive for substance would be turned out to the street at night. In the written packet my household received this was affectionately termed a "leave of reflection," women are encouraged to have a back up plan for where to stay. I find this perplexing. There were no plans for onsite security guards surveying the parking lot, land, and entrances. The current plan is for "cameras and alarms" as quoted from the handout I left the meeting with. The packet I was sent in the mail outlines security as a "tattle-tail system" of self monitoring, as well as the aforementioned cameras and alarms. The 3800 E Douglas property is over 5 acres, I hardly think encouraging individuals to tell on each other will be adequate. On the phone, in person, and on the website, they do not hide the fact that the shelter residents would likely have a history of alcohol and drug abuse, previous domestic violence, recent incarceration, and mental health concerns. Thus, I feel like my families safety is being compromised by the proposed rezoning.

My second major concern is the threat this poses to our personal finances. Our family, like many of the folks here tonight, is not independently wealthy. We don't go to work for fun; I would much rather stay home with my children full time. Our home is our

largest asset and we have invested heavily into the beautification and functionality of it. If a shelter moves in, houses in the Sheridan Garden's area (specifically those nearby 3800 E Douglas) will appreciate at a slower rate than they currently are pre-homeless shelter and that is if you can find a buyer at all. All of the work and money we've put into our house will have been lost. We would have been better off renting.

A lot of misinformation has been circulating through the neighborhood. Some of it has been from the pastor of Experience church. I have printed a statement made by Charles Cole on social media for your review.

In the time since the continuance was granted, I reached out to Hope Ministries with some questions. I have printed my correspondence for your review. It was not until after I reminded Christopher Pose of his promise to answer the neighborhoods questions by sending him the video of the last hearing that I received evasive answers. I have also attached a news story which provides source information for some of my questions. Lastly, I reached out to the Des Moines police station yesterday and I would like to share the information I received about how many emergency calls the police received from their address. I think it is fare to assume that with three times the occupancy, we can expect triple the calls.

Back in 2016, my husband and I purchased the best house in the best neighborhood we could afford. If we had a crystal ball and could foresee this rezoning nightmare, threat to our safety, and sabotage to our personal finances; we never would have purchased it.

I kindly ask your board to not recommend rezoning the property at 3800 E Douglas.



# Submitted by  
Sara Lynn Dunkerson  
@ P+Z Meeting

**Emergency calls made to 3333 E University Avenue, Hope Ministries current  
Woman and Children's Center**

**2020-** 2 calls, 0 cases

**2019-** 18 calls, 4 cases (domestic, dispute, domestic, and motor vehicle accident) **of note, Hope Ministries says staff made 7 emergency calls this year all for medical reasons**

**2018-** 14 calls, 3 cases (recovered property- wallet, sick n' care- self harm, hit and run)

**2017-** 8 calls, 1 case (domestic)

**2016-** 11 calls, 4 cases (theft, harassment, illegal parking, theft)

**2015-** 17 calls, 1 case (domestic)

**2014-** 24 calls, 3 cases (harassment, assault, domestic)

**2013-** 19 calls, 4 cases (domestic, domestic, sick n' care, domestic)

\*Information obtained by phone call to Des Moines Police Station 2/5, spoke with Sunny

\* Submitted by

Sara Lynn Dunkerson

@ PaZ meeting

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**Charles Cole**

I am the pastor of Experience Church and we need to make sure that we operate knowing the full story.

This will not be a "homeless shelter" as it's been portrayed. Hope Ministries is wanting to use the property to help women w/ children who've been battered and went through other issues. They want to get them in a safe environment, give their kids a chance to grow in a stable supportive community, train them in parenting, teach them job skills and much more. If crime is your concern, everywhere Hope has went into communities the crime rate has not went up and in some instances has even dropped.

Please don't assume the negative and let's focus on being close to a ministry that is trying to help create healthy kids and women who want to be productive members of society.

If anyone has questions before the meeting, contact me personally or through our church. 515-262-7302

[charles@experiencechurch.net](mailto:charles@experiencechurch.net)



on Sat Like Reply More

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Sara Lynn Dunkerson &lt;saralynn05@gmail.com&gt;

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**Questions for Hope Ministries**

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Sara Lynn Dunkerson <saralynn05@gmail.com>  
To: cpose@lolaw.com

Mon, Jan 27, 2020 at 4:31 PM

Christopher Pose,

I am writing you with some questions I have regarding Hope Ministries proposed shelter.

First, I'd appreciate some transparency on the agreed purchase price. It seems there is some conjecture on what Hope Ministries might be paying for the property, what it's worth, and what the church had listed as a sale price.

On the news, Kathy Coady said the current woman and children's center receives about 100 calls per month and many have to be turned away because they do not have adequate beds to handle the need. How many calls would naturally be turned away because the individual doesn't meet the inclusion criteria regardless of available space? How many of the calls are from an individual who has already called the previous month(s)?

Will biological males identifying as females be able to stay at the shelter? Adolescent males identifying as females? Lesbian women?

Where will the residents have sex? Is sex permitted? What is the proposed plan to separate adolescent males and females? How will fraternization be dealt with? What about separating adolescent males and younger children?

Life recovery graduates have a 72% success rate at 6 months. What is the success rate at 1 year? 2 years? 5 years?

The seven emergency calls made in 2019, what were the reasons for calling, the packet only says they were for "medical reasons," I'd appreciate more detail. How many emergency calls were placed in 2018, 2017, 2016, 2015?

I keep reading about Hope Ministries 6 locations. However I only know of 3 shelters. Could I have more clarification on what each location is used for?

The aerial sketch I have seen of the shelter has a storm detention sewer below where the playground is located. Is that currently underground, or will that be installed during the construction process?

What will the street sign read and which streets will it face? Will the picnic tables facing east Douglas be left in place? If so, there is concern that it will be used as an outdoor smoking location facing the neighborhood. Has any consideration been given to creating an entrance off Hubbell and closing the outlet to East Douglas?

What were the specific locations of other buildings Hope Ministries looked at purchasing? What specifically ruled these locations out from their search? How long have they been looking for a larger location?

Thank you,

Sara Lynn Dunkerson



Sara Lynn Dunkerson <saralynn05@gmail.com>

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**Questions for Hope Ministries**

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**Sara Lynn Dunkerson** <saralynn05@gmail.com>  
To: cpose@lolaw.com

Fri, Jan 31, 2020 at 4:34 PM

Hello Christopher Pose

I haven't received a reply, just checking in.

Eric and Sara Lynn Dunkerson  
[Quoted text hidden]



Sara Lynn Dunkerson <saralynn05@gmail.com>

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## Questions for Hope Ministries

---

Chris Pose <cpose@lolaw.com>

Fri, Jan 31, 2020 at 4:43 PM

To: Sara Lynn Dunkerson <saralynn05@gmail.com>

Ms. Sarah Lynn Dunkerson:

Hope Ministries will be presenting it's current plans to the City of Des Moines as part of the approval process in upcoming public meetings.

We will address any issues raised by City of Des Moines officials as part of those meetings.

Thank you very much for sending your email concerning this matter.

Christopher R. Pose  
LILLIS O'MALLEY OLSON MANNING POSE TEMPLEMAN LLP  
317 Sixth Avenue, Suite 300  
Des Moines, IA 50309-4127

Phone: 515-243-8157  
Cell: 515-371-5726  
Fax: 515-243-3919

Email: cpose@lolaw.com  
Firm Website: www.lillisomalley.com

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[Quoted text hidden]



Sara Lynn Dunkerson <saralynn05@gmail.com>

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## Questions for Hope Ministries

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**Sara Lynn Dunkerson** <saralynn05@gmail.com>

Sat, Feb 1, 2020 at 2:08 PM

To: Chris Pose <cpose@lolaw.com>

Mr Pose,

Start watching around minute 18.

<https://youtu.be/HbVVshQ2jG8>

I'm sure Erik Lundy, Jacquie Easley and the rest of the zoning commission, as well as city council, would love to hear about how happy you've been to answer questions to the community.

Have a nice weekend.

Eric and Sara Lynn Dunkerson

Sent from my iPhone

[Quoted text hidden]



Sara Lynn Dunkerson <saralynn05@gmail.com>

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## Questions for Hope Ministries

---

Chris Pose <cpose@lolaw.com>

Tue, Feb 4, 2020 at 9:19 PM

To: Sara Lynn Dunkerson <saralynn05@gmail.com>

Sara and Eric:

Hope Ministries has asked me to respond to your questions. I have done so in red below.

Thank you and have a nice evening.

Christopher R. Pose  
LILLIS O'MALLEY OLSON MANNING POSE TEMPLEMAN LLP  
317 Sixth Avenue, Suite 300  
Des Moines, IA 50309-4127

Phone: 515-243-8157  
Cell: 515-371-5726  
Fax: 515-243-3919

Email: [cpose@lolaw.com](mailto:cpose@lolaw.com)  
Firm Website: [www.lillisomalley.com](http://www.lillisomalley.com)

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On Jan 27, 2020, at 4:31 PM, Sara Lynn Dunkerson <saralynn05@gmail.com> wrote:

Christopher Pose,

I am writing you with some questions I have regarding Hope Ministries proposed shelter.

First, I'd appreciate some transparency on the agreed purchase price. It seems there is some conjecture on what Hope Ministries might be paying for the property, what it's worth, and what the church had listed as a sale price.

The purchase price is private between the parties.

On the news, Kathy Coady said the current woman and children's center receives about 100 calls per month and many have to be turned away because they do not have adequate beds to handle the need. How many calls would naturally be turned away because the individual doesn't meet the inclusion criteria regardless of available space? How many of the calls are from an individual who has already called the previous month(s)?



The calls Hope Ministries is referring to are women turned away because the existing facility was at capacity. Hope Ministries did not proceed to an intake process with the callers when capacity was the reason for the refusal.

Will biological males identifying as females be able to stay at the shelter? Adolescent males identifying as females? Lesbian women?

All decisions to admit into Hope Ministries residential facilities are handled on a case-by-case basis. Women have been served at our current women and children's center who identify as lesbian.

Where will the residents have sex? Is sex permitted? What is the proposed plan to separate adolescent males and females? How will fraternization be dealt with? What about separating adolescent males and younger children?

Hope Ministries does not permit conjugal visits at any of its facilities. Hope Ministries will have professional staff at the proposed center on a 24/7/365 basis. All women and children receiving services are treated with respect and their safety is always a top priority.

Life recovery graduates have a 72% success rate at 6 months. What is the success rate at 1 year? 2 years? 5 years?

Hope Ministries measures the four success factors only at the six-month mark after a man or woman completes the life recovery program.

The seven emergency calls made in 2019, what were the reasons for calling, the packet only says they were for "medical reasons," I'd appreciate more detail. How many emergency calls were placed in 2018, 2017, 2016, 2015?

Hope Ministries does not disclose medical information of residents.

I keep reading about Hope Ministries 6 locations. However I only know of 3 shelters. Could I have more clarification on what each location is used for?

In addition to the men's shelter and community dining hall, the men's life recovery center, and the center for women and children, Hope Ministries also has two thrift stores and an administrative office.

The aerial sketch I have seen of the shelter has a storm detention sewer below where the playground is located. Is that currently underground, or will that be installed during the construction process?

The detention basin is created by grading a depression in the landscape. The construction is not expected to impact existing playground equipment.

What will the street sign read and which streets will it face? Will the picnic tables facing east Douglas be left in place? If so, there is concern that it will be used as an outdoor smoking location

facing the neighborhood. Has any consideration been given to creating an entrance off Hubbell and closing the outlet to East Douglas?

Hope Ministries is proposing the re-utilize the existing monument sign on the property and also a wall sign on the building. Both signs are to be on the south side of the property.

Hope Ministries has not yet made a determination of how the picnic tables will be used.

The City of Des Moines and State of Iowa will not permit a vehicular access to Hubbell Avenue for the property.

What were the specific locations of other buildings Hope Ministries looked at purchasing? What specifically ruled these locations out from their search? How long have they been looking for a larger location?

Hope Ministries has been looking for additional capacity for this center for over three years. Many vacant parcels of land were first explored but it was determined the cost to build a new building would be prohibitive. The proposed site is an existing former school building well suited for remodeling into a center.

Thank you,

Sara Lynn Dunkerson

# Hope Ministries Wants to Serve More Women and Children With Proposed Shelter in Des Moines

POSTED 5:18 PM, JANUARY 12, 2020, BY WHITNEY BLAKEMORE



Hope Ministries Hoping to Serve More Women and Children With Propos...



DES MOINES, Iowa -- Hope Ministries hopes to create a new shelter on Des Moines' east side that would allow them to serve nearly three times as many women and children.

Serving people in Des Moines since 1915, Hope Ministries recognizes the need for services specifically for homeless women and children in our community. They have tried to fill the void with their current women's shelter, but the space isn't adequate.

**Notice:** you are using an outdated browser. [Microsoft does not recommend using IE as your default browser.](#) Some features on this website, like video and images, might not work properly. For the best experience, [please upgrade your browser.](#)

“We receive an average of about 100 calls every single month from women looking for help and a vast majority of those calls we unfortunately turn away because we are at capacity,” said Kathy Coady, director of Development and Community Relations for Hope Ministries.

That is why they are trying to expand their services with a new facility at the old Douglas Elementary school that is currently occupied by a church.

The proposed new campus could serve up to 100 women and children. Fifty percent of those would be beds for short-term shelter, while the other half would be for their Life Recovery Program. Women and children a part of that program could live at the campus for up to two years.

Nearly tripling their efforts in this area, Hope Ministries said the property is exactly what they need. It is close to public transit, easy to renovate and already has a playground and green space available for children. Some neighboring residents disagree, however.

“The concerns that I heard were property values and their concerns were what are these people going to be doing all day?” Des Moines City Councilwoman Linda Westergaard said.

Westergaard attended a meeting with Hope Ministries and over 200 concerned community members last week.

“We understand that fear of the unknown is a very real thing and we can certainly understand and relate to that,” Coady said.

Hope Ministries said their longstanding history with six current Des Moines locations should help diminish those concerns.

“We have a great track record of being good neighbors and contributing in a positive way to the neighborhood. We know we will be able to do that in a future facility as well,” Coady said.

In order to purchase the property, Hope Ministries needs the property to be rezoned to a planned unit development.

“This actually offers the residents more protection because it gives more specifics on who can be housed and who can't be housed at the facility,” Westergaard said.

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This Thursday, the proposal will go through the planning and zoning committee members. The committee will then pass on their [recommendations](#) to the city council.

For more information regarding the potential purchase of the property, including information on where children staying at the shelter will attend school, [click here](#).



### Volunteers Prepare Donations for Hope Ministries' Annual Thanksgiving Meal



Notice: you are using an out-of-date browser. Microsoft does not recommend using IE as your default browser. Some features on this website, like video and images, might not work properly. For the best experience, please

[update your browser.](#)

Ready at meeting ✓  
by Sara Lynn Dunkerson  
on behalf of Bob Pinegar

**Van Essen, Jason M.**

**From:** Sara Lynn Dunkerson <saralynn05@gmail.com>  
**Sent:** Thursday, February 6, 2020 8:32 PM  
**To:** Van Essen, Jason M.  
**Subject:** Bob Pinegar statement

My name is Bob Pinegar, Sara Lynn Dunkerson is reading this statement in my behalf.. Because of my work schedule, I am not able to attend these meetings to voice my opposition against Hope Ministries turning the location at 3800 Douglas in to a women's shelter..

I live 5 houses from the proposed location of the women shelter that Hope Ministries wants to put at 3800 Douglas and within viewing distance of their front area... I attended the January 6th meeting at experience Church to hear their proposal. Two main concerns that I have that were not addressed are... property values and resale values of the neighborhood going down, the crime rate, the loitering, drugs, and traffic increasing in the neighborhood...

I have also read their 12-page proposal for safety and their programs that they will be implementing at this location... The security cameras, the 24-hour staffing, the security checks, and the drug testing is all great for inside their location... But even as Hope Ministries has stated they cannot control what happens outside their doors.. They cannot control the loitering that will come with the increased population in the neighborhood... They cannot control the people that will follow these women to the shelter,, or those that prey on women and children in there particular situation... They cannot control what these women do if they are turned away from the shelter... They cannot control where they go if they are turned away for testing positive for drugs, or any other security reasons ... They cannot control what the women, children or their guests do outside the doors of the shelter... whatever happens outside the doors of this proposed women's shelter will be happening in this neighborhood back yard,, and will spill over into the neighborhood... We do not want this....

PAGE 2 TO FOLLOW

I have also pulled crime stats using crimemapping.com which is a link from Des Moines cities homepage through their Police Department...

Using a 5 block area of the proposed location at 3800 Douglas, and also the location of Hope Ministries current homeless shelters...

These numbers are from August on 1/ 2019 to January 1/ 2020

3800 E Douglas

3 assaults or domestic abuse

8 burglaries or robberies

3333 East University

This is the women's shelter they want to move to this location

15 assault or domestic abuse

9 burglary or robberies

6701 Southwest 9th

20 assaults or domestic abuse

3 burglaries or robberies

1310 6th Avenue

35 assaults or domestic abuse

7 burglaries for robberies

1 gun crime

In conclusion, Hope Ministries can only control what happens inside their location... They cannot control the actions of the people that the shelter will bring to our neighborhood while they are outside their doors... they cannot control the loitering on the corners in the neighborhood ... They cannot control the extra traffic in the neighborhood.. and they cannot control the stigma that a homeless shelter will bring to this neighborhood...

\*submitted by  
Eric Dunkerson  
@ P+Z meeting

<https://www.realtor.com/news/trends/things-that-affect-your-property-value/>

# The Neighborhood Features That Drag Down Your Home Value—Ranked

By [Yuqing Pan](#) | Mar 28, 2016

## Homeless shelter

**The drag:** 12.7%

Homeless shelters can be unloved and unwanted misfits in residential areas. Even though there's no rule that homeless shelters are usually accompanied by higher rates of crime, shelters *do* certainly attract motley groups of people, necessitate emergency calls, and require more police in otherwise quiet, safe neighborhoods. Shelter locations, listed on [homelesshelterdirectory.org](http://homelesshelterdirectory.org), are often limited to less prime areas in the city where home values are about 13% less.

\* Submitted by Chris e Pose  
@ Meeting

**From:** Padgett, Jill [<mailto:Jill.Padgett@dmschools.org>]  
**Sent:** Thursday, January 23, 2020 2:07 PM  
**To:** Elizabeth Spragg <[espragg@hopeiowa.org](mailto:espragg@hopeiowa.org)>  
**Subject:** Student #s

Hi Elizabeth,

In the 17-18 school year, 1246 students who were enrolled in DMPS were identified as experiencing homelessness (hotel/motel, shelter/transitional housing, unsheltered, or doubled up). In the 18-19 school year, 1125 students were identified as experiencing homelessness.

Let me know if you have other questions.

Thanks!

**Jill Padgett, LMSW | District Community School Coordinator**  
Des Moines Public Schools  
1000 Porter Avenue | Des Moines, Iowa 50315  
515-242-8364 | [jill.padgett@dmschools.org](mailto:jill.padgett@dmschools.org)

DMPS Community Schools exist to build meaningful partnerships between families, schools, and the community leading to improved student learning, thriving families and vibrant neighborhoods.



From: [bdako@q.com](mailto:bdako@q.com)  
To: [bdako@q.com](mailto:bdako@q.com)  
Sent: Wed, 22 Jan 2020 00:09:43 -0500 (EST)  
Subject: Homeless Shelter

# submitted by  
Beverly Dalkovich  
@ Meeting

Hope Ministries is threatening the "Quality of our Lives."

Hope Ministries had very few answers for us Jan 6  
I suggest that they should have been prepared to  
answer any and all of our concerns and fears, sense  
they have been working on this for some time.

There are (2) groups of people in homeless shelters.  
1. The people who desperately need help getting back  
on their feet.  
2. Those (long term) residents, who abuse it.

Hope Ministries is forcing this unwelcomed addition into  
our community.

Hope Ministries is asking this board to pass the rezoning  
to their benefit.  
I argue that this in violation of the STOP Zoning Law.

Hope Ministries have told use, "We are a safe and secure facility,  
and do a great service for the safety and welfare of women  
and children."

What about the safety & welfare of "OUR" women and children?  
Also, with the documented proof we have collected, these shelters  
are NOT safe and secure.

Hope Ministries is bulldozing their way into our community  
with total dis regard to safety and tranquility of our life style.

Hope Ministries (wants what they want ) then will go back to their  
\$200,000 homes, in their safe little community, happy that they  
have won, and leave our community to deal with the fallout for  
years to come.

We all agree, Hope has done a fantastic job for a much needed  
group of people, what we don't agree on is, (Homeless shelters  
do not belong in a residential neighborhood, any where.)  
There are too many other facilities for their purpose.

Why are we hear? We are hear to fight for what we feel is  
right and just for our community, to stand up and say "NO"  
to this shelter & "NO" to the rezoning.

We are hear to beg and plead with the board.  
(Don't let the little guy loose out.) Let us continue to raise  
our children in a safe secure environment, as all of you do.

Vote NO" on this rezoning.

Thank you  
and God be with you in your decision.

From: [bdako@g.com](mailto:bdako@g.com)  
To: [bdako@g.com](mailto:bdako@g.com)  
Sent: Wed, 22 Jan 2020 01:27:46 -0500 (EST)  
Subject: SPOT zoning

Spot zoning-is perhaps most commonly defined as "The process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners, spot zoning is the very antithesis of planned zoning.

See;

East Lands, Inc. v Floyd County 244 Ga 761 (1979) 262 S E 2d 51 East Lands, Inc. v Floyd County et al. 35178. Supreme Court of Georgia.

Spot zoning creates winners(developepers) and losers (Local residents)

Where a single property is zoned more restructivly, rather than more permissively, than other properties in the same area, courts have struck down the zoning on the grounds of arbitrariness and discrimination.

We have the right of urgency to preserve our integrity and communities from speculation transacutual developments which destroy the traces of memory and sense of identity of our neighborhood.

We are long term resident, 30+ years, with many young families with children moving in thinking, "This is a nice neighborhood, it's a great place to raise our family."

This will change if the shelter goes in.  
It's a proven fact backed up by research.

From: [bdako@q.com](mailto:bdako@q.com)  
To: bdako <[bdako@q.com](mailto:bdako@q.com)>  
Sent: Wed, 22 Jan 2020 22:34:11 -0500 (EST)  
Subject: How homeless shelters effect a residential nieghborhood

These are articles I have researched

"How Homeless Shelters effect a residential Neighborhood.

"How Homeless Shelters effect the value of your home."

"Homeless Shelters drop the home value 12.7%."

"Realtor.com"

L. A. News, "Blocking Homeless Shelters."

A rticle in the paper, "Homeless in Des Moines." 11/20/19

The "Nations News" "How Homeless Shelters impact communities."

This research shocked me, as I'm sure it will you.

From: [bdako@q.com](mailto:bdako@q.com)

To: [bdako@q.com](mailto:bdako@q.com)

Sent: Wed, 22 Jan 2020 10:03:29 -0500 (EST)

Subject: HOMELESS SHELTER

To all our friends & neighbors in Capital Heights & surrounding neighborhoods:

We all want these women to have a safe environment,

We all want these precious little children to feel loved, wanted and safe.

We all appreciate what Hope Ministries have done for this much needed crisis.

We all want to see success stories of women & children getting their lives back, to feel strong, to feel they can go out into the world and accomplish all of their dreams, for themselves and their children.

They all want the same things we do: (To have a place to call home, a place they are proud of, a safe & loving surroundings for their children to grow strong, and independent and and become a loving person to all they meet.

They AND we, want the same things, for OUR children, for OUR family, for OUR home, and for OUR neighborhood.

These women need to be around businesses & stores, where they can safely walk, looking for employment, and to become self sufficient, to stand on their feet and say to the world:

"I made it through these hard times, and I'm going to make a better life for me and my babies."

Being in this Church does not provide them with these amenities, it does the opposite, it prohibits them of those conveniences.

They have will have very little ways they can interact with the business world to get jobs. Quick Trip, Quick Star, Porters Hardware, & the ice cream store are a few places of employment in this area.

The bus does go by the church to take them down town or around the city, where ever.

AND then is the liquor and (drug) store across the street.

Friends, we are not against what Hope does----what we are against is:

"Homeless Shelters do not belong in residential neighborhoods, any where."

From: [bdako@q.com](mailto:bdako@q.com)

To: [bdako@q.com](mailto:bdako@q.com)

Sent: Wed, 22 Jan 2020 00:09:43 -0500 (EST)

Subject: Homeless Shelter

Hope Ministries is threatening the "Quality of our Lives."

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I suggest that they should have been prepared to answer any and all of our concerns and fears, sense they have been working on this for some time.

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1. The people who desperately need help getting back on their feet.  
2. Those (long term) residents, who abuse it.

Hope Ministries is forcing this unwelcomed addition into our community.

Hope Ministries is asking this board to pass the rezoning to their benefit.  
I argue that this in violation of the STOP Zoning Law.

Hope Ministries have told use, "We are a safe and secure facility, and do a great service for the safety and welfare of women and children."  
What about the safety & welfare of "OUR" women and children?  
Also, with the documented proof we have collected, these shelters are NOT safe and secure.

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Hope Ministries (wants what they want ) then will go back to their \$200,000 homes, in their safe little community, happy that they have won, and leave our community to deal with the fallout for years to come.

We all agree, Hope has done a fantastic job for a much needed group of people, what we don't agree on is, (Homeless shelters do not belong in a residential neighborhood, any where.)  
There are too many other facilities for their purpose.

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We are hear to beg and plead with the board.  
(Don't let the little guy loose out.) Let us continue to raise our children in a safe secure environment, as all of you do.

Vote NO" on this rezoning.

Thank you  
and God be with you in your decision.

From: [bdako@q.com](mailto:bdako@q.com)

To: [bdako@q.com](mailto:bdako@q.com)

Sent: Sat, 25 Jan 2020 21:01:16 -0500 (EST)

Subject: Rezoning experience Church at 3800 E Douglas Ave

Dear Councilmen and Zoning board:

I would argue that the rezoning of this property for the benefit of Hope Ministries to put in a Homeless Shelter comes under the SPOT zoning law.

That Hope Ministries is talking this single parcel of land to benefit their purpose with total disregard to the surrounding neighborhood.

A provision in a general zoning which benefits a single parcel of land by creating an allowed use for that parcel that is not allowed for the surrounding properties in the area. The effect on neighboring properties and any ramifications created for the zoning.

I also argue that this rezoning of this property is for the benefit of Hope Ministries, but appears to be contrary to the public interest.

That the SPOT zoning in established neighborhoods in urban areas is detrimental to the sense of community vibrance of the rezoned neighborhood and often leads to the loss of a sense of community and Neighborliness.

We, the neighbors of this community oppose this rezoning for the benefit of our neighborhood and the tranquility of our lives.

This homeless shelter will irreversibly alter the form and character as well as disrupt the harmonious architecture of the entire neighborhood.

The rezoning of this parcel will dramatically change the peace and tranquility of our neighborhood for years to come, threatening our "Quality of Life," when a more sensible solution would be to seek another option, such as:

Merrill Hay mall.

Bowling alley on E 14 th st.

Southridge Mall.

These (3) sites are available and out of a residential neighborhoods.

This Parcel (3800 E Douglas Ave) can't possibly be the (only) option Hope Ministries has.

We feel that we are being singled out because we are considered (low to moderate income neighborhood.)

That may be true in some minds, but we have worked hard for years to upgrade our homes and properties, bringing up the value of the neighborhood as a whole.

This neighborhood is predominantly (long term residents, 20 + yrs., some 50+ yrs.), with many young families with children moving in. They saw a nice quiet neighborhood and were anxious to be a part of it for their children.

In my canvassing and talking to my neighbors, I have witnessed many reactions to this shelter coming into our neighborhood.

Some anger, disbelief, rage, (if this happens, I'm selling out!), "wouldn't that be sad"? questions on "I won't feel safe, when the teen agers from the shelter can wonder around day and night in our neighborhood, how are we going to control that.?" and then there is the sadness.

The sadness has impacted me the most, to see these senior citizens saddened by the fact that they have spent most of their adult life, working hard, to make our community as safe as they could, up-grading their homes and living a peaceful life in this community, only to find out (now) they will be threatened by the effect of safety this shelter will bring.

The young families are devastated, stating to me, " I bought into this neighborhood because of the peace and serenity of the neighbors, and now It's being threatened by a "HOMELESS SHELTER"?"

Y

You along with others might say, "What are you worried about? The shelter is a safe and secure residents for the very needed homeless.

We all agree, it's desperately needed. What we don't agree on is that it will be safe when the residents are outside the building, day and night because the parent is on drugs or alcohol at time of curfew, and not allowed in.

If you really think about it, would you buy a home with a homeless shelter across the street.?

I urge (no, WE plead) to the zoning board, to please vote down this rezoning,

Let the little guy win for once,

The big guy can go to another location, that's not in a residential neighborhood.

These comments to you might seem (over reaching and unfounded), but be assured, this is a huge issue, and devastating to all of use. when it could easily be resolved by finding another place for the shelter, in another part of town.

Thank you for your time,  
and God be with you in your decision.

The Neighbors of Sheridan Gardens  
and surrounding communities

Beverly Dakovich  
4590 N E. 38th Ave  
515-262-7460

From: [bdako@q.com](mailto:bdako@q.com)  
To: [bdako@q.com](mailto:bdako@q.com)  
Sent: Sun, 26 Jan 2020 12:23:56 -0500 (EST)  
Subject: Homeless Shelter

Jan 26, 2020

What impact will this shelter bring to our community:

When the residents leave the shelter, there is no security afforded for the neighbors in the surrounding area.

The residents have less than 200 ft. to obtain alcohol, smokes and drugs.  
The liquor and cigarette store across from the play ground is a known (but not substantiated) drug house. (see photos)

The complete lack of regard for our community and children is apparent by the lack of communications by the City & Hope Ministries.

The most innocent among us are our children and I don't think Hope Ministries could have tried harder to find a worse location.

The elderly are in fear of "what will happen at night when the teenagers are milling around the neighborhood.?" "They will steal anything to get a few bucks."

The younger families are in fear for their children's safety and welfare when walking, playing and going to friends homes to play, riding their bikes on the new bike trail, or going to the park.

"There is no way I will let my kids enjoy their yard, park, bike trail, I won't put them in harms way after the shelter moves in, I'm so mad!"

Our peace of mind and security of our property in and outside our homes.

"How would any of you feel if you knew teenagers and the homeless were wondering your streets at night.? Would you feel safe and secure.?"

Article from Des Moines Register 11/20/19

"Comments of the homeless residents near Hope Ministry."

"It's commonly said that the most dangerous person is the one with nothing to loose.

Lacking worldly possessions make the Homeless an easy target.

There is no denying this fact, that in 2015 more calls to the police service were made from a downtown homeless shelter, Centra Ia. Shelter & Service located at 1420 Maulberry St, than from any other address in the City of Des Moines.



More over- the address was responsible for twice as many calls for help (1,382) as the next highest location (672) the shelter has topped this list for the past (3) yrs."

Data driven stories from Realtor.com

Real Estate News, By Horsely.

We, as law abiding residents of this community are deeply concerned , as well we should be, with all the data we've collected from residents that are living proof of the (damage these shelters cause when they move in a residential neighborhood.)

For Hope Ministires to spring this on us and expect us to be silent is just so unacceptable.

Why in our neighborhood and why now.?

Residents moved into this area because they had expectations, they looked around and saw what's hear and said , " this is nice, Lets keep it that way." and Hope Ministries just dropped a bomb .

It's like we have no say. It's just kind of a (rug Pull)  
The gate has opened and the horses are gone.

~~Read the article.~~ "The homeless are coming to your neighborhood by:  
Bill Petrey, Realtor.

There are (winners) and there are (losers.) in this fight

Who are the winners, (Hope Ministries) the (big guy with money)  
Who are the losers, (our residents.) (the people who work hard for what they have.)

Thank you in advance for your time

The Residents of Sheridan Gardens  
& surrounding communities

Beverly Dakovich  
4590 N E 38th Ave  
Des Moines, Ia. 50317  
515-262-7560  
[bdako@q.com](mailto:bdako@q.com)

From: [bdako@q.com](mailto:bdako@q.com)  
To: [bdako@q.com](mailto:bdako@q.com)  
Sent: Mon, 27 Jan 2020 21:18:36 -0500 (EST)  
Subject: Hope Ministries attempt to rezone

1/27/20

To Whomever will listen:

Hope Ministries keep telling us, "We're helping these women and children,  
There is a great need for what we do."

We all agree on that.

But--

What about OUR women and children? What about the safety of Our children,  
families and home.?

Hope is willing to sacrifice our community to get their Shelter.  
The community we all have worked for years to build up

In your heart of hearts, can you really justify, (it's better to help the homeless--in lue of  
up-rooting law abiding citizens in our neighborhood)?

Hope is threatening our (tranquility of life)  
They are putting us at risk. Just to save the homeless?

When there are many other locations Hope can go:  
Outside of residential neighborhoods.

You decide that all of this is OK because it serves your purpose, in total  
dis regard to our purpose, which is to live in peace and tranquility with  
our families.?

What is right and Just for our community?  
What do we want to happen in our neighborhood.?  
What are our standards? Our goals in life.?

Today Hope can say, "It's a safe and secure facility."  
Today Hope can tell us "They have had no crimes."  
Today, Hope can tell us "The residents won't threaten your community  
with crime, drugs, etc."

Tonight, I will show you the researched data that (proves) otherwise.  
I've lived long enough to know--What is today- will change tomorrow.

We can't control what might happen. We can only deal with it when it does  
happen, then it's too late, the shelter will be there, and for years to  
come.

Dr Phill says, "The best prediction of future behavior, is past behavior."

Make no mistake, these issues will come up down the road, and we're not willing to take that chance with our children.

Article written by Bill Petrey, Realtor:  
"Homeless Are Coming To Your Neighborhood."

He states:

While more crimes committed by homeless people fall into the non-arrest, misdemeanor category, some violent acts are on the rise as well.

In a recently release report, groping and unwanted touching crimes by the homeless people riding the bus have seen an 8% increase. Assaults up 10%. Mental illness and addiction are also listed as major contributors to crimes committed by the homeless.

Neighbors have witnessed an explosion of property destruction, violence, prostitution, and drug dealing.

Use the vacant city property in the industrial district., near a bus line from the shelter to downtown so that the residents can access additional services & eventually find work.

You might say, "Yes, but that all happens in the bigger cities."

All the data shows, a drug addict is a drug addict, an alcoholic is an alcoholic, a thief is a thief, a criminal is a criminal, no matter where he/she lives.

How much data do we need to show you, that our concerns are valid and warranted.?

Is this really all about money, power and getting what you want, and defeating the residents.?

I pray not.

From: [bdako@q.com](mailto:bdako@q.com)  
To: [bdako@q.com](mailto:bdako@q.com)  
Sent: Sun, 26 Jan 2020 12:23:56 -0500 (EST)  
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"How would any of you feel if you knew teenagers and the homeless were wondering your streets at night.? Would you feel safe and secure.?"

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Thank you in advance for your time

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& surrounding communities

Beverly Dakovich  
4590 N E 38th Ave  
Des Moines, Ia. 50317  
515-262-7560  
[bdako@q.com](mailto:bdako@q.com)

From: [bdako@g.com](mailto:bdako@g.com)  
To: Mike Counts <[mike@mikecounts.com](mailto:mike@mikecounts.com)>  
Sent: Sat, 18 Jan 2020 10:01:52 -0500 (EST)  
Subject: Re: Homeless Shelter

Thank you for your very prompt response to my issue.  
The homeless shelter will be right across the street, and surrounded by a residential neighborhood in well kept (long term) residents and many young families with children. They are trying to rezone the property from R-1 to PUD. I have great concerns on my home value in the coming year.  
Thanks Bev

----- Original Message -----

From: Mike Counts <[mike@mikecounts.com](mailto:mike@mikecounts.com)>  
To: [bdako@g.com](mailto:bdako@g.com)  
Sent: Sat, 18 Jan 2020 09:48:55 -0500 (EST)  
Subject: Homeless Shelter

Beverly,

This may very well bring down the values in the area. It all depends on where the home is located, the amount of traffic to the home and how well the home is managed. Sorry, but there is no specific data available to say if something like this will make a difference of "X %" of change in values.

If I can be of further assistance please feel free to reach out by email or phone.

From: [bdako@q.com](mailto:bdako@q.com)  
To: Zack Cregeen <[zack.cregeen@realestateconcepts.net](mailto:zack.cregeen@realestateconcepts.net)>  
Sent: Sat, 18 Jan 2020 11:10:12 -0500 (EST)  
Subject: Re: Question

Thank you so much for your prompt reply  
I'm hoping it won't come down to me or any of us selling,  
but if it does, I will call you.

----- Original Message -----

From: Zack Cregeen <[zack.cregeen@realestateconcepts.net](mailto:zack.cregeen@realestateconcepts.net)>  
To: [bdako@q.com](mailto:bdako@q.com)  
Sent: Sat, 18 Jan 2020 10:25:48 -0500 (EST)  
Subject: Question

Hi,

For the shelter, it could affect your value and how long it sits on the market.

--

Thanks,

## Zack Cregeen

REALTOR®

Cell: 515.291.3728

[zack.cregeen@realestateconcepts.net](mailto:zack.cregeen@realestateconcepts.net)

[www.TorresTeamIA.com](http://www.TorresTeamIA.com) | Office: 515.984.0222

905 W. Bridge Road, Suite 2, Polk City, IA 50226

2714 Aspen Road, Suite 101, Ames, IA 50010



**TORRES TEAM**  
*Helping you find your place!*  
**Commercial & Residential**



Licensed Real Estate Agent in Iowa

Fax: [866-838-0904](tel:866-838-0904)

From: [bdako@q.com](mailto:bdako@q.com)  
To: Cannon, Austin <[AWCannon@registermedia.com](mailto:AWCannon@registermedia.com)>  
Sent: Fri, 24 Jan 2020 14:51:09 -0500 (EST)  
Subject: Re: Homeless Shelter on E Douglas

Hi Austin

I'm assuming this email was written before you called.  
Any way, this is another ? for you.  
It was getting those concerns out.  
I have a question.  
Will/could you go on the internet and ask this question?  
I can't because I don't want the whole world emailing me.

'If you saw a home in a nice well established & well maintained neighborhood, and it had a homeless shelter right next door, would you buy it.'?

I would be anxious to see the results.

Also, and I'm trying not to ramble on hear, like our last conversation.  
I do apologize for that.

You asked me "What is your biggest fear"?  
I thought about that, although there are many, and justified, I might add,  
I have one that is my biggest.

That is, this shelter isn't going to turn out like they are telling us.  
Things will change for the worse.

Say, you have a car for sale, buyer comes to see it, he says,  
"Oh, I love this car, good paint job, runs good, tires are in good condition,  
I don't see anything I don't like about it. it's all you said it was in your add.  
I'll give you your price.

Down the road, small issues start popping up, the window won't roll up,  
whippers stopped working.

Then bigger issues arise, some very critical, some very expensive.  
Which by the way the (seller had no knowledge of, or control over) so he's (off the hook.)  
The buyer is now stuck with the decision to (deal) with the problems, or sell  
and take a huge lose.  
Devastated, because he bought it at a premium price & because all looked  
good at the time of sale, but he owns it now, now he has to deal with it.

That's my biggest concern---That this shelter will not be as great as Hope  
has made us believe it to be..

That's my biggest concern, once the shelter is in, it's in for years,  
we have no recourse, but to deal with it or sell and take a huge lose



Sorry, this was longer than anticipated.  
Thanks again for your time  
Have a great winters day  
Bev

----- Original Message -----

From: Cannon, Austin <[AWCannon@registermedia.com](mailto:AWCannon@registermedia.com)>  
To: [bdako@q.com](mailto:bdako@q.com)  
Sent: Fri, 24 Jan 2020 09:48:03 -0500 (EST)  
Subject: Re: Homeless Shelter on E Douglas

Hi Bev,

Thanks for sending all this info. I'm actually working on a follow-up story about the shelter and would like to interview you for it, if that works for you.

Can I give you a call sometime today?

Thanks!

Austin

[Get Outlook for iOS](#)

---

From: [bdako@q.com](mailto:bdako@q.com) <[bdako@q.com](mailto:bdako@q.com)>  
Sent: Friday, January 24, 2020 7:09:41 AM  
To: Cannon, Austin <[AWCannon@registermedia.com](mailto:AWCannon@registermedia.com)>  
Subject: Homeless Shelter on E Douglas

Hello

My name is Beverly Dakovich, I live at 4590 n e 38th Ave., 1/4 mi from the church.

I've heard them saying, "The shelter won't bring down the value of your home."  
They say, "Go on facts, not fear."  
"Crime won't go up."

Hear are the (facts), I'll go into the (fears) later.  
I've researched. these very lengthy articles:

"How homeless shelters effect neighbors in residential neighborhoods."  
"How homeles shelters effect the home value. (12.5%) this shows the (drag-down) effect homeless shelters have on communities. Homeless shelters in residential neighborhoods ranked (7) on the list of (10)  
Article on, "Homeless in Des Moines., 11/20/19"  
"Real Estate New."  
"The Nations News"  
"How homeless shelters impact Communities."  
Brick unerground Real Estate, Real Life."  
"L A. News" Blocking Homeless Shelters.'  
"What happens when a homeless shelters move into a residential

neighborhood."

"[Realtor.com](http://Realtor.com)"

Crime rate in communities with homeless shelters.

I've spoken to several Real Estate brokers and asked them all the same question

"Will a homeless shelter in my neighborhood effect the value of my home?"

Their responses;

"Yes, it will."

"Probably, and how long it sits on the market."

"Most probably will."

"Yes, I've seen it. happen."

I've talked to ins Co. on how it would effect homeowners Ins.

The (facts) speak for themselves.

I have repeatedly urged all to go to these sights and draw their own conclusion.

They wanted (facts), hear they are. Undisputed research on ( How Homeless shelters effect residential neighborhoods.)

Well, I completed my rant, for now.

Have a great winters day & thank you for your time.  
Hope to see you at the hearing.

Thanks again

Bev

From: [bdako@q.com](mailto:bdako@q.com)  
To: Sara Lynn Dunkerson <[saralynn05@gmail.com](mailto:saralynn05@gmail.com)>  
Sent: Mon, 27 Jan 2020 14:06:51 -0500 (EST)  
Subject: Re: Questions for Hope Ministries - let me know what you think

This is great but----good luck in getting honest answers from them. They can say one thing today, and when they get the shelter in, do something intierly different.

I just read an article from the NY News.  
City lying about safety at shelters  
by undercounting "criticle Incidents."  
By Greg Smith

This article will shock you.  
I know it's NY but---these homeless people have the same problems thru out the country if they live in Kansas, des moines or NY City.

the only difference is, our police department is outstanding, probably the best in the country but---It wouldn't surprise me that the shelters (hide) the actual #'s of incidents just so they won't look bad on paper.

----- Original Message -----

From: Sara Lynn Dunkerson <[saralynn05@gmail.com](mailto:saralynn05@gmail.com)>  
To: [bdako@q.com](mailto:bdako@q.com)  
Sent: Mon, 27 Jan 2020 13:01:37 -0500 (EST)  
Subject: Questions for Hope Ministries - let me know what you think

Christopher Pose,

I am writing you with some questions I have regarding Hope Ministries proposed shelter.

First, I'd appreciate some transparency on the agreed purchase price. It seems there is some conjecture on what Hope Ministries might be paying for the property, what it's worth, and what the church had listed as a sale price.

On the news, Kathy Coady said the current woman and children's center receives about 100 calls per month and many have to be turned away because they do not have adequate beds to handle the need. How many calls would naturally be turned away because the individual doesn't meet the inclusion criteria regardless of available space? How many of the calls are from an individual who has already called the previous month(s)?

Will biological males identifying as females be able to stay at the shelter? Adolescent males identifying as females? Lesbian women?

Where will the residents have sex? Is sex permitted? What is the proposed plan to separate adolescent males and females? How will fraternization be dealt with? What about separating adolescent males and younger children?

Life recovery graduates have a 72% success rate at 6 months. What is the success rate at 1 year? 2 years? 5 years?

The seven emergency calls made in 2019, what were the reasons for calling, the packet only says they were for "medical reasons," I'd appreciate more detail. How many emergency calls were placed in 2018, 2017, 2016, 2015?

I keep reading about Hope Ministries 6 locations. However I only know of 3 shelters. Could I have more clarification on what each location is used for?

The aerial sketch I have seen of the shelter has a storm detention sewer below where the playground is located. Is that currently underground, or will that be installed during the construction process?

What will the street sign read and which streets will it face? Will the picnic tables facing east Douglas be left in place? If so, there is concern that it will be used as an outdoor smoking location facing the neighborhood. Has any consideration been given to creating an entrance off Hubbell and closing the outlet to East Douglas?

Thank you,

Sara Lynn Dunkerson

\* Submitted @  
2/6/2020 PrZ  
Meeting

February 6, 2020

To Whom It May Concern:

I purchased and have lived in my home since the summer of 1996. I have always enjoyed, taken great pride in our area and had a GREAT sense of security living in my home.

Let me start with saying, I am VERY much concerned and less than happy about this proposed Homeless Shelter! This property, 3800 E Douglas, was sold on 10/28/2011 from the Des Moines School District to the Experience Church, a welcomed addition to the neighborhood. I don't think ANYONE anticipated this would someday and become a proposed homeless shelter.

Not only are our property values of concern, we are all also concerned about our own safety and the safety for the ENTIRE area. I would like to say, safety is a HUGE concern and was brought up by many at the January 6<sup>th</sup> meeting, it was quickly blown off by Hope Ministries. The shelter has touted they will have a strict security policy, but that is for those who are inside and **NOT** for us, the tax paying residents, that live outside the shelter and in the neighborhood! The current shelter, at 3333 E University, has had 68 Police calls in the last five years.

Currently in the area (Hubbell between E 36<sup>th</sup> Street and E 46<sup>th</sup> Street), we have 13 apartment / townhome complexes offering subsidized, income restricted or low rent housing (\*see addresses below), in addition to several single family dwellings and duplexes scattered throughout our neighborhoods! We also have a Residential Treatment / Half Way House (3806 Easton Blvd) and a Drug and Alcohol Addiction Rehab Treatment Center (3451 Easton Blvd).

Most recently, Grandview and Morton Avenues have been extended to the East to accommodate additional housing. Yes, there are 17 homes being built by Kading Properties. Kading builds inexpensive, smaller homes to keep the rent more affordable. These are **MUCH** smaller homes, with single car garages. ALL of them will be offered as rental properties.

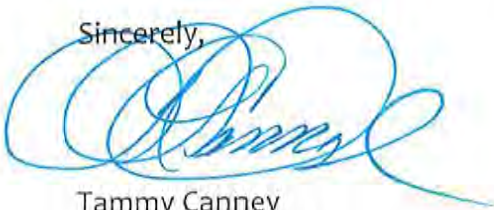
I'm quite sure there is a need for a Women's and Children's Homeless Shelter within the Central Iowa area, I believe there to be better suited properties for such a shelter. A location where medical assistance/treatment, DART, shopping, employment opportunities and general assistance would **ALL** be easily accessed. A more centralized location would be **MUCH** better suited for these types of needs and services!

**ALL** of these things jeopardize our residential property values and destroys the sense of security in our homes and neighborhoods.

I urge you, The Planning and Zoning Commission, **PLEASE** listen to the residents and neighbors in the area! **PLEASE** do **NOT** approve this requested change to allow for a Homeless Shelter to be placed in our neighborhood!

Thank you for listening and your support!


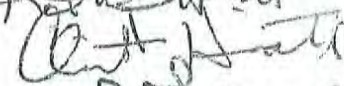

Sincerely,



Tammy Canney  
3602 E 43<sup>rd</sup> Court  
Des Moines, IA 50317  
515-991-7491

- \* 13 Complexes in the area offering subsidized, income restricted or low rent housing:
- Anawim Housing Townhomes @ 4605 E Hubbell Avenue (the corner of E 46<sup>th</sup> & Hubbell Avenue)
  - Anawim Housing Townhomes @ 4649 E Hubbell
  - East Ridge Apartments @ 3909 Hubbell Avenue
  - Grandview Plaza Apartments @ 4224 Hubbell Avenue
  - Hilltop Apartments @ 3722 Hubbell Avenue (another building to be open soon)
  - Hickory Grove Apartments @ 4010 E 42<sup>nd</sup> Street
  - Maple Lane Apartments @ 4041 Hubbell Avenue
  - Maple Leaf Apartments @ 4214 Hubbell Avenue
  - Parkside Apartments @ 3604 E Douglas Avenue
  - Prairie Woods Apartments @ 4014 Hubbell Avenue
  - Sargent Park Apartments @ 3600 E Douglas
  - The Crest at Baker Creek Apartments @ 4560 Hubbell Avenue
  - The Crest at Baker Creek Senior Living @ 4560 Hubbell Avenue

We the residents are opposed to the rezoning of 3800 E Douglas for the purpose of a homeles shelter

Name	Signature, address,	date
1 Kathy Hiatt	 3707 E 38th Ct	1-25-2020
2 Clint Hiatt	 " "	1-25-20
<del>3</del> Bill Swenbergen	 3700 E 38th Ct	1-25-20 Duplicate
3 Beverly Wagoner	3701 E 38th Ct	1-25-20
4 Pamela Graft	3612 E 38th Ct	1-25-2020
5 Jan Renda	3807 Leyden Ave	1-25-2020
6 Cassandra Dale	3807 Leyden Ave	1-25-20
7 Stacia Snyder	3839 Leyden Avenue	1-25-2020
8 Gary Snyder	3839 Leyden Ave.	1-25-2020
9 Tom Lansing	3701 Belmar Dr.	1-28-2020
10 Nancy O'Bannah	3706 Belmar Dr	1-28-20
11 Les Lansing	3701 Belmar Dr	1-28-2020
12 Sara Lynn Dunkerson	Sara Lynn Dunkerson 3700 Belman Drive	2-1-2020
13 Eric Dunkerson	Eric Dunkerson 3700 Belman Dr	2-1-2020
14 Roy E Jordan	3708 E 39th St	2-11-20
15 Nancy Jordan	3708 E 39th St	2-1-20
16 Susan Kelly	4102 NE 44th Dr 50317	2-5-2020
17 Leyerebra	O'Bannah 3706 Belmar Dr	2-5-20

\* Submitted @  
P+Z meeting

I the undersigned do hereby state that I oppose the rezoning of Experience Church at 3800 E Douglas Ave Des Moines, IA 50317. For the purpose of Hope Ministries purchasing the property to open a Homeless Shelter for Women/Women and Children.

Date	Print Name	Address	Signature
1) 1/27/2020	Karen Bernal	3531 Belmar Dr.	Karen Bernal
2) 1-27/20	Jim Logan	3500 BELMAR DR	Jim Logan
3) 1/27-20	Sheila A. Logan	3600 Belmar Dr	Sheila A Logan
4) 1/27/20	Debra Talley	3606 Belmar Dr	Debra Talley
5) 1/27/20	Marlene Domengig	3606 Belmar Dr.	Marlene Domengig
6) 1/27/20	Kevin B. Bernal	3531 Belmar Dr.	Kevin B. Bernal
7) 1/27/20	PAUL COX	3308 BELMAR	
8) 1/29/20	Linda Naber	3525 Belmar Dr.	Linda Naber
9) 1/29/20	NORMAN SAPPENFIELD	Norman Sappenfield	Norman Sappenfield
10) 1-29-20	Christine Uoshell	Christine Uoshell	Christine Uoshell
11) 1/29/20	Just Uoshell		
12) 2/1/20	Deje Christiansen		
13) 2/1/20	Deje Christiansen		
14) Karen M. Roeder	3423 Belmar		
15) 2-1-20	Jim Berman	3843 Leyden	Jim Berman
16) 2-1-2020	Karen M. Roeder	3500 Belmar Drive	Karen M. Roeder
17) 2-6-20	Sammy Adams	3603 E 43rd Ct	Sammy Adams
18) 2-6-20	Les M. Jensen	3515 E. 43RD CT.	Les M. Jensen



Jan 25 2020

①

We, the undersigned residents do hereby protest the rezoning of Englewood Church at 3800 E. Douglas Des Moines IA 50317 to allow slope mistakes to put in a Homeloss Shelter

	Name print	Address	Name Sign	Date
1.	John Dakovich	3918 E Douglas	Douglas	1-23-20
2.	Beri Brown	3909 E Douglas Hwy		1-23-20
3.	Kay Dalcourt	3918 E. Douglas	DMTH	1-23-20
4	Cecil Pat Hammer	3957 E Douglas		1-25-20
5	Andrew Ellis	3801 East Douglas Ave		1-25-20
6	Towler Wobay	2138 E 4th Ct		1-25-20
7	<del>John</del> Howard	3801 E <del>35th</del> Douglas		1-25-20
8	Michael P Dornan	3801 E Douglas		1-25-20
9	<sup>Not</sup> Sand + <sup>part</sup> Anne Strenog	3807 E Douglas		1-25-20
10	William R Seidenberger	3700 E 38th Ct		1-25-20
11	Michelle Brown	3618 E 38th Ct	Wobay	1-25-20
12	Nathan Green	3618 E 38th Ct		1-25-20
13	Ruby H Klappington	3600 E 38th Ct		1-25-20
14	Robert Gandy	3530 E 38th Ct		1-25-20
15	Diana Van Duren	3530 E. 38th Ct.		1-25-20
16	Cheryl Nestlin	4570 NE 38th Ave		1-25-2020
17	Cleone Rabcock	3706 E 38th Court		1/7/2020
18	Bruce Djaback	Beverly Dakovich	4590 NE 38th Av. 204th.	1-25/20
19	Myra Calkins	3725 Hubbel Ave - PRIND COPY	copy center	1-5-2020
20	Barry Jones	3764 Hubbel Ave	Superior Car Wash	2/1/20
21	Donny Reeves	Don Reeves	3838 E. 38th St	1-5-20

We, the residents do hereby protest 2  
 the rezoning of E Hyperion Blvd on 3800 E Duval  
 to a low-income multi-unit to put in a homeless shelter

Print Name	Address	Sign Name	Date
22 Wanda Collins	3538 E. 38 <sup>th</sup> St	Wanda Collins	2-5-20
23 Rose Fisher	3908 E-39 <sup>th</sup> St	Rose Fisher	2-6-20
24 David Fisher	3908 E 39 <sup>th</sup> St	David Fisher	2-6-20
25 Hourtney Suenbergu	3700 E 38 <sup>th</sup> St	Hourtney Suenbergu	2-11-20
26 Brad Lovell	3413 E 43 <sup>rd</sup>	Brad Lovell	2-6-20
27 Traci Lovell	3413 E 43 <sup>rd</sup> St	Traci Lovell	2-6-20
28 Linda Roberts	4031 E Carden Av	Linda Roberts	2-11-20
29 Frank Edwards	3749 E. Daniels Dr.	Frank Edwards	2-6-20
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\* Submitted by Chris  
Pose  
@ the meeting

## REAL PROPERTY CONSULTING REPORT

For

3800 E Douglas Avenue, Des Moines, IA

The scope of this analysis and consulting assignment encompasses the necessary research and analyses to prepare this report in accordance with the intended use and the Uniform Standards of Professional Appraisal Practice. In regard to the Subject property, this involved the following steps:

1. The property was inspected on 01/09/2020.
2. The Subject's property data was obtained from an external inspection, interviews, listing data and information obtained from the County Assessor's records.
3. An analysis was made of data compiled in the steps above. In addition, three (3) studies were completed using "Paired Sales Analysis" to determine value trends in neighborhoods where similar "centers for homeless women & mothers with children" are currently in use.
4. The client has requested that the Scope of Work of this assignment be limited to an "exterior only" inspection based on its current use and future use in the near term.

**The intended use is to prepare an analysis of the impact on values of residential properties in the surrounding neighborhood following a change of use in the Subject property from a church to a "Center for homeless women and mothers with children". The intended use is not for determining market value of the Subject property at 3800 E Douglas Ave nor for determining the individual market value of any single-family residence in the surrounding neighborhood.**

**The intended user is only the named client, Hope Ministries. Any other persons or entities concerned with the property to include the current owner are not intended users and should not rely on the results of this analysis.**

## Summary of Salient Data

Property Address:	3800 E Douglas Ave, Des Moines, IA 50317
Legal Description:	-Ex NWLY 13 Ft as measured perp to NWLY Ln- Lot 1, Aquarius
Ownership:	Experience Church of the Open Bible
Date of Inspection:	01/09/2020
Intended User:	Hope Ministries
Intended Use:	Analyze the impact on values of residential properties in the surrounding neighborhood following a change of use in the Subject property from a church to a "Center for homeless women and mothers with children.
Site:	The Subject site is bordered on the North side by Hubbell Ave, a major 4 lane arterial street, on the East side by a large apartment complex & one single family residence, on the South side by six residences across the street from the Subject and on the West side by a commercial property and a new 4 lane access to Hubbell following the closure of the E38th St access.
Improvements:	The Subject site is improved with a large building that was built as an elementary school and converted to a church. It has 43,387 Sq Ft of finished area, a large parking area to the east and north of the building and extensive green space to the North.

Paired Sales Analysis is a quantitative technique used to isolate a particular attribute of a property to determine its contributory value or detriment to the overall value of a particular parcel of real property. In order to analyze market value trends in this assignment, the appraiser has conducted three separate studies using “paired sales”.

In the first study, the appraiser researched properties that were adjacent to a converted center for homeless women and mothers with children. This analysis specifically analyzed the effect on value of two properties that were adjacent to 3333 E. University Ave in Des Moines since that property was converted to a center for homeless women & mothers with children in November of 2003. This research found two houses that had sold within four years prior to the conversion and then sold again within two years following the conversion. This analysis assumes that there were no major improvements to the properties between the two sale dates and also assumes that there were no other economic changes in the market place. These two properties are located at 910 E 35th Street and 1116 E 35th Street respectively. The Assessor's records did not indicate any permits that were filed for improvements during the time between sales. Sales data for these two properties were as follows:

Study 1

	Date of Sale	Sale Price
910 E 35th St	10/22/1999	\$ 96,000
	06/22/2004	\$114,750
	Yrly Change	4% Yrly Increase
1116 E 35th St	09/10/2002	\$104,000
	03/08/2005	\$119,900
	Yrly Change	6% Yrly Increase

Additionally, the appraiser analyzed the sale history of three similar properties that were not immediately adjacent to the converted center with the following information.

817 Winegardner	02/22/2003	\$115,900
	02/18/2005	\$116,000
	Yrly Change	0%
3251 State St	05/14/2003	\$ 94,900
	05/11/2005	\$114,000
	Yrly Change	10% Increase
3429 E Washington	08/12/2003	\$115,000
	06/15/2005	\$129,900
	Yrly Change	6.4% Increase

The comparisons of these two groupings indicate that being adjacent to a center for homeless women & mothers with children did not affect values in a negative direction and in fact compared to properties that were not near a center, were quite similar in their annual increases.

In the second study, the appraiser analyzed a recent sale of a property that was adjacent to the same center at 3333 E University Ave and compared that sale to three additional properties that were very similar, were within one mile of the property and had also recently sold. The three properties did not have the influence of being adjacent to a center for homeless women and mothers with children. The intent of this analysis was to isolate the attribute of being next to a

“like” property such as the Subject to determine if it impacted the sale prices in a negative direction.

The property selected for this analysis was located at 1106 E 35th Street which sold on 01/02/2019 for \$164,900. This property was built in 1954 and had been completely updated “like new”. It had 1,264 Sq Ft on the main floor, a partially finished basement, fireplace, deck/screened porch and no garage.

Three very similar ranches were found nearby without the influence of being adjacent to the center at 3333 E University Ave. After factoring out the differences of garages, fireplaces, basement finish, decks/porches and age/condition, the attribute of the proximity to a center for homeless women and mothers with children was isolated. The addresses of these three comparable properties were as follows:

Study 2

<u>Address</u>	<u>Sale Price</u>	<u>Date</u>	<u>GLA</u>	<u>Garage</u>	<u>Bsmt</u>	<u>Extras</u>
1274 E 35th St	\$155,000	04/30/19	1,236'	1 Attch	972'	Dk/NoFpl
3437 Eastwood	\$172,900	10/25/19	1,279'	2 Detch	1,032'	Dk/Fpl
1266 E 36th Ct	\$172,000	05/01/19	1,200'	2 Attch	None	Dk/NoFpl
Compared to:						
1106 E 35th St	\$164,900	01/02/19	1,264'	No Gar	940'	Dk/Prc/Fpl

The results of this analysis indicated **no effect on values in a negative direction** for properties that are immediately adjacent to a center for homeless women and mothers with children compared to those that are not.

In the third study, the appraiser analyzed a recent sale of a property that was adjacent to a set of six duplexes used as a center for homeless women and mothers with children at 3703 E 9<sup>th</sup> St. The adjacent property that sold was at 3701 Wright St in Des Moines. It had 783 Sq Ft on the main floor, a partially finished basement and a 1 car detached garage. The addresses of the sales that were not directly adjacent to 3703 E 9th St were as follows:

Study 3

<u>Address</u>	<u>Sale Price</u>	<u>Date</u>	<u>GLA</u>	<u>Garage</u>	<u>Bsmt</u>	<u>Extras</u>
3944 E 8th St	\$133,900	05/16/19	748'	2 Detch	748'	Sup Fnsh 4 SeaPrch
4044 Bowdoin St	\$110,000	11/04/19	748'	No Gar	748'	No Fnsh
620 Boyd St	\$110,000	05/07/19	723'	2 Detch	723'	Sup Fnsh Dk
Compared to:						
3701 Wright St	\$118,000	08/03/18	783'	1 Detch	783'	Bsmt Fnsh

The results of this analysis indicated **no effect on values in a negative direction** for properties that are immediately adjacent to centers housing homeless women and mothers with children.



## Final Summary and Conclusion

Three studies were completed using "Paired Sales Analysis to determine effects on value in this report.

The first study is probably the most important of the three since it isolates a time of sale prior to a usage change and compares a subsequent sale of the same property after the change. The first two properties that were studied were adjacent to a center for homeless women and mothers with children and the three additional properties were similar ranches that were not adjacent. This data clearly shows **there is no detrimental effect on value** to properties adjacent to this specific usage and that the market change was quite similar to other properties in competing East Side neighborhoods.

The second study compared a recent sale of an adjacent property to 3333 E University Ave and it isolates the proximity of being adjacent to a center for homeless women and mothers with children to other properties that are nearby but not adjacent to a center. This analysis also concluded that **there was no detrimental effect on value** based on being next to a center.

The third and final study compared a recent sale of an adjacent property to 3703 E 9<sup>th</sup> St, a center for homeless women and mothers with children. The sale was at 3701 Wright St. When it was compared to three other similar properties and isolated for the location or proximity to the center, the analysis concluded that **there was no detrimental effect on value** based on being next to a center.

All three of these analyses made the hypothetical assumption that if there was going to be a detrimental effect on value for being near a center for homeless women and mothers with children, it would clearly be seen in a study of properties adjacent to the center. It has therefore also been concluded that a center does not detrimentally affect values in the rest of the surrounding neighborhood as it stretches farther from the Subject property.

## ASSUMPTION AND LIMITING CONDITIONS

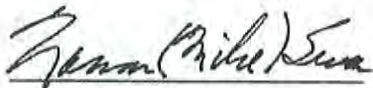
1. As agreed upon with the client prior to the preparation of this report, this is a "Real Property Consulting Report". As such, it does not include any conclusions or analyses of specific values for the Subject or any residential properties in the Subject's neighborhood.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable.
3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
4. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
5. Any plot plans, maps or illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that all applicable zoning and land use regulations and restrictions have been complied with, unless nonconformity has been stated, defined and considered in this report. The appraiser acknowledges that the City of Des Moines is changing their zoning regulations effective 12/18/2019 and the appraiser has not performed a study of "Highest and Best Use analysis" based on the old or new zoning regulations.
7. The three studies using "Paired Sale" Analyses included in this report, are all based on analyzing differences between properties that are adjacent to a center for homeless women and mothers with children, compared to those in the same neighborhood that are not. A hypothetical assumption has been made that "If there is no detrimental effect on value to adjacent properties, then properties that are farther away would also not be detrimentally affected." In all three analyses, the proximity to a center did not have a detrimental effect on value to properties that are adjacent to it and therefore there would not be a detrimental effect on properties in the surrounding neighborhood as it stretched farther from the Subject property.

## APPRAISERS CERTIFICATE

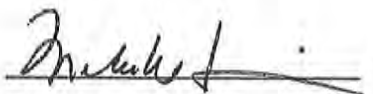
I certify to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined result that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. My analyses, opinions and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
6. Michael Swaim provided significant appraisal assistance in the research and analysis contained in this report and he is also a cosigner of the report.

Respectfully submitted



Norman (Mike) Swaim - Appraisal Certification #CR01177



Michael Swaim

- Appraisal Certification #CR01801

Addendum

Client: Hope Ministries	File No.: 3800Pair
Property Address: 3800 E Douglas Ave	Case No.:
City: Des Moines	State: IA Zip: 50317



3800 E Douglas Ave  
Front View



3800 E Douglas Ave  
Rear View



3800 E Douglas Ave  
Parking Lot



3800 E Douglas Ave  
Street View West



3800 E Douglas Ave  
Street View East



3800 E Douglas Ave  
E 38th St Closure

PLAT MAP

Client: Hope Ministries  
Property Address: 3800 E Douglas Ave  
City: Des Moines

State: IA

File No.: 3800Pair

Case No.:

Zip: 50317



Client: Hope Ministries  
Property Address: 3800 E Douglas Ave  
City: Des Moines

State: IA



3333 E University Ave



910 E 35th St  
Adjacent to 3333 E University Ave



1116 E 35th St  
Adjacent to 3333 E University Ave



817 Winegardner  
1.03 Miles SE



3251 State St  
0.19 Miles NW

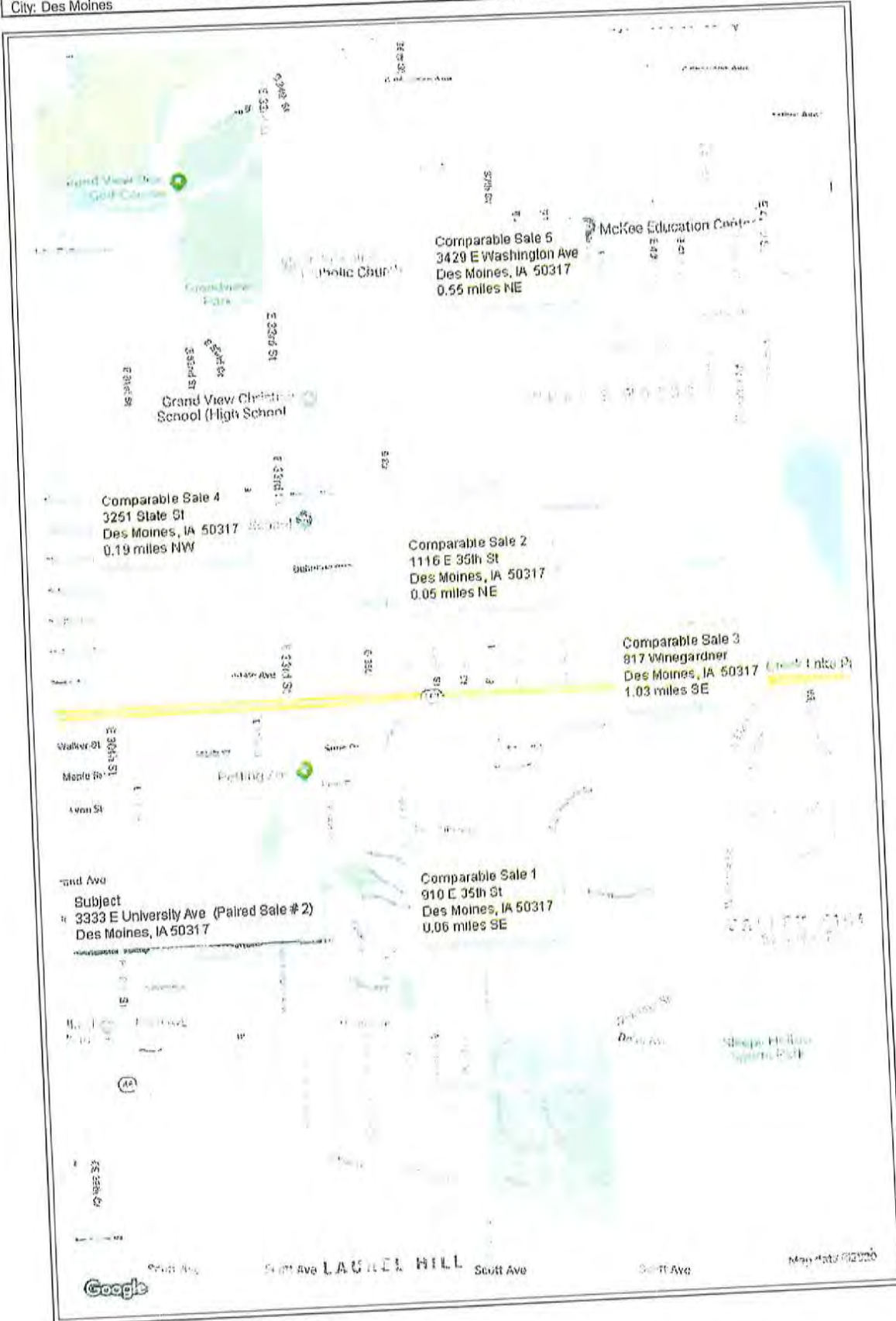


3429 E Washington  
.55 Miles NE

Addendum

Client: Hope Ministries  
Property Address: 3800 E Douglas Ave  
City: Des Moines

File No.: 3800Pair  
Case No.:  
State: IA  
Zip: 50317



Client: Hope Ministries  
Property Address: 3800 E Douglas Ave  
City: Des Moines

State: IA

File No.: 3800Pair  
Case No.:  
Zip: 50317



3333 E University Ave  
Shelter for homeless women & mothers with children



1106 E 35th St  
Adjacent to 3333 E University Ave



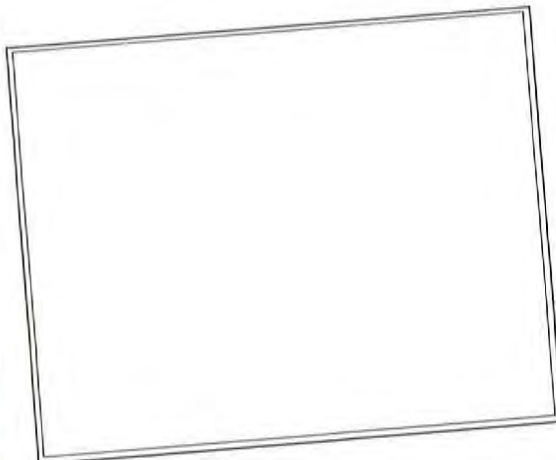
1274 E 35th St  
.23 Miles NE



3437 Eastwood  
.23 Miles NE



1266 E 36th Ct  
.50 Miles NE

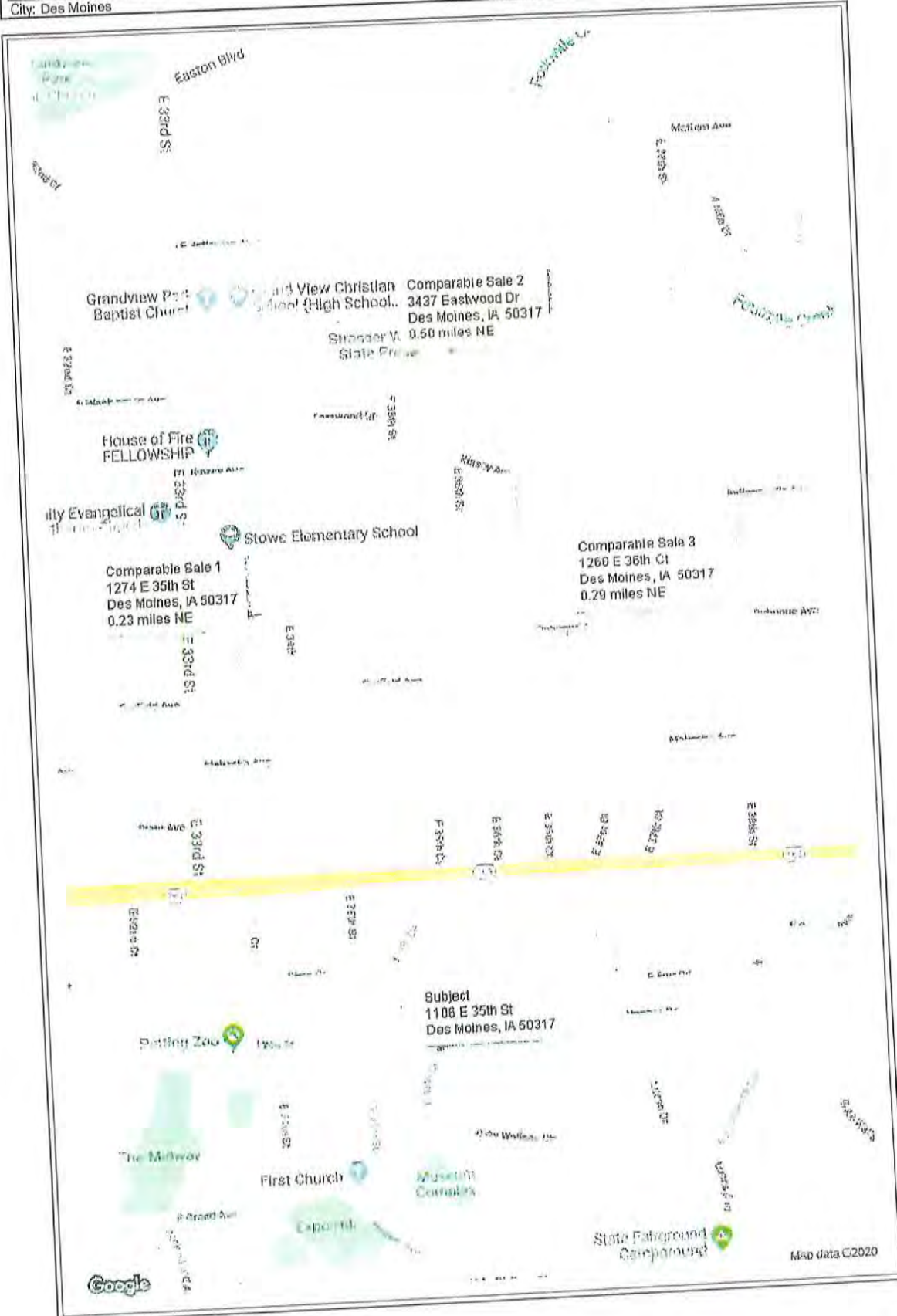




LOCATION MAP

Client: Hope Ministries  
Property Address: 3800 E Douglas Ave  
City: Des Moines

File No.: 3800Pair  
Case No.:  
State: IA  
Zip: 50317



Map data ©2020

Client: Hope Ministries  
Property Address: 3800 E Douglas Ave  
City: Des Moines

File No.: 3800Pair  
Case No.:  
State: IA Zip: 50317



3703 E 9th St  
Shelter for homeless women and mothers with children



3701 Wright St  
Adjacent to 3703 E 9th St



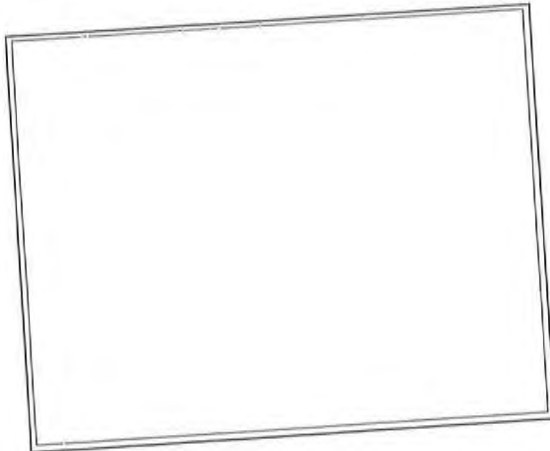
3944 E 8th St



4044 Bowdoin

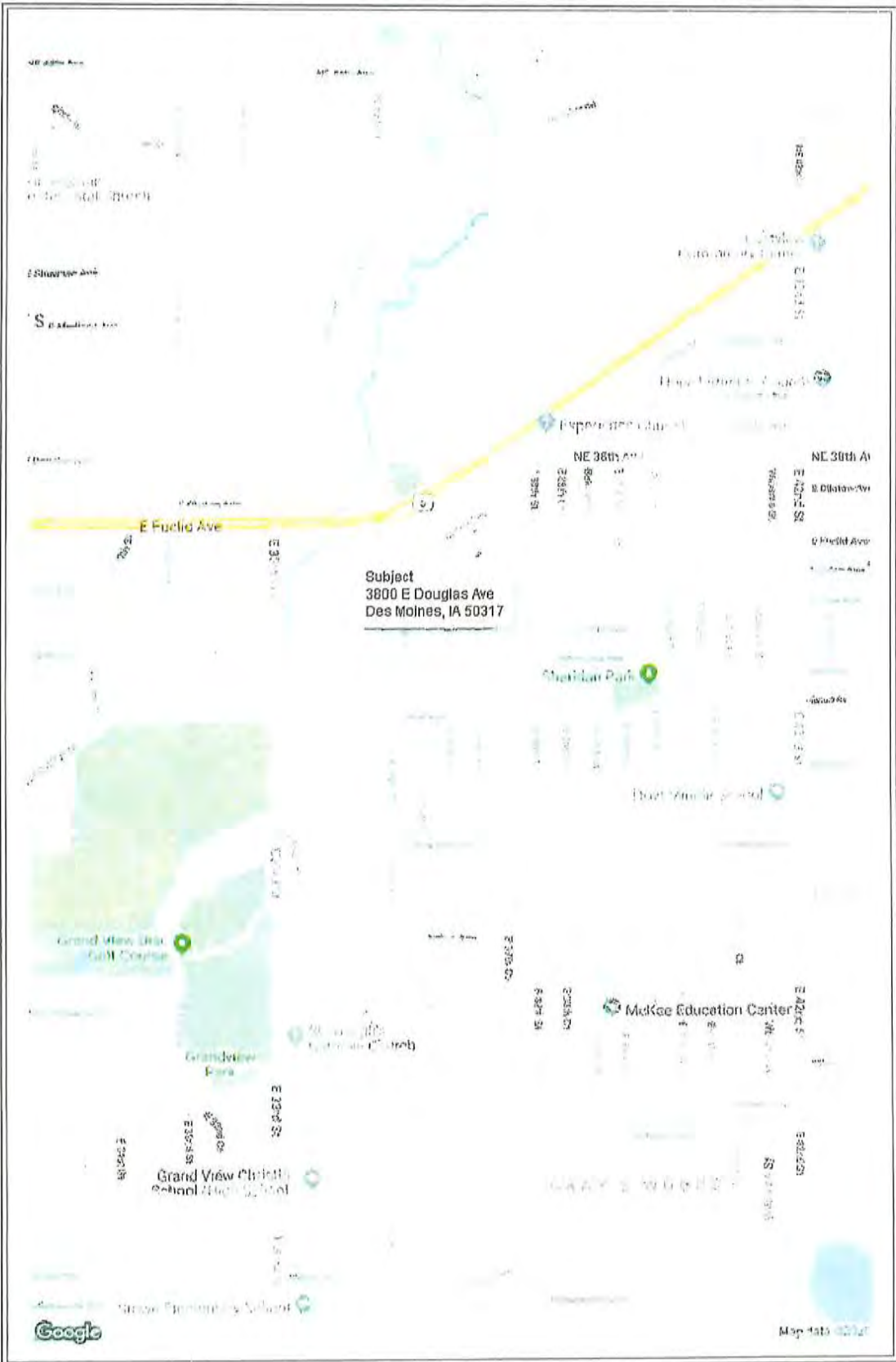


620 Boyd St





Client: Hope Ministries	File No.: 3800Pair
Property Address: 3800 E Douglas Ave	Case No.:
City: Des Moines	State: IA Zip: 50317





# Polk County Assessor

111 Court Avenue #195  
Des Moines, IA 50309-0904

(515) 286-3014 Fax (515) 286-3386  
[polkweb@assess.co.polk.ia.us](mailto:polkweb@assess.co.polk.ia.us)

Location					
Address	3333 E UNIVERSITY AVE				
City	DES MOINES	Zip	50317	Jurisdiction	Des Moines
District/Parcel	050/03158-003-000	Geoparcel	7823-06-126-002	Status	<a href="#">Active</a>
School	Des Moines	Nbhd/Pocket	DM18/Z	Tax Authority Group	DEM-C-DEM-77131
Submarket	Northeast Des Moines	Appraiser	Vic Renda, ICA 515-286-3359		

## Map and Current Photos - 3 Records

Click on parcel to get a new listing



[Bigger Map](#) [Polk County GIS](#)  
[Google Map](#) [Pictometry](#)

Photo Processed on 2006-11-27 a



Photo Processed on 2006-11-27 b



Photo Processed on 2006-11-27 c



### [Historical Photos](#)

### Ownership - 1 Record

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HOPE MINISTRIES	2003-11-13	<a href="#">10264/649</a>

**Legal Description and Mailing Address**

-EX N 21.5F -LOT 2 & -EX N 21.5F N 97F E 60F LOT 3 SIM PLACE	HOPE MINISTRIES 5075 E UNIVERSITY AVE STE B PLEASANT HILL, IA 50327-7001
---	--

**Current Values**

Type	Class	Kind	Land	Bldg	Total
2019 Value	Multi-Res Exempt	Full	\$59,600	\$1,300,400	\$1,360,000
		Adj	\$0	\$0	\$0

**Assessor Adjustments to Value**

<u>Charitable Others</u>	Multi-Res Exempt	2004	-\$ 59,600	-\$ 1,300,400	-\$ 1,360,000
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Assessment Roll Notice

**Zoning - 1 Record**

Zoning	Description	SF	Assessor Zoning
R1-60	One Family, Low Density Residential District		Residential

*City of Des Moines Community Development Planning and Urban Design 515 283-4182 (2012-03-20)*

**Land**

<b>Square Feet</b>	46,547	<b>Acres</b>	1.069	<b>Frontage</b>	274.9
<b>Topography</b>	Blank	<b>Shape</b>	L or T Shape Apex Rear	<b>Vacancy</b>	Blank
<b>Unbuildable</b>	Blank				

**Commercial Summary**

<b>Occupancy</b>	Apartment	<b>Age, Weighted</b>	1987	<b>Total Story Height</b>	1
<b>Land Area</b>	46,547	<b>Gross Area</b>	10,122	<b>Finished Area</b>	10,122
<b>Unfinished Bsmnt Area</b>	3,392	<b>Finished Bsmnt Area</b>	3,196	<b>Number of Units</b>	24
<b>Primary Group</b>	Apartment	<b>Percent Primary Group</b>	74.90	<b>Percent Secondary Group</b>	0.00
<b>Grade, Weighted</b>	3/Grade 3	<b>Bldg Class, Weighted</b>	4/Frame, Concrete Blk, Tile, Tilt Up	<b>Condition, Weighted</b>	NM/Normal
<b>Ground Floor Area</b>	10,122	<b>Perimeter</b>	773		

**Commercial Sections - 3 Records**

**Commercial Section #101**

<b>Occupant</b>	HOPE MINISTRIES				
<b>Section Multiplier</b>	1	<b>Occupancy</b>	Apartment	<b>Foundation</b>	Concrete Block or Tile
<b>Exterior Wall</b>	Siding/Shingle	<b>Brick Veneer</b>	576	<b>Roof</b>	Hip
<b>Roof Material</b>	Shingle	<b>Covered Area</b>	125	<b>Covered Quality</b>	Normal

<b>Landings Square Foot</b>	314	<b>Landing Quality</b>	Normal	<b>Wiring</b>	Adequate
<b>Plumbing</b>	Adequate	<b>Total Story Height</b>	1	<b>Frame Type</b>	Frame
<b>Fireproof Construction</b>	No	<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up	<b>Total Section Area</b>	6,784
<b>Ground Floor Area</b>	3,392	<b>Perimeter</b>	257	<b>Grade</b>	3+00
<b>Year Built</b>	1988	<b>Condition</b>	Normal		
<b>Comment</b>	GROUP HOME				

**Commercial Groups - 3 Records**

**Commercial Group #101 1**

<b>Use Code</b>	Apartment	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	3,392	<b>Base Floor Area</b>	3,392	<b>Number Units</b>	8
<b>Heating</b>	Central	<b>Air Conditioning</b>	Yes	<b>Sprinkler</b>	Wet
<b>Exhaust System</b>	No				

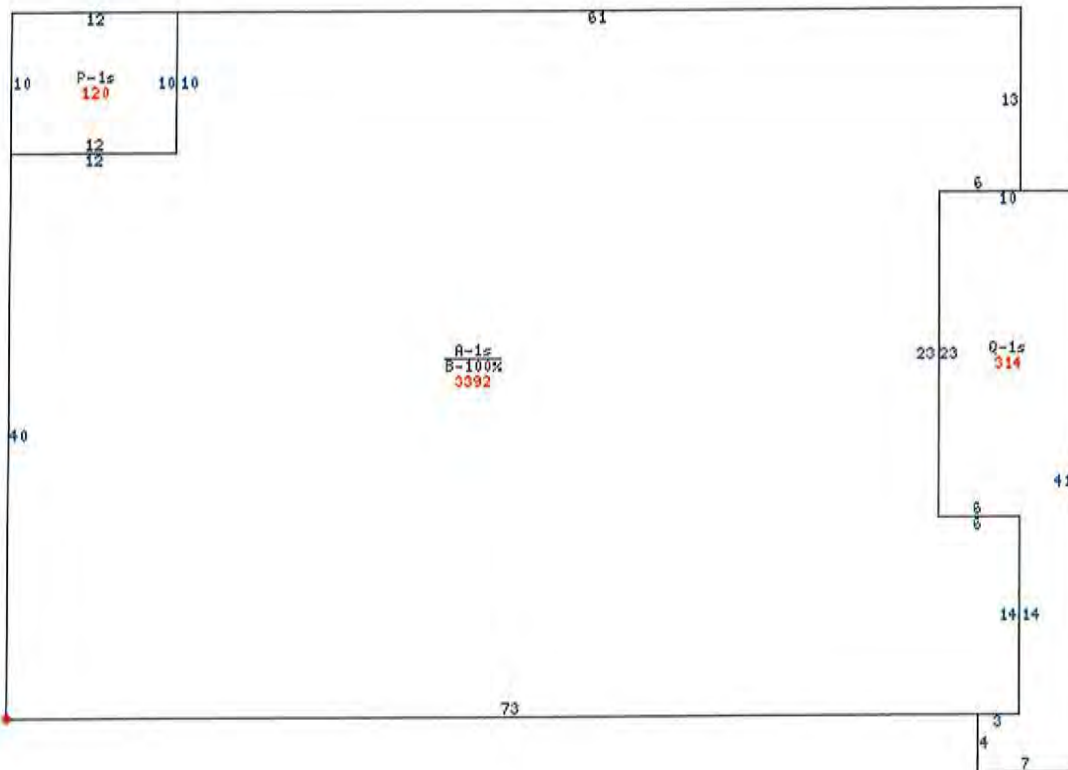
**Commercial Group #101 2**

<b>Use Code</b>	Basement Entire	<b>Number Stories</b>	1	<b>Total Group Area</b>	3,392
<b>Base Floor Area</b>	3,392	<b>Number Parking Spaces</b>	1	<b>Heating</b>	Central
<b>Air Conditioning</b>	Yes	<b>Sprinkler</b>	Wet	<b>Exhaust System</b>	No
<b>Comment</b>	P=BASEMENT GARAGE STALL				

**Commercial Group #101 3**

<b>Use Code</b>	Basement Finished	<b>Number Stories</b>	1	<b>Total Group Area</b>	3,196
<b>Base Floor Area</b>	3,196	<b>Heating</b>	Central	<b>Air Conditioning</b>	Yes
<b>Exhaust System</b>	No				
<b>Comment</b>	OFFICE & REC ROOM				





**Commercial Section #201**

<b>Occupant</b>	HOPE MINISTRIES				
<b>Section Multiplier</b>	1	<b>Occupancy</b>	Apartment	<b>Foundation</b>	Concrete Block or Tile
<b>Exterior Wall</b>	Siding/Shingle	<b>Brick Veneer</b>	96	<b>Roof</b>	Hip
<b>Roof Material</b>	Shingle	<b>Covered Area</b>	130	<b>Covered Quality</b>	Normal
<b>Landings Square Foot</b>	230	<b>Landing Quality</b>	Normal	<b>Wiring</b>	Adequate
<b>Plumbing</b>	Adequate	<b>Total Story Height</b>	1	<b>Frame Type</b>	Frame
<b>Fireproof Construction</b>	No	<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up	<b>Total Section Area</b>	3,372
<b>Ground Floor Area</b>	3,372	<b>Perimeter</b>	258	<b>Grade</b>	3+00
<b>Year Built</b>	1988	<b>Condition</b>	Normal		
<b>Comment</b>	GROUP HOME				

Commercial Groups - 1 Record					
Commercial Group #201 1					
Use Code	Apartment	Base Story	1	Number Stories	1
Total Group Area	3,372	Base Floor Area	3,372	Number Units	8
Heating	Central	Air Conditioning	Yes	Sprinkler	Wet
Exhaust System	No				

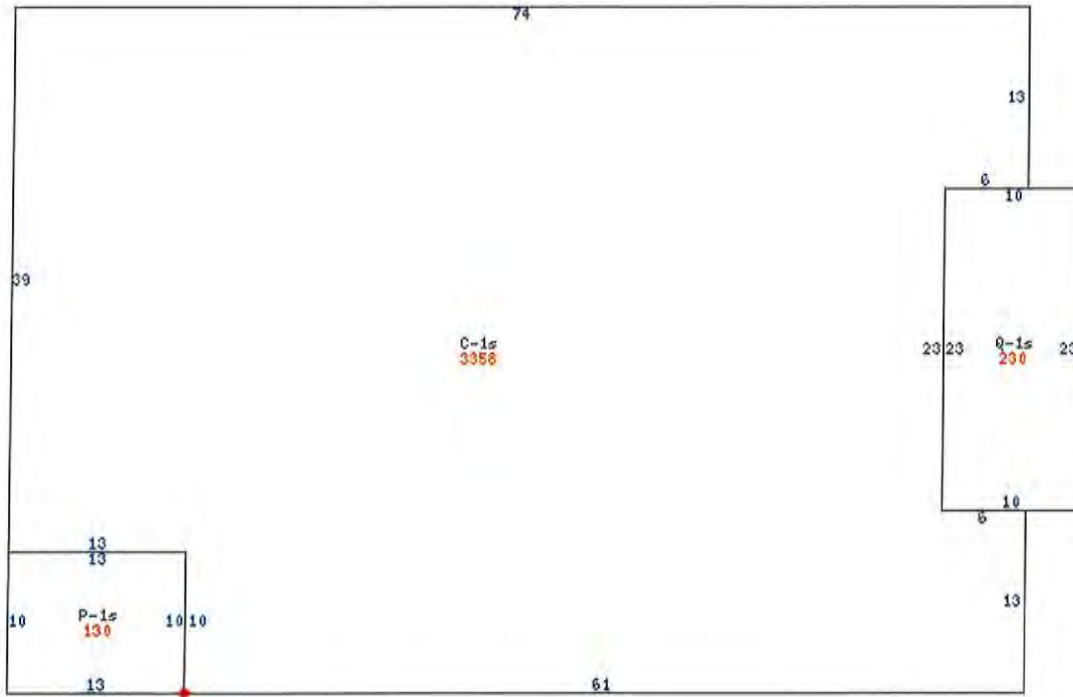


Commercial Section #301

Occupant	HOPE MINISTRIES				
Section Multiplier	1	Occupancy	Apartment	Foundation	Concrete Block or Tile
Exterior Wall	Siding/Shingle	Brick Veneer	96	Roof	Hip
Roof Material	Shingle	Covered Area	130	Covered Quality	Normal
Landings Square Foot	230	Landing Quality	Normal	Wiring	Adequate

<b>Plumbing</b>	Adequate	<b>Total Story Height</b>	1	<b>Frame Type</b>	Frame
<b>Fireproof Construction</b>	No	<b>Bldg Class</b>	Frame, Concrete Blk, Tile, Tilt Up	<b>Total Section Area</b>	3,358
<b>Ground Floor Area</b>	3,358	<b>Perimeter</b>	258	<b>Grade</b>	3+00
<b>Year Built</b>	1988	<b>Condition</b>	Normal		
<b>Comment</b>	GROUP HOME				

Commercial Groups - 1 Record					
Commercial Group #301 1					
<b>Use Code</b>	Apartment	<b>Base Story</b>	1	<b>Number Stories</b>	1
<b>Total Group Area</b>	3,358	<b>Base Floor Area</b>	3,358	<b>Number Units</b>	8
<b>Heating</b>	Central	<b>Air Conditioning</b>	Yes	<b>Sprinkler</b>	Wet
<b>Exhaust System</b>	No				



**Detached Structures - 3 Records**

**Detached Structure #101**

<b>Occupancy</b>	Concrete Paving	<b>Measurement Code</b>	Square Feet	<b>Measure 1</b>	11,580
<b>Grade</b>	4	<b>Year Built</b>	1988	<b>Condition</b>	Normal
<b>Other</b>	W/CURB				
<b>Detached Structure #201</b>					
<b>Occupancy</b>	Gazebo	<b>Construction Type</b>	Steel	<b>Measurement Code</b>	Dimensions
<b>Measure 1</b>	15	<b>Measure 2</b>	20	<b>Grade</b>	4
<b>Year Built</b>	2011	<b>Condition</b>	Normal		
<b>Detached Structure #301</b>					
<b>Occupancy</b>	Concrete Paving	<b>Measurement Code</b>	Dimensions	<b>Measure 1</b>	22
<b>Measure 2</b>	40	<b>Grade</b>	4	<b>Year Built</b>	2011
<b>Condition</b>	Above Normal				
<b>Comment</b>	basketball court				

**Sales - 2 Records**

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
SHELTER CARE, LTD AN IA LIMITED PART.	HOPE MINISTRIES	<a href="#">2003-11-10</a>	\$350,000	Deed	<a href="#">10264/649</a>
URBAN DEVELOPMENT COR	SHELTER CARE, LTD	<a href="#">1987-12-18</a>	\$45,000	Deed	<a href="#">5809/154</a>

**Permits - 9 Records**

Year	Type	Permit Status	Application	Description
2019	Permit	No Add	2018-03-09	alterations/interior
2015	Permit	No Add	2014-09-19	addition/air conditioning
2012	Permit	Complete	2011-03-31	addition/misc (216 sf)
2008	Permit	No Add	2007-03-22	alterations/remodel
2007	Permit	Complete	2005-06-01	alterations/remodel (3719 sf)
2006	Permit	Pass	2005-06-01	alterations/remodel (3719 sf)
1989	Permit	Complete	1987-10-09	group homes
1989	Permit	Complete	1987-10-09	group homes
1989	Permit	Complete	1987-10-09	group homes

**Historical Values**

Yr	Type	Class	Kind	Land	Bldg	Total
2019	<a href="#">Assessment Roll</a>	Multi-Res Exempt	Full	\$59,600	\$1,300,400	\$1,360,000
			Adj	\$0	\$0	\$0
2017	<a href="#">Assessment Roll</a>	Multi-Res Exempt	Full	\$59,600	\$1,070,400	\$1,130,000
			Adj	\$0	\$0	\$0
2015	<a href="#">Assessment Roll</a>	Multi-Res Exempt	Full	\$60,000	\$960,000	\$1,020,000

Yr	Type	Class	Kind	Land	Bldg	Total
			Adj	\$0	\$0	\$0
2013	<a href="#">Assessment Roll</a>	Commercial Exempt	Full	\$60,000	\$960,000	\$1,020,000
			Adj	\$0	\$0	\$0
2012	<a href="#">Assessment Roll</a>	Commercial Exempt	Full	\$60,000	\$960,000	\$1,020,000
			Adj	\$0	\$0	\$0
2011	<a href="#">Assessment Roll</a>	Commercial Exempt	Full	\$60,000	\$1,014,000	\$1,074,000
			Adj	\$0	\$0	\$0
2009	<a href="#">Assessment Roll</a>	Commercial Exempt	Full	\$60,000	\$1,014,000	\$1,074,000
			Adj	\$0	\$0	\$0
2007	<a href="#">Assessment Roll</a>	Commercial Exempt	Full	\$60,000	\$1,014,000	\$1,074,000
			Adj	\$0	\$0	\$0
2005	<a href="#">Assessment Roll</a>	Commercial Exempt	Full	\$56,000	\$813,000	\$869,000
			Adj	\$0	\$0	\$0
2004	<a href="#">Assessment Roll</a>	Commercial Exempt	Full	\$49,000	\$760,000	\$809,000
			Adj	\$0	\$0	\$0
2003	<a href="#">Board Action</a>	Commercial Multiple	Full	\$49,000	\$760,000	\$809,000
2003	<a href="#">Assessment Roll</a>	Commercial Multiple	Full	\$49,000	\$760,000	\$809,000
2001	<a href="#">Assessment Roll</a>	Commercial Multiple	Full	\$46,550	\$717,000	\$763,550
1999	Assessment Roll	Commercial Multiple	Full	\$48,000	\$717,000	\$765,000
1995	Assessment Roll	Commercial Multiple	Full	\$47,000	\$696,000	\$743,000
1994	Assessment Roll	Commercial Multiple	Full	\$45,000	\$663,000	\$708,000
1993	Assessment Roll	Commercial Multiple	Full	\$45,000	\$663,000	\$708,000
			Adj	\$45,000	\$34,110	\$79,110
1989	Board Action	Commercial Multiple	Full	\$43,030	\$637,890	\$680,920
			Adj	\$43,030	\$0	\$43,030
1989	Assessment Roll	Commercial Multiple	Full	\$43,030	\$637,890	\$680,920
			Adj	\$43,030	\$0	\$43,030

This template was last modified on Sat Mar 4 12:31:48 2017 .

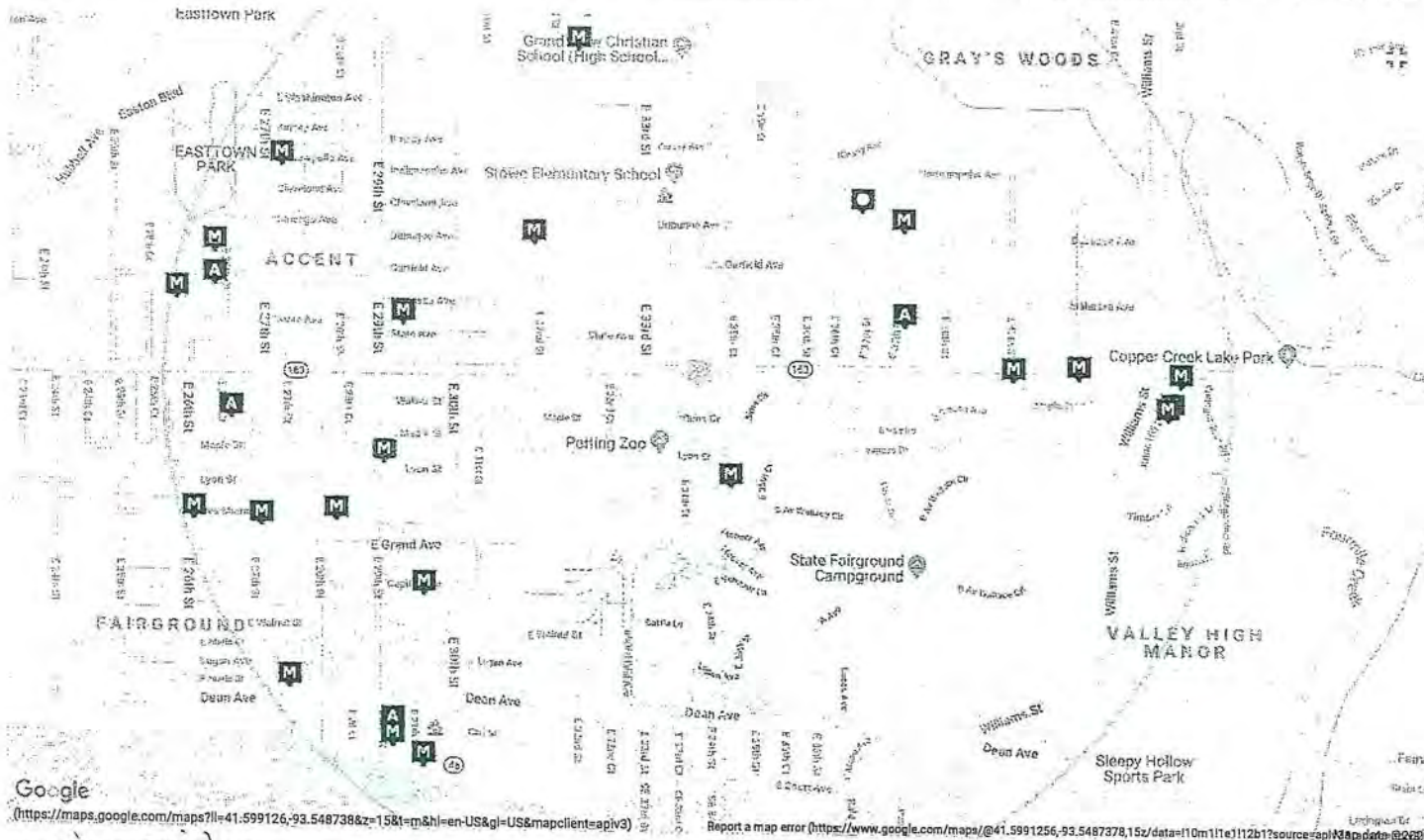
Submitted by  
Eric Dunkerson  
@ PAZ Meeting

Home (<https://www.iowasexoffender.gov/>) / Search - Results Map

**Important Information**

This site does not contain the entire list of sex registrants registered in Iowa. This information is being provided for the purpose of Iowa Code, Section 692A.121 (<https://www.iowasexoffender.gov/iowacode/>) which authorizes the Iowa Department of Public Safety to establish and maintain a website. However, Iowa Code, Section 692A.121 does not authorize placing on this website persons who committed a violation of Iowa Code, Section 709.4(1)(b)(3)(d) [prior to 7/1/13 was Iowa Code Section 709.4(2)(c)(4)] if that person was under 20 years of age at the time of violation. Please contact your local Sheriff's Office for further information if the person you are looking for is not on the list.

Revise Search ([https://www.iowasexoffender.gov/map/?useraddress=3333+e+university&usercity=des+moines&userstate=iowa&range=1&type=map&mapformat=Map Results](https://www.iowasexoffender.gov/map/?useraddress=3333+e+university&usercity=des+moines&userstate=iowa&range=1&type=map&mapformat=Map+Results)) Re



3333 E university

28 sex offenders in 1 mile Radius

Population 6,723  
1 offender per 240 people

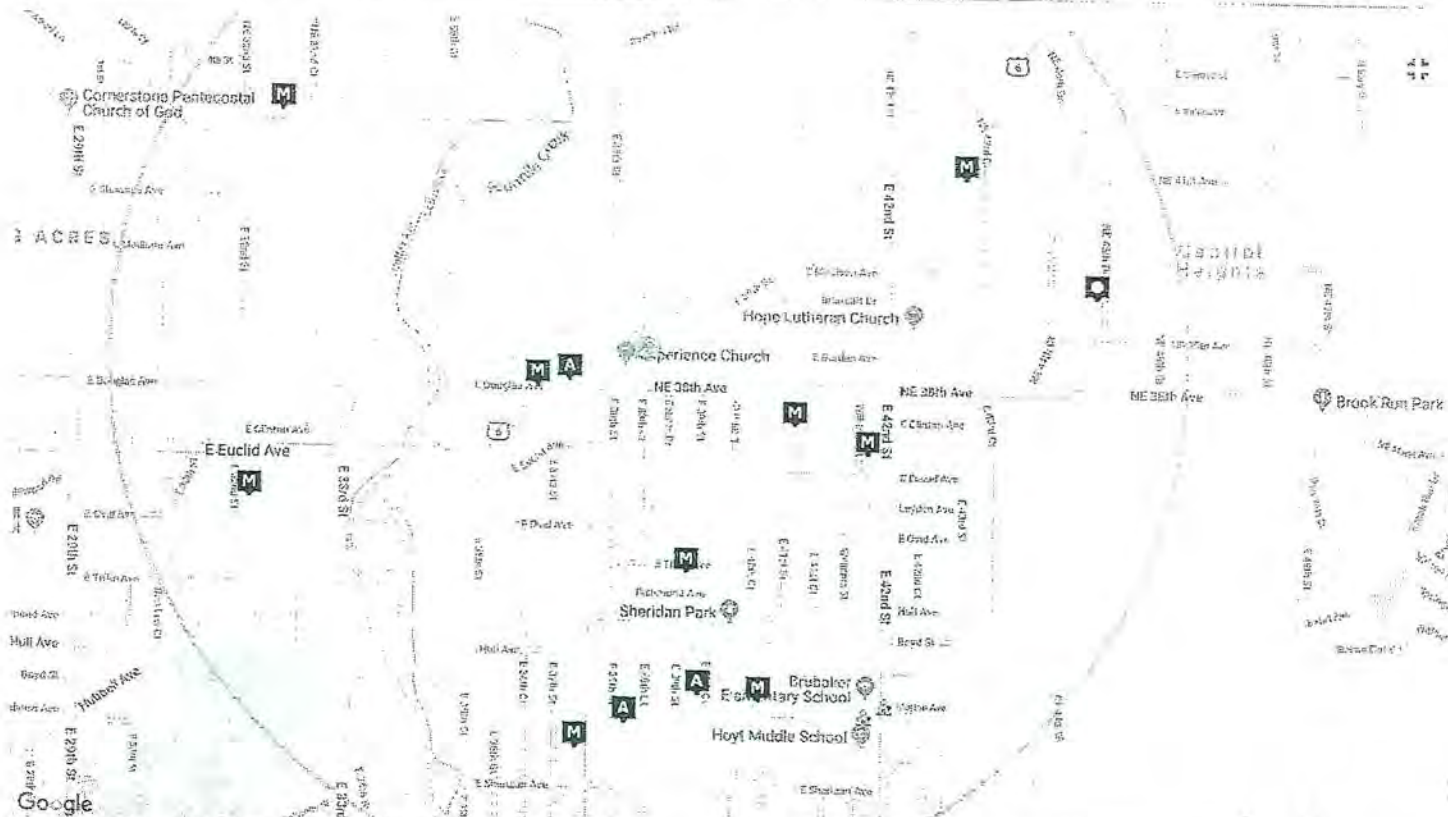
[https://www.iowasexoffender.gov/geo/?type=map&useraddress=3333+e+university&usercity=des+moines&userstate=iowa&range=1&type=map&mapformat=Map Results](https://www.iowasexoffender.gov/geo/?type=map&useraddress=3333+e+university&usercity=des+moines&userstate=iowa&range=1&type=map&mapformat=Map+Results)

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Revise Search (<https://www.iowasexoffender.gov/map/?useraddress=3800+e+douglass&usercity=des+moines&userstate=iowa&range=1&type=map&mapformat=Map Results>) Re



3800 E Douglas

15 sex offenders in 1 mile Radius

Population 10,501

1 offender per 700 people

<https://www.iowasexoffender.gov/geo/?useraddress=3800+e+douglass&usercity=des+moines&userstate=iowa&range=1>



Sara Lynn Dunkerson <saralynn05@gmail.com>

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**population information shelter locations**

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**Larson, Kyle N.** <KNLarson@dmgov.org>  
To: "saralynn05@gmail.com" <saralynn05@gmail.com>  
Cc: "Lundy, Erik M." <EMLundy@dmgov.org>

Tue, Feb 4, 2020 at 1:36 PM

Sara – Here is census information from the 2017 American Community Survey (ACS) for the two areas.

Census Tracts 1.01, 1.02, and 1.03. Surrounding the E. Douglas area. Total population = 10,501

Census Tracts 19 and 53. Surrounding the E. University area. Total population = 6,723

**Kyle Larson, AICP**

Senior City Planner | Neighborhood Development Division

City of Des Moines | 602 Robert D. Ray Drive

515-283-4164 | knlarson@dmgov.org

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**From:** Lundy, Erik M.  
**Sent:** Tuesday, February 4, 2020 1:32 PM  
**To:** Larson, Kyle N. <KNLarson@dmgov.org>  
**Subject:** Fwd: population information shelter locations

Kyle see below.

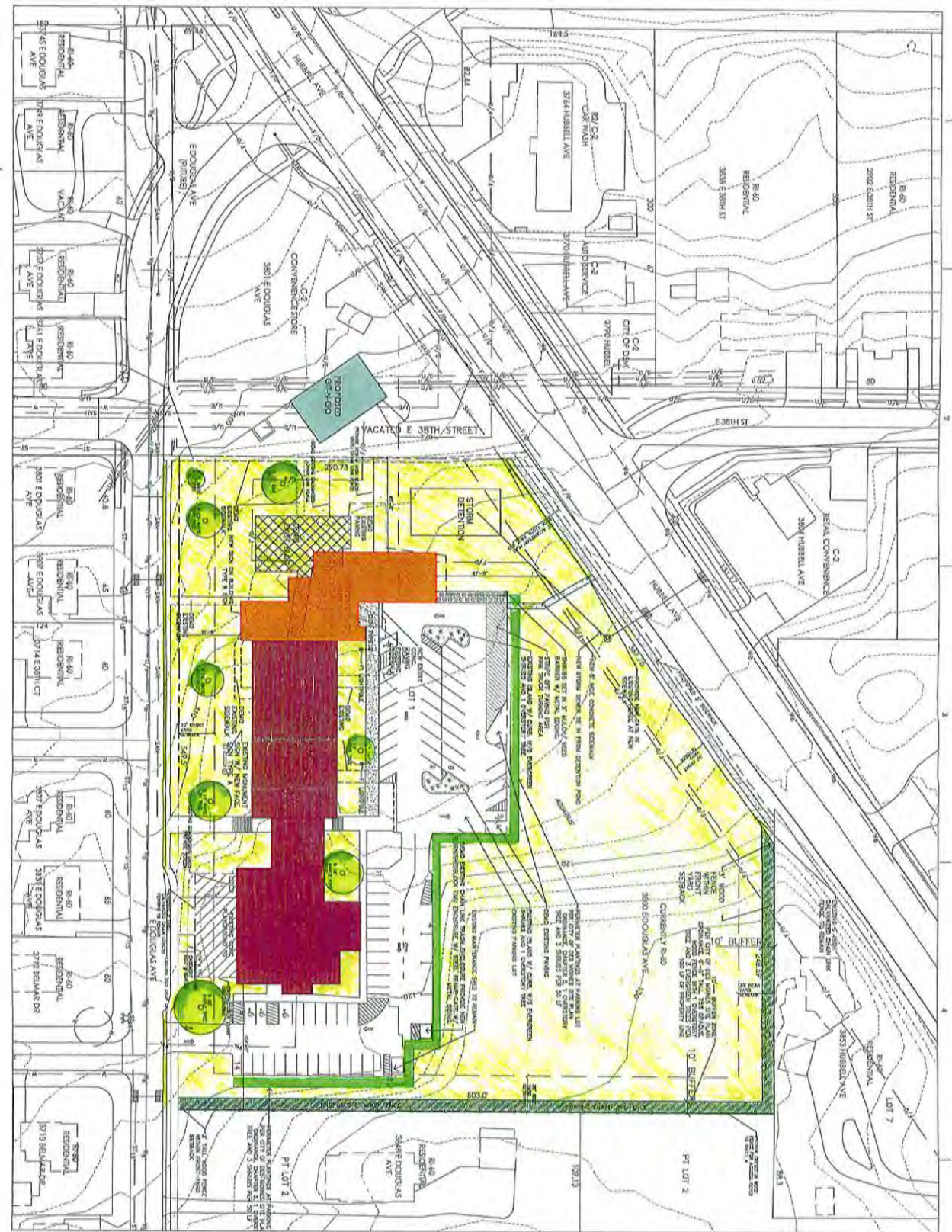
Sent from my iPhone X

Begin forwarded message:

**From:** "Lundy, Erik M." <EMLundy@dmgov.org>  
**Date:** February 4, 2020 at 8:57:00 AM CST  
**To:** "saralynn05@gmail.com" <saralynn05@gmail.com>  
**Subject:** population information shelter locations

[Quoted text hidden]





by Applicant

## CURRENT PROGRAMMING FOR WOMEN & CHILDREN

Hope Ministries' mission is to rescue those who are homeless, hungry, abused or addicted, providing opportunities for hope, recovery and restoration through the love of Jesus Christ. We commit to offering women and children a safe, friendly, clean, encouraging and dignified environment with 24/7 staff coverage and individualized case management. We provide food, clothing, safe refuge, and hope for the future through our short-term and long-term programs. Programming and safety are constantly evolving and adapting. Our goal is to give our clients the best opportunity to break free of homelessness.

### Short-Term (30-Day) Program

The entry level program offered at Hope Center for Women and Children is our 30-Day program, in which women stay with us to actively seek employment or housing, work, go to school, etc. Minimal programming is required, including chores and a daily morning meeting. As long as clients meet fundamental criteria, such as staying clean and sober, actively seeking their next step (job, housing, education), they may receive extensions for up to 90 days.



### Angela's Story

After decades of drug abuse, prostitution and homelessness, Angela sought help at our Hope Center, where she received nutritious meals to help her regain her health and the loving guidance she needed to rebuild her life. Angela completed our two-year life recovery program and achieved one milestone after another—regaining custody of her son, renewing her driver's license and purchasing a car, completing a management program at a local store and becoming an associate manager and reaching 3 years+ of sobriety! Today Angela lives independently and mentors other women in recovery at Hope Center!



## CURRENT PROGRAMMING CONT.

### Children and Youth

Our children and youth program provides a nurturing environment so young people can grow in faith, hope, and love of God and others. We work with moms to help their children develop into confident, hopeful and compassionate people who have a relationship with Jesus Christ. We want the children we serve to become all that God created them to be.

General children and youth programming includes:

- Mental health services
- Mentoring
- Tutoring
- Life skills
- Individual and group counseling
- Community service projects
- Arts and athletics
- Chores
- Spiritual development
- Recreational and educational activities/outings
- Reading programs
- Assertive communication, decision making, conflict resolution

Summer children and youth programming includes:

- Day services that include tutoring, arts, life skills
- Camps, athletics, health and fitness



### Kelli & Manny's Story

When Kelli first arrived at our women and children's center, she was struggling with depression and other challenges that made it difficult to live productively and care for her son. "When I think about where I was then to where I am today," she shares, "It's just amazing. There's been major improvement in every area of my life."

Kelli completed our program in early 2019. Today she is working part-time while attending college classes full-time, and she's active in our Hope Aftercare program. She lives on the east side of Des Moines and Manny is thriving. "I still have my Hope Ministries family even as I move forward in my life. Hope Ministries is one of the best things that's ever happened to me. I'll never stop being grateful!"

## CURRENT SAFETY CONT.

### **How are women and children currently approved to stay at Hope Ministries?**

Hope Ministries interviews all prospective clients. Women seeking our services schedule an appointment with a case manager or another trained team member. The staff member conducts a risk assessment and evaluates if the woman meets a specific set of safety criteria. We do not accept all prospective applicants.

Factors that disqualify women from staying at Hope Ministries include:

- Unmedicated severe mental illness
- Cases of active domestic violence
- Cases of (active) human trafficking
- Listed on sexual registry
- Recent history of violence
- Animals (except approved service dogs)

Women need to provide documentation/photo identification for themselves and the children they come in with to prove guardianship of any children.

If the woman and her children pass the preliminary risk assessment and Hope Ministries has an opening, we check them into our short-term program. At check-in, staff searches belongings for safety concerns including anything that would be classified as a weapon, as well as drugs and paraphernalia. At intake, women are tested for drugs and alcohol, as well as randomly throughout their stay.

Within the first 24-48 hours after check-in, women meet again with their assigned case manager to complete their intake paperwork, after which a background check is conducted. If staff finds safety concerns on a woman's background check, it could lead to her being exited from the program and our facility.

### **What is Hope Ministries' current approach to client visitors?**

Women in Hope Ministries' short-term program are not allowed visitors, with the exception of professionals and children not staying with the mother who are deemed safe to be on campus. Visits are only allowed in designated common area visiting spaces and during specific hours. Women are required to alert staff in advance of any visits.

Women in long-term programming are allowed authorized personal visitors who pass a safety screening. All approved safe persons in a client's life meet with a case manager to discuss program expectations and what support needs to look like while the woman is in life recovery. Hope Ministries staff runs an Iowa Court's background check, checks the Polk County Jail for arrests in the last year, and checks the sex-offender registry to identify possible safety concerns. Factors that exclude visitors as a safe person include past sexual abuse, active drug use, or criminal behavior, as well as not supporting the guidelines of our program with the client or not supporting Hope Ministries' staff.

We do not allow any fathers to have child visitation on our property.

## CURRENT SAFETY CONT.

### **What is the current exit/dismissal process?**

Depending on a woman's stage of programming, Hope Ministries has various non-negotiables in place. The majority of these deal with safety issues (such as threatening behavior, theft, drug/non-authorized medications). When women in our short-term program participate in these behaviors, they are exited. They are also on an infraction system so if they reach the maximum number of infractions in a month, they are exited. Once exited from Hope Ministries, any client remaining on our property would be trespassing and staff would contact authorities.

Seventy percent of the women Hope Ministries served in 2019 entered our life recovery program. Women in our life recovery programming who participate in unwelcome behavior are offered a leave of reflection, whereby they leave overnight and return the next day for an accountability meeting. At this meeting women are asked to take responsibility for their actions/choices and come up with a plan for making better choices moving forward. If clients are responsive and cooperative with this process, they are allowed to stay in the life recovery program following their accountability meeting. They are not held to the same infraction system as women in the short-term program.

Hope Ministries staff talks to short-term clients each day at a morning meeting about having a back-up plan in place for where they will go if they are required to leave Hope Ministries. This is also reviewed with women in life recovery programming frequently and they are required to put a plan in writing and save money for an emergency. Women exited are not permitted to loiter on our grounds.



### **Mindy's Story**

Mindy grew up in a poverty-stricken environment . . . and her adult years only become tougher as she faced a difficult marriage. She came to our women and children's center looking for the tools and life skills she needed to become financially independent.

While in our program, Mindy rediscovered her dream to become a pastry chef and began pursuing that career, while securing stable employment. She recently completed our program and now lives independently. "I learned so much at Hope Ministries," she says. "I lost myself a long time ago and but I found her again!"

## SUCCESSSES CONT.

### Life recovery programming

Women participating in Hope Ministries life recovery programming gain all the benefits of the short-term program plus:

- Individualized counseling in all areas of life by trauma-informed staff
- Access to an on-site therapist for women and children to begin working through unresolved trauma that continues to threaten long-term success
- Mental health services
- Required classes in:
  - Parenting
  - Choosing safe people
  - Relapse prevention
  - Spiritual development
  - Critical thinking skills
  - Grief and loss
  - Relationship addiction
  - Domestic abuse
  - Money management
  - Homecare
  - Cooking and nutrition
  - Personality and understanding selves
  - Anger management
  - Healthy boundaries in life
  - Dating
  - Independent living
- Being a contributing member of the community through work skills, volunteer work, and cooking
- Opportunities to build up a personal support system for independent living through mentors, safe friends, church members, etc.
- Legal issue resolution
- Self-evaluation of behaviors and beliefs in a safe environment
- Weekly health and wellness classes
- Building work readiness, career advancement or education
- Activities and programming for children

### Heather & Bravyn's Story

Heather was at the end of her rope when she came to Hope Ministries. Childhood trauma had led to a drug addiction and homelessness. Her son, Bravyn, also faced challenges due to his unstable childhood—particularly speech delays. Our case managers and program classes helped Heather with her parenting skills. Bravyn began enjoying Kids Night and he started speech therapy at a local agency.

Heather completed our life recovery program and now she and Bravyn live independently. "I used to wonder where I was going to get the next meal for my child. I was in survival mode. Now Bravyn . . . he's like a different kid! His behavior is better. He's just happy all the time."



## SUCCESSSES CONT.

In 2019, a woman who had completed the life recovery program and moved in with a roommate identified that life had become exceptionally difficult for her. She was concerned she was on the path to relapse. Rather than continue down that path, she chose to reach out to us and returned for a temporary stay to get back into a good routine with accountability before moving to independent living. We see women thrive when they can identify thought processes that lead them back into old patterns and have a safe place to walk a different path.

**Unresolved trauma:** childhood abuse, sexual abuse and rape, grief and loss, domestic violence

Three women who completed a level of life recovery programming with Hope Ministries over the past 13 years are now employed by Hope Ministries. For each of these women, unresolved trauma from their past kept them from being able to reach their potential, but at Hope Ministries they found a place to focus on healing. They believe so strongly in Hope Ministries' programs and services they came back several years later to support the ministry and other women through employment. We see women thrive when they are able to fully heal from wounds that once went so deep they hadn't even realized they were holding them back.

**Problems with boundaries:** poor family support, unsafe family and friends, co-dependency, finding a voice

One woman came to us in 2015 from a marriage that was falling apart. She was riddled with addiction and had no contact with her children. At Hope Ministries, she was able to identify that many of her substance abuse choices came from co-dependency and lack of safe support. Now, in 2020, she has custody of her minor child, secured housing, and is heavily involved in her local church where she has the support of mentors. She attends DMACC and works as a cook in a local establishment. We see women thrive when they are able to correctly identify what is their responsibility to manage and what is out of their control.

**Need for spiritual development:** no personal relationship with Jesus, lack of church attendance or involvement, little understanding of the Bible and living out faith

One woman, who came to Hope Ministries with an addiction to meth, graduated in 2016 when her daughter was a teenager. That child went on to graduate high school and began working at a church camp and camp for children with incarcerated parents. The now 21-year-old young woman is plugged in to a local church, continues to mature in her faith, and stays in consistent contact with Hope Ministries staff to check in and let us know how she is doing. She regularly spends time with other children who lived at Hope Ministries at the same time she did, and she intentionally invests in their lives.







# HOPE MINISTRIES CENTER FOR WOMEN AND CHILDREN

## APPLICANT

HOPE MINISTRIES  
LEON HIGDON  
PHYSICIAN/CEO  
3075 E. University, Suite 6  
Phoenix, AZ, 85012  
312.277.1707

## ARCHITECT

AJK Studio  
Richard Koster, AIA  
3714 Ingwood Ave., Ste A  
Des Moines, Iowa 50312  
312.277.1707  
rka@ajkstudio.com

## PROPERTY ZONING

Existing Zoning: R-40  
Proposed Zoning: PUD

## TOTAL AREA TO BE INCLUDED IN PUD

2.44 Acres / 243,803 SF

## PROPERTY DESCRIPTION

Lot 1, Except the Northwestly 130 feet lying adjacent to the northwest line of said Lot 1 (being adjacent to Hubert Avenue) Addition, an Official Plat, now included in and forming a part of the City of Des Moines, Park County, Iowa. Said tract of land contains 2.44 acres more or less.

## PERMITTED LAND USES WITHIN PUD AREA

Allow for Women and Children Center with maximum of 30 beds of short term program for homeless women and children and a max of 50 beds of long term life support programming for homeless women and children. All beds shall be for homeless women and children with no beds for homeless men. Program support spaces for the women and children may include office space for staff and social services, storage rooms, kitchen, classrooms, and private day care for use by women and children of the center.

## DEVELOPMENT CONCEPT NARRATIVE

The original retail building structure of wood frame construction with required space break and presents accessibility concerns. The west building and connecting link will be demolished. Key structural features are to be retrofitted and incorporated into entry area of the new addition. The remaining existing building to remain and will be renovated to accommodate new building program. Renovation work to include adding additional windows in entry portion, reorganization of existing non-bearing interior walls for new program, new fire speaker system throughout, and new fire systems of detection, alarm, and new 2-way communication for added fire exit and fire of the existing building. Additional masonry, scale and materials to be coordinated with the existing building. The existing west entry area existing parking to remain. A portion of the west end of the north parking area will be removed. The remaining parking area will be re-worked to provide turn around for the truck and school bus pick-up/drop off of cars around. A new concrete entrance shall be added at southwest corner of parking for new main entrance of new addition. Design intent is to locate activity areas on the north side of the building. Away from the adjacent residential properties remain to the Douglas. The existing outdoor courtyard area of south west corner of existing building to remain as an outdoor area of common living space.

## BULK REGULATIONS/DESIGN STANDARDS/LANDSCAPING STANDARDS

### A.A.B. Regulations:

- Lot Area:
  - Comply with the minimum 200 SF of lot area for each residential driveway, 100 beds x 200 SF / pad = 20,000 of minimum lot area 200,000 SF.
- Front Yard Building Setback:
  - 37' fronting E Douglas Ave.
  - 37' fronting Douglas Ave.
- Side Yard Building Setback:
  - 37' of side property line and partial north property line showing adjacent residential zoning.
  - 37' of side existing C-2.
- Rear Yard Building Setback: Not applicable
- Maximum Building Height:
  - Maximum building height: 35'
  - Accessory building: 15'
- Maximum Building Number of Stories:
  - Maximum building: 2 stories
  - Accessory building: 1 story
- Architectural Design Standards: The new addition shall, mixing and/or materials to be compatible with the existing building to preserve continuity.
- Landscaping Design Standards: Proposed site layout development within the PUD shall comply with the City of Des Moines Landscaping Standards as set forth in Landscaping Ordinance for C-2 zoned parcels.
- All signs shall conform to City of Des Moines Sign Ordinance for C-2 zoned parcels.

## PROPOSED TIMING AND PHASING

Project will be completed in two phases. Construction to begin upon completion of funding campaign. Anticipate construction schedule as follows:  
Start - Spring 2021  
Completion - Spring - 2022.

## ENVIRONMENTALLY SIGNIFICANT FEATURES:

There are no environmentally significant features on this site.

## STORM WATER MANAGEMENT

Storm water management to be accomplished by on-site detention, with storm water runoff from storm water collection to existing storm sewer system north of Hubert Ave. of northern edge of site. Storm water management shall comply with the minimum requirements in the City of Des Moines Ordinance.

## REQUIRED PARKING:

Short Term Program Beds:	1 parking space per 1 non-resident or employee @ 20 employees	10 stalls
Long Term Program Beds:	1 parking space per 15 beds @ 50 beds	3 stalls
	1 parking space per 8 beds @ 60 beds	8 stalls
Total Required:		21 Stalls
Total Provided:		48 Stalls

## SITE SUMMARY:

	Existing	Proposed
Residential	142,573 SF	148,954 SF
Impervious	80,800 SF	75,301 SF
Sub-drain	22,475 SF	29,579 SF
Paving	44,807 SF	29,579 SF
Stormwater	7,142 SF	4,227 SF
Pools	3,195 SF	3,195 SF
Total	243,803 SF	243,803 SF

## LANDSCAPE SUMMARY:

- Open Space Landscape Requirements:
- Provide 1 quantity tree, 1 evergreen tree and 1 shrub per 2,000 SF of required open space.
  - Total the 20,000 SF of 200' x 40' x 11' of required open space.
  - Plantings Required: 40 (11' of 40' open space / 200' x 200')
  - 20 evergreen trees
  - 20 evergreen trees
  - 20 shrubs

## Parking Area In-lieu Landscaping Requirements:

Parking lot in-lieu landscaping shall comply with the City of Des Moines, Site Plan Ordinance, Chapter 4, C-2 zoning requirements.

Parking lot in-lieu landscaping shall comply with the 20% open area landscaping requirements.

## Parking Potential Requirements:

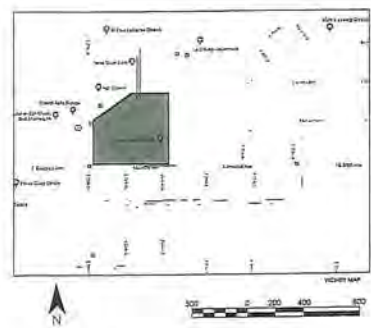
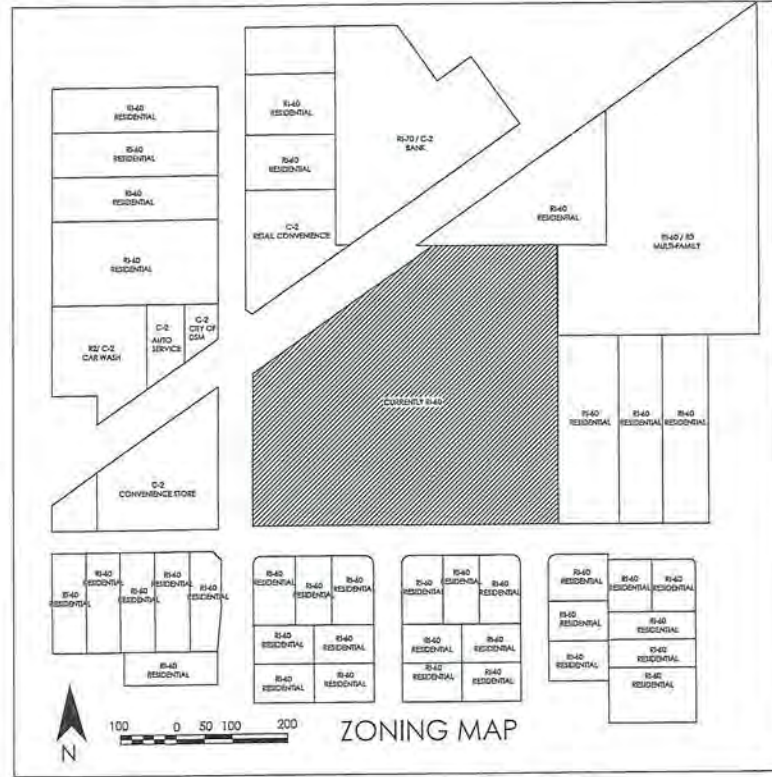
Provide 1 parking space and 3 stalls per 20 SF of paved parking lot. To be provided on north and east side of parking lot.

## Tree Mitigation:

- No existing trees to be removed. Development Plan and any future development shall comply with the City of Des Moines Tree Removal and Mitigation Ordinance.

## GENERAL NOTES:

- The locations of utility mains, structures and service connections indicated on these drawings are approximations and were obtained from records that were available. There may be other existing utility mains, structures and service connections that are unknown to the design team and therefore are not indicated on this drawing. The verification and coordination of the existence and location of all utility mains, structures and service connections are the responsibility of the contractor.
- Construction of the Existing/Reuse building on this conceptual plan is subject to the City of Des Moines Plan Submittal Review.
- Construction within the public right-of-way shall be in accordance with the "State Urban Design Standards" and the "City of Des Moines Design Standards".
- Landmarks, historic buildings, or mechanical units over 7'2" in height for either such items shall not be located within the designated set back zones.
- Lighting shall be low glare cut off type fixtures to reduce the glare light pollution on surrounding properties. No site lighting shall be directed onto any adjoining residential property.
- Any new outdoor mechanical units shall be screened from street level view.
- Signage on the site shall be standardized, regulated, or prohibited to meet the requirements of the City of Des Moines Standards.
- Any grading of the site will be subject to issuance of a grading permit from the City of Des Moines Permit and Development Center.
- All city laws preservation and mitigation ordinance requirements are applicable for any development plan.
- All in-lieu mechanical units as a part of any building addition shall require architectural screening.



IN ACCORDANCE WITH SECTION 14.04(1) OF THE CITY CODE, BY PLAN AND ZONING COMMISSION SEPTEMBER 15, 2015 BY THE CITY COUNCIL ON OCTOBER 27, 2015 (ORDINANCE NO. 15-018)

APPROVED:  APPROVED WITH CONDITIONS   
SEE EXHIBIT ATTACHED

DATE: \_\_\_\_\_  
PLANNING DIRECTOR: \_\_\_\_\_

DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE OF REVISION: \_\_\_\_\_



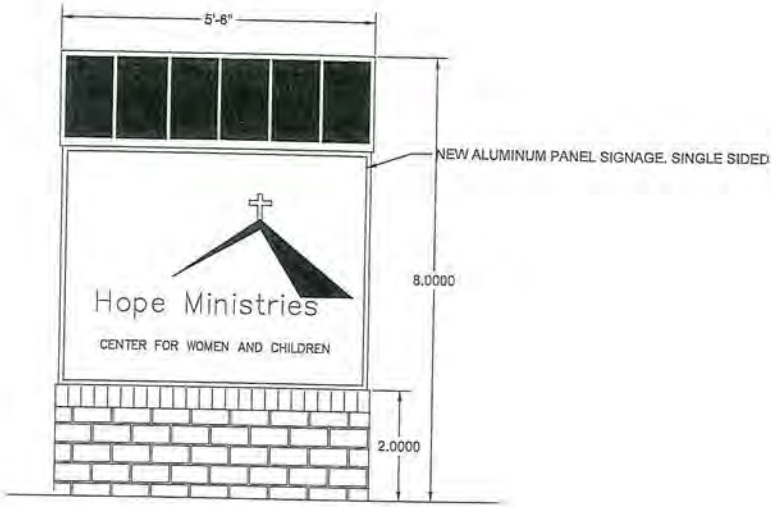
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CONCEPTUAL PUD PLAN

3714 Ingwood Ave., Ste. A, Des Moines, IA 50312 office: 312.277.1707  
ARCHITECTS: SCHLIPPER KÄSTNER  
DATE: 10.31.2019  
PROJECT: 11.18.2019  
1.27.2020

NOT FOR CONSTRUCTION

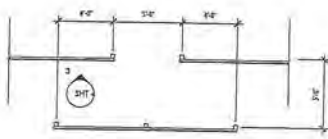
3800 E. DOUGLAS AVE



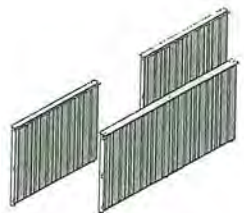
SIGN TYPE A - EXISTING MONUMENT SIGN  
SCALE: 1"=1'



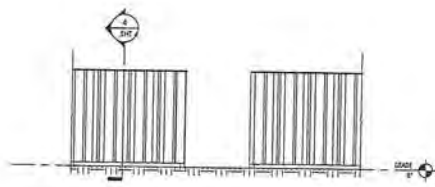
SIGN TYPE B - BUILDING MOUNTED INDIVIDUAL LETTER SIGN  
SCALE: 1/2"=1'-0"



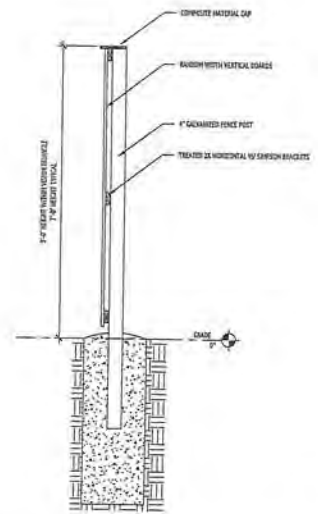
1 FENCE PLAN VIEW AT GATE  
SCALE: 1/4"=1'-0" 3/16" x 1/8"



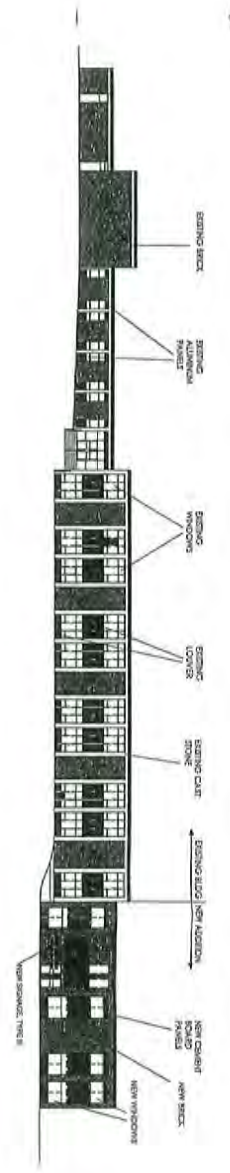
2 GATE AXON  
SCALE: 3/16" x 1/8"



3 FENCE ELEVATION  
SCALE: 1/4"=1'-0" 1/16" x 1/8"



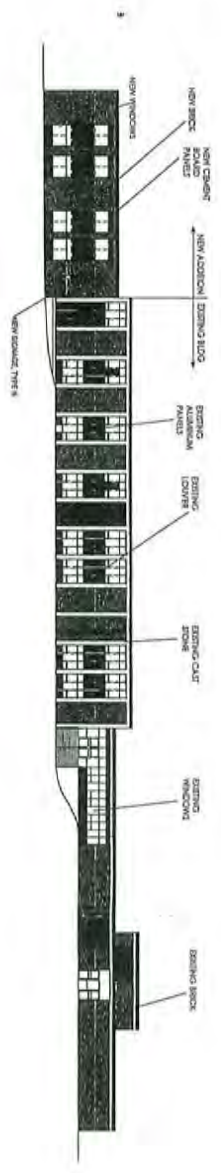
4 FENCE DETAIL  
SCALE: 3/4"=1'-0" 3/16" x 1/8"



**C NORTH ELEVATION**  
SCALE 1/32"=1'-0"



**WEST ELEVATION**  
SCALE 1/32"=1'-0"



**SOUTH ELEVATION**  
SCALE 1/32"=1'-0"



**EAST ELEVATION**  
SCALE 1/32"=1'-0"